



Independent Auditor's Report

To the Members of Sharchi Burdwan Developers Private Limited Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying Consolidated Financial Statements of **Shrachi Burdwan Developers Private Limited** ("the Holding Company") and its subsidiary (the holding company and its subsidiaries together "referred to as "the group") , which comprises the Consolidated Balance Sheet as at 31st March 2023, the Consolidated Statement of Profit and Loss, the Consolidated Statement of Cash Flows for the year then ended, and notes to Consolidated financial statement, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "Consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Consolidated financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2023, and its profit and its cash flows for the year ended on that date.

Basis for Opinion

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on Consolidated financial statements.

Emphasis of Matter

- (a) Without qualifying our opinion, we draw your attention to Note 3.35 to the Consolidated Financial Statements regarding the impact of COVID-19. The Company has not considered the possible effects that may result from the pandemic relating to COVID-19 as same is not material. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Company, as at the date of approval of these financial statements has used internal and external sources of information including credit reports and related information and economic forecasts. The impact of COVID-19 on the Company's financial statements may differ from that estimated as at the date of approval



of these financial statements and the company will continue to closely monitor any material changes to future economic conditions.

Our opinion is not modified in respect of this matter.

(b) Without qualifying our opinion, we draw attention to Note No. 3.36 forming part of financial statements, regarding the believe of the Management that the WOS will be able to recover from loss in the next succeeding years and that the Company remains to have a strong financial condition since it is part of a group of companies. Accordingly, the, financial statements have been prepared assuming that the Company will continue as going concern. The financial statements do not include any adjustment to reflect possible future effects on the recoverability and classification of assets or the amount and classification of liabilities that might result from the outcome of uncertainty.

(c) Without qualifying our opinion, we draw attention to Note No. 3.36 forming part of financial statement, regarding loans given by the Company to its WOS on good faith in earlier years, is outstanding at the reporting date and the management is confident about the recovery of the same in due course and therefore, no provision considered necessary by the management for possible losses, if any, which may arise in terms of AS-13.

Our opinion is not modified in respect of this matter.

(d) Without qualifying our opinion, we draw attention to Note 3.37 forming part of financial statement, regarding the opinion of the management that there will not be any material impact on financial statements due to pending balance confirmations of loans and advances, Trade Receivables, Security Deposits, Trade Payables, Other Payables including dues to/ from MSME.

Our opinion is not modified in respect of this matter.

Information other than the Consolidated Financial statements and Auditor's Report Thereon

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

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

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



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Chartered Accountants

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

The Holding Company's Board of Directors are responsible for preparation and presentation of these Consolidated financial statements in terms of the requirement of the Act that give a true and fair view of the Consolidated financial position, financial performance, and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards prescribed under Section 133 of the Act, read with relevant rules issued there under. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which has been used for the purpose of preparation of the consolidated financial statement by the Directors of the Holding company, as aforesaid.

In preparing the Consolidated financial statements, the respective board of Directors of the companies included in the group are responsible for assessing the ability of the Company to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The respective board of Directors of the companies included in the group are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the Consolidated 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 Consolidated 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 Consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has an adequate internal financial controls system in place and the operating effectiveness of such controls.



- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the 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 ability of the Company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Consolidated 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 Consolidated financial statements, including the disclosures, and whether the Consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Consolidated financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Consolidated financial statements.

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

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

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

Report on other legal and regulatory requirements

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

- a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b. In our opinion, proper books of account as required by law have been kept by the Company so far as appears from our examination of those books.
- c. The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss and the Consolidated Statement of Cash flow dealt with by this report are in agreement with the books of account.



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- d. In our opinion, the aforesaid Consolidated financial statements comply with the Accounting Standards specified under Section 133 of the Act.
- e. On the basis of the written representations received from the directors as at 31st March, 2023 and taken on record by the Board of Directors, none of the directors are disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.
- f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A." Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
- g. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company has disclosed the impact of pending litigations which would impact financial position.
(Refer Note No. 3.26 to the Consolidated financial statement)
- ii. The Group does not have any long-term contracts including derivatives contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Holding Company and its subsidiary companies incorporated in India.
- iv. (a) The respective Management of the Holding Company and its subsidiaries which are companies incorporated in India whose financial statements has been audited under the Act have represented to us that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity (Ultimate Beneficiaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (b) The respective Management of the Holding Company and its subsidiaries which are companies incorporated in India whose financial statements has been audited under the Act have represented to us, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

SARAWGEE
Chartered
Accountants

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

2. With respect to other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended: In our opinion and to the best of our information and according to the explanations given to us, the provisions of Section 197 are not applicable to the company.

3. With respect to matters specified in clause (xxi) of paragraph (3) and Paragraph 4 of the Companies (Auditor's Report) Order, 2020 ("CARO"/ "the Order") issued by the Central Government in terms of Section 143(11) of the Act, to be included in Auditor's Report, according to the information and explanations given to us and Based on CARO Report issued by us in respect of the Holding Company included in the Consolidated Financial statement of the company, to which reporting under CARO is applicable, we report that there are no qualification or adverse remark in CARO Report except that (a) Certain disputes exist for lease hold land, and (b) Interest free loan given to certain related parties are prejudicial to the interest of the Holding Company.

Kolkata

Date: 02/09/2023

UDIN: 23057051B4T2KJ8208

For Jainsarawgee & Co
Chartered Accountants
Firm Registration No 306087E



CA R.K. Sarawgee
Partner

Membership No. 057051

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

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

In conjunction with our audit of the Consolidated financial statements of the company as of and for the year ended 31st March 2023, We have audited the internal financial controls over financial reporting of Shrachi Burdwan Developers Private Limited ("the Holding Company") and its subsidiary Company as of 31st March 2023.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

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

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

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



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 Consolidated financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorisations of management and directors of the Company; and

(3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the Consolidated financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, to the best of our information and according to the explanation given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI (the Guidance Note).

Kolkata

Date: 02/09/2023

UDIN: 23057051B6T2KJ8208

For Jainsarawgee & Co
Chartered Accountants
Firm Registration No 306087E



CA R.K. Sarawgee
Partner

Membership No. 057051

Shrachi Burdwan Developers Private Limited

Consolidated Balance Sheet

as at 31st March, 2023

(Currency : Indian rupees in Hundreds)

	Note	As at 31st March, 2023	As at 31st March, 2022
EQUITY AND LIABILITIES			
Shareholders' funds			
Share capital	3.1	5,27,665	5,27,665
Reserves and surplus	3.2	35,03,680	29,87,374
		<u>40,31,345</u>	<u>35,15,039</u>
Non-current liabilities			
Long-term Borrowings	3.3	6,99,222	10,47,155
Long-term Provisions	3.4	67,177	73,415
		<u>7,66,399</u>	<u>11,20,570</u>
Current liabilities			
Short-term borrowings	3.5	41,96,638	54,83,919
Trade payables	3.6	-	-
- Total outstanding dues of micro enterprises and small enterprises		-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises		19,63,576	27,28,174
Other current liabilities	3.7	1,81,61,977	95,45,539
Short-term provisions	3.8	8,35,582	3,88,247
		<u>2,51,57,774</u>	<u>1,81,45,879</u>
TOTAL		<u><u>2,99,55,519</u></u>	<u><u>2,27,81,488</u></u>
ASSETS			
Non-current assets			
Property Plant and Equipment and Intangible Assets			
Property, plant and equipments	3.9	12,79,885	13,36,052
Intangible Assets	3.9	373	570
Non-current investments	3.10	25,000	25,000
Deferred tax assets (Net)	3.11	1,42,198	1,59,883
Other non-current assets	3.12	22,621	22,594
		<u>14,70,077</u>	<u>15,44,099</u>
Current assets			
Inventories	3.13	1,48,85,676	1,02,90,183
Trade receivables	3.14	2,03,447	1,88,351
Cash and Cash Equivalents	3.15	4,78,989	4,57,773
Short-term loans and advances	3.16	1,27,64,746	1,01,61,291
Other current assets	3.17	1,52,584	1,39,791
		<u>2,84,85,442</u>	<u>2,12,37,389</u>
TOTAL		<u><u>2,99,55,519</u></u>	<u><u>2,27,81,488</u></u>

Significant accounting policies

2

Notes to the Consolidated financial statements

3.1-3.45

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

As per our report of even date attached.

For Jain Sarawgee & Co.

Chartered Accountants

Firm's Registration No.: 306087E

(CA. R K Sarawgee)
Partner
Membership No.: 057051



Place: Kolkata

02/04/2023

For and on behalf of the Board of Directors of

Shrachi Burdwan Developers Private Limited

CIN: U45200WB2006PTC111545

Rahul Todi

Rahul Todi

Director

DIN: 00080441

Place: Kolkata

Subha Chakrabarti

Subha Chakrabarti

Director

DIN: 02203096

Place: Kolkata



Shrachi Burdwan Developers Private Limited

Consolidated Statement of Profit and Loss

for the year ended 31st March, 2023

(Currency: Indian rupees in Hundreds)

	Note	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Income			
Revenue from operations	3.18	40,20,041	68,21,850
Other income	3.19	40,097	20,884
Total income		40,60,138	68,42,734
Expenses			
Net (increase) / decrease in inventories of project work-in-progress and finished developed units	3.20	(45,95,494)	(10,81,881)
Construction costs	3.21	54,22,873	46,21,802
Employee benefits expense	3.22	5,55,324	5,12,473
Finance costs	3.23	6,94,441	6,43,864
Depreciation and amortisation expense	3.9	1,03,581	90,669
Other expenses	3.24	11,73,636	12,74,911
Total expenses		33,54,361	60,61,838
Profit before tax		7,05,777	7,80,896
Tax Expenses:			
(1)Current tax		1,71,786	1,82,876
(2)Deferred Tax	3.11	17,685	10,401
(3)Earlier Year Tax		-	-
		1,89,471	1,93,277
Income tax for earlier years written back		-	-
Profit for the year		5,16,306	5,87,619
Earnings per equity share			
Basic and diluted	3.25	9.78	11.14
[nominal value of share Rs. 10 each (2022: Rs. 10)]			

Significant accounting policies

2

Notes to the Consolidated financial statements

3.1-3.45

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

As per our report of even date attached.

For Jain Sarawgee & Co.

Chartered Accountants

Firm's Registration No.: 306087E


(CA. R K Sarawgee)
Partner

Membership No.: 057051

Place: Kolkata

02/09/2023

For and on behalf of the Board of Directors of

Shrachi Burdwan Developers Private Limited

CIN: U45200WB2006PTC111545



Rahul Todi

Director

DIN: 00080441

Place: Kolkata



Subha Chakrabarti

Director

DIN: 02203096

Place: Kolkata



Shrachi Burdwan Developers Private Limited

Consolidated Cash Flow Statement

for the year ended 31st March 2023

(Currency: Indian rupees in Hundreds)

	For the year ended 31st March, 2023	For the year ended 31st March, 2022
A Cash flow from operating activities		
Net profit before tax	7,05,777	7,80,896
Adjustments for:		
Finance costs	6,94,441	6,43,864
Interest income	(15,087)	(20,542)
Depreciation expense	1,03,581	90,669
Advances / sundry balance written off	-	5,28,904
Operating cash flow before working capital changes	14,88,711	20,23,791
Changes in working capital		
Increase / (decrease) in trade payables	(7,64,598)	7,18,121
Increase/ (decrease) in long-term provisions	(6,238)	1,856
Increase/ (decrease) in trade payables	6,39,249	(1,261)
Increase/ (decrease) in other current liabilities	86,56,863	31,15,955
Increase in trade receivables	(15,096)	4,722
Decrease/(Increase) in Advance from customers against property bookings	-	-
Decrease/(Increase) in long-term loans and advances	(27)	-
Decrease/(Increase) in short-term loans and advances	(26,03,455)	(48,44,875)
Decrease/(Increase) in other current assets	(36,107)	(2,645)
Decrease/(Increase) in inventories	(44,02,178)	(8,88,565)
Cash (used in) / generated by operations	29,57,124	1,27,099
Income taxes paid	(3,63,699)	(75,627)
Net cash (used in) / generated by operating activities (A)	25,93,425	51,472
B Cash flow from investing activities		
Additions to property, plant & equipment and intangibles assets	(47,217)	(13,400)
Purchase of mutual funds	-	-
Interest received	17,649	9,387
Net cash (used in) / generated by investing activities (B)	(29,567)	(4,013)
C Cash flow from financing activities		
Proceeds from short term borrowings (term loan)		
Repayment of short term borrowings (term loan)	(11,73,290)	(13,98,190)
Proceeds from share capital and securities premium		5,16,523
Proceeds from short term borrowings availed from body corporates (unsecured)		-
Repayment of short term borrowings availed from body corporates (unsecured)	(12,87,660)	18,38,000
Repayment/(Proceeds) of short term borrowings availed from directors (net)	(3,43,087)	(1,15,280)
Proceeds from long term borrowings (secured loan)	11,68,822	(38,551)
Repayment of long term borrowings (secured loan)		-
Interest paid	(9,28,182)	(8,08,936)
Net cash (used in) / generated by financing activities (C)	(25,63,394)	(6,433)
Net (decrease) / increase in cash and cash equivalents (A+B+C)	464	41,026
Cash and cash equivalents at the beginning of year	4,00,963	3,59,937
Cash and cash equivalents at the end of year	4,01,427	4,00,963
(Refer note 3.15 to the standalone financial statements)		

02/04/2023

PK Singh

Chartered Accountants



Shrachi Burdwan Developers Private Limited

Consolidated Cash Flow Statement (continued)

for the year ended 31st March 2023

(Currency: Indian rupees in Hundreds)

For the year ended
31st March, 2023

For the year ended
31st March, 2022

Notes:

1. The Cash Flow Statement has been prepared under the indirect method as set out in Accounting Standard -3 ('AS-3') on Cash flow statement.

2. Components of cash and cash equivalents

Cash on hand

Balance with banks - in current account

5,155	3,675
3,96,272	3,97,288
4,01,427	4,00,963

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

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

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

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

As per our report of even date attached.

For Jain Sarawgee & Co.

Chartered Accountants

Firm's Registration No.: 306087E



(CA. R K Sarawgee)

Partner

Membership No.: 057051

Place: Kolkata

02/09/2023

For and on behalf of the Board of Directors of

Shrachi Burdwan Developers Private Limited

CIN: U45200WB2006PTC111545

Rahul Todi

Director

DIN: 00080441

Place: Kolkata

Subha Chakrabarti

Director

DIN: 02203096

Place: Kolkata



Shrachi Burdwan Developers Private Limited

Notes to the consolidated financial statements (continued) for the year ended 31 March 2023

(Currency: Indian rupees in Hundreds)

1 Group Information and Significant Accounting Policies

A. Company Overview

- A.1 Shrachi Burdwan Developers Private Limited ("the Company" or "the holding Company"), is a Company domiciled in India and limited by shares (CIN- U45200WB2006PTC111545) was incorporated on 16 October 2006 at Kolkata, State of West Bengal as a Special Purpose Vehicle (SPV).
- A.2 The Registered Office of the Company is situated at Shrachi Tower, 686 Anandpur, EM Bye-pass, Kolkata.
- A.3 Haridham Constructions Private Limited has become the holding Company of the Company w.e.f. 27th December 2021.
- A.4 These consolidated financial statements comprise the financial statements of the Company and its Wholly Owned Subsidiary Namely Renaissance Maintenance Private Limited (referred to collectively as the 'Group').
- A.5. The Company has acquired development rights in the land at Mouza Nababhat Burdwan. The objective of the Company is to develop the land into a mini township. Thus, the Group is Primarily involved in Real Estate business activities and engaged in the maintenance activities of "Renaissance Township" at Burdwan.
- A.6 The consolidated financial statements for the year ended 31st March, 2023 were approved and authorized for issue by the Board of Directors on 01st September, 2023.

B. Basis of preparation of Consolidated financial statements

B.1 Statement of Compliance:

The consolidated financial statements have been prepared and presented in accordance with Indian Generally Accepted Accounting Principles (GAAP) under the historical cost convention on the accrual basis.

GAAP comprises mandatory accounting standards as prescribed under Section 133 of the Companies Act, 2013 ('Act') read with Rule 7 of the Companies (Accounts) Rules, 2014, read with Companies (Accounting Standards) Amendment Rules, 2016 applicable with effect from 1 April 2016 and other pronouncements of the Institute of Chartered Accountants of India (to the extent applicable) and the relevant provisions of the Act.

Subsidiary considered in the consolidated financial statements:

Name of the Company	Country of incorporation	Corporate Identity Number	Percentage Holding -Share
Renaissance Maintenance Private Limited	India	U70109WB2010PTC156144	100%

B.2 Basis of Measurement

The consolidated financial statements have been prepared on the Historical cost basis except for Plan Assets in case of Employee Defined Benefit Plans that are measured at fair value. The Methods used to measure fair values are discussed in notes to the consolidated financial statements.

Historical cost is the amount of cash or cash Equivalents paid or the fair value of the consideration given to acquire assets at the time of their acquisition or the amount of proceeds received in exchange for the obligation, or at the amounts of cash or cash Equivalents expected to be paid to satisfy the liability in the normal course of business.

Fair value is the price that would be received to sell an Asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.



Shrachi Burdwan Developers Private Limited

Notes to the consolidated financial statements

for the year ended 31 March 2023

(Currency: Indian rupees in Hundreds)

B.3 Functional and presentation currency

These Consolidated financial statements are presented in Indian Rupees (INR), which is the Company's functional currency. All financial information presented in INR has been rounded to the nearest hundred (up to two decimals), except as stated otherwise.

B.4

B.5 Use of estimates

The preparation of financial statements in conformity with Indian GAAP requires management to make judgments, estimates and assumptions that affect the application of accounting policies and reported amounts of assets, liabilities, income and expenses and the disclosure of contingent liabilities on the date of the financial statements. Actual results could differ from those estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Appropriate changes in estimates are made as the management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

2 Significant accounting policies

The accounting policies set out below have been applied consistently to the periods presented in these consolidated financial statements.

2.01 Current and non-current classification

The Group presents assets and liabilities in the Balance Sheet based on current and non-current classification.

Assets

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

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

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

All other assets are classified as non-current.

Liabilities

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

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

Current liabilities include current portion of non-current financial liabilities.

All other liabilities are classified as non-current.



Shrachi Burdwan Developers Private Limited

Notes to the consolidated financial statements

for the year ended 31 March 2023

(Currency: Indian rupees in Hundreds)

Significant accounting policies (continued)

2.02 Principles of consolidation

These consolidated financial statements have been prepared on the following basis:

The financial statements of the Company and its subsidiary are combined on a line-by-line basis after fully eliminating the intra-group transactions, intra-group balances and unrealized profits in full in accordance with Accounting Standard 21 - "Consolidated Financial Statements".

The difference between the costs of investment in the subsidiaries, over the net assets at the time of acquisition of shares in the subsidiary, is recognised in the consolidated financial statements as Goodwill or Capital Reserve as the case may be.

Consolidated subsidiary is the wholly owned subsidiary of the Company and, as such, there is no minority interest on consolidation.

The financial statements of the subsidiary have been incorporated in the consolidated financial statements of the Group based on audited financial statements as drawn up in accordance with the generally accepted accounting principles in India and have been audited by other auditors duly qualified to act as auditors.

2.03 Operating cycle

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

2.04 Property, plant and equipment and depreciation

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

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance. All other expenses on existing property, plant and equipment, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the consolidated Statement of Profit and Loss for the year during which such expenses are incurred.

Depreciation is provided using the written down value method over the useful life as prescribed in Part C of Schedule II to the Act. Depreciation on addition/deletion of property, plant and equipment made during the year is provided on pro-rata basis from / up to the date of each addition / deletion.

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

Leasehold land is amortized over the period of the lease.



Shrachi Burdwan Developers Private Limited

Notes to the consolidated financial statements for the year ended 31 March 2023

(Currency: Indian rupees in Hundreds)

Significant accounting policies (continued)

2.05 Intangible assets (Computer Software)

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

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

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

2.06 Impairment

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

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

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

2.07 Operating leases

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

2.08 Investments

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



Shrachi Burdwan Developers Private Limited

Notes to the consolidated financial statements

for the year ended 31 March 2023

(Currency: Indian rupees in Hundreds)

Significant accounting policies (continued)

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

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

2.09 Operating leases

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

2.10 Inventories

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

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

2.11 Borrowing costs

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

2.12 Foreign currency transactions

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

2.13 Employee benefits

Short term employee benefits

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



Shrachi Burdwan Developers Private Limited

Notes to the consolidated financial statements

for the year ended 31 March 2023

(Currency: Indian rupees in Hundreds)

2 Significant accounting policies (continued)

2.13 Employee benefit (continued)

Defined contribution plans

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

Defined benefit plan

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

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

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

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

Post-employment benefits

Long term employment benefit

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

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



Shrachi Burdwan Developers Private Limited

Notes to the consolidated financial statements

for the year ended 31 March 2023

(Currency: Indian rupees in Hundreds)

2 Significant accounting policies (continued)

2.14 Revenue recognition

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

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

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

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

2.15 Provisions and contingencies

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

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

2.16 Contingent liabilities and contingent assets

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

2.17 Income taxes

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

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



Shrachi Burdwan Developers Private Limited

Notes to the consolidated financial statements

for the year ended 31 March 2023

(Currency: Indian rupees in Hundreds)

2 Significant accounting policies (continued)

2.17 Income taxes

Minimum Alternative Tax ('MAT')

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

2.19 Consolidated Cash flow statement

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



Shrachi Burdwan Developers Private Limited

Notes to the Consolidated financial statements (continued)

(Currency: Indian rupees in Hundreds)

3.1 Share capital

Authorised capital

9,000,000 (2022: 9,000,000) equity shares of Rs. 10 each

17,000,000 (2022: 17,000,000) 14% non-cumulative redeemable preference shares of Rs. 10 each

As at 31st
March, 2023

As at 31st
March, 2022

9,00,000

9,00,000

17,00,000

17,00,000

26,00,000

26,00,000

Issued, subscribed and fully paid-up

35,17,768 (2022: 35,17,768) Class "A" equity shares of Rs. 10 each

1,758,884 (2022: 1,758,884) Class "B" equity shares of Rs. 10 each

3,51,777

3,51,777

1,75,888

1,75,888

5,27,665

5,27,665

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

	As at 31st March, 2023		As at 31st March, 2022	
	Number	Amount	Number	Amount
Equity shares				
Class "A" equity shares of Rs. 10 each, fully paid-up (Held by the Holding Company)*				
At the commencement of the year	35,17,768	3,51,777	35,17,768	3,51,777
Add: Issued during the year	-	-	-	-
At the end of the year	35,17,768	3,51,777	35,17,768	3,51,777
Class "B" equity shares of Rs. 10 each, fully paid-up				
At the commencement and at the end of the year	17,58,884	1,75,888	17,58,884	1,75,888

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

B. Rights, preferences and restrictions attached to equity shares

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

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



Shrachi Burdwan Developers Private Limited

Notes to the Consolidated financial statements (continued)

(Currency: Indian rupees in Hundreds)

C. Rights, preferences and restrictions attached to preference shares

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

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

	As at 31st March, 2023		As at 31st March, 2022	
	Number	% holding	Number	% holding
Equity shares				
Class "A" Equity shares of Rs. 10 each, fully paid-up Haridham Construction Private Limited (w.e.f 27th Dec 2021)	35,17,768	67%	35,17,768	67%
Class "B" Equity shares of Rs. 10 each, fully paid-up Bengal Shrachi Housing Development Limited	17,58,884	33%	17,58,884	33%

E. Particulars of Equity shares held by Promoters as on 31.03.2023

Promoters Name	No of Shares	% of Total Shares	% Change in Shareholding
Haridham Construction Private Limited (Holding Company)	35,17,768	67%	0%
Bengal Shrachi Housing Development Limited (Associate)	17,58,884	33%	0%

The Company became the subsidiary

F. Particulars of Equity shares held by Promoters as on 31.03.2022

Promoters Name	No of Shares	% of Total Shares	% Change in Shareholding
Haridham Construction Private Limited (Holding Company)	35,17,768	67%	0%
Bengal Shrachi Housing Development Limited (Associate)	17,58,884	33%	0%

G. Equity Shares Movement during 5 Years preceeding 31March 2023

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



Shrachi Burdwan Developers Private Limited

Notes to the Consolidated financial statements (continued)

(Currency: Indian rupees in Hundreds)

3.2 Reserves and surplus

Capital Redemption Reserve

At the commencement of the year

Less: Redemption of preference shares

At the end of the year

Securities Premium

At the commencement of the year

Add: On Allotment of shares

Add: Transfer From Capital Redemption Reserve

Less: On redemption of preference shares

At the end of the year

Surplus (Statement of Profit and loss)

At the commencement of the year

Add: Profit for the year

At the end of the year

Total reserves and surplus

As at 31st March, 2023	As at 31st March, 2022
-	6,08,492
-	6,08,492
-	-
19,93,515	7,65,220
-	7,03,554
-	6,08,492
-	83,750
19,93,515	19,93,515
9,93,858	4,06,239
5,16,306	5,87,619
15,10,164	9,93,858
35,03,680	29,87,374

3.3 Long-term borrowings

Term Loans (secured)

From banks

HDFC Bank Limited

YES Bank Limited

ICICI Bank Limited

Kotak Mahindra Bank Limited

Kotak Mahindra Bank Limited(Car Loan)

Axis Bank Limited

Sub total (A)

From other Financial Institution

Aditya Birla Finance Limited

Hinduja Leyland Finance Limited

Sundaram Finance Limited

Sub total (B)

Total (A+B)

Non-Current portion		Current portion*	
As at 31st March, 2023	As at 31st March, 2022	As at 31st March, 2023	As at 31st March, 2022
-	-	-	7,448
28,263	-	5,737	-
53,951	3,664	18,290	7,007
6,17,009	12,745	14,86,929	24,576
-	-	12,745	-
-	24,306	39,421	24,731
6,99,222	40,715	15,63,122	63,763
-	9,95,835	-	1,986
-	7,404	7,502	11,846
-	3,201	3,208	5,812
-	10,06,440	10,711	19,645
6,99,222	10,47,155	15,73,832	83,408

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


SARAWGEE & CO
Chartered Accountants



Shrachi Burdwan Developers Private Limited

Notes to the Consolidated financial statements (continued)

(Currency: Indian rupees in Hundreds)

3.3 Long-term borrowings (continued)

A. Details of security and repayment terms of Loan Term Loan

Nature of security	Amount outstanding		No of installments due	Amount of each installments (including interest)
	Current	Non-current		
(i) Car loan taken from HDFC Bank Limited amounting to Rs. 2,849,000 on 06 February 2019 against hypothecation of vehicle, purchased there against and the same is repayable in 48 equal monthly installments. Rate of interest is 9.20% per annum.	Terms of repayment : 2023			
	Terms of repayment : 2022			

3.4 Long-term provisions

Provision for employee benefits :

Gratuity (Refer note 3.30)

Compensated absences (Refer note 3.30)

As at 31st March, 2023	As at 31st March, 2022
39,267	30,975
27,911	42,440
<u>67,177</u>	<u>73,415</u>



Shrachi Burdwan Developers Private Limited

Notes to the Consolidated financial statements (continued)

(Currency: Indian rupees in Hundreds)

3.5 Short-term borrowings

A. Loans repayable on demand

(i) From Financial Institutions other than bank (Secured)	16,57,700	29,10,756
(ii) Inter Corporate Deposits Taken (Unsecured)	7,65,340	20,53,000

B. Loans and advances from related parties (Refer note 3.37)

(i) Loan from Director (Unsecured)	1,20,000	36,896
(ii) Inter Corporate Deposits Taken (Unsecured)	79,766	4,26,191

C. Current maturities of long term debt

(i) From Bank (Secured)	15,63,122	37,432
(ii) From Financial Institutions other than bank (Secured)	10,711	19,645

41,96,638	54,83,919
-----------	-----------

A. Details of security and repayment terms of car loan

Nature of security	Amount outstanding		No of installments due	Amount of each installments (including interest)
	Current	Non-current		
(i) Car loan taken from HDFC Bank Limited amounting to Rs. 2,849,000 on 06 February 2019 against hypothecation of vehicle, purchased there against and the same is repayable in 48 equal monthly installments. Rate of interest is 9.20% per annum.	Terms of repayment : 2023			
	-	-	-	-
	Terms of repayment : 2022			
	7,44,826	-	11	70,762
(ii) Car loan taken from YES Bank Limited amounting to Rs. 1,936,000 on 28 January 2019 against hypothecation of vehicle, purchased there against and the same is repayable in 37 equal monthly installments. Rate of interest is 9.26% per annum.	Terms of repayment : 2023			
	-	-	-	-
	Terms of repayment : 2022			
	-	-	-	60,114
(ii) Car loan taken from ICICI Bank Limited amounting to Rs. 80,00,000 on 13.05.2022 against hypothecation of vehicle, purchased there against and the same is repayable in 60 equal monthly installments. Rate of interest is 7.25% per annum.	Terms of repayment : 2023			
	14,62,659	53,95,077	50	1,59,323
	Terms of repayment : 2022			
	-	-	-	-
(iii) Car loan taken from ICICI Bank Limited amounting to Rs. 1,539,729 on 15 March 2019 against hypothecation of vehicle, purchased there against and the same is repayable in 60 equal monthly installments. Rate of interest is 9.20% per annum.	Terms of repayment : 2023			
	3,66,393	-	12	32,080
	Terms of repayment : 2022			
	3,34,356	3,66,393	24	32,080
(iv) Car loan taken from Kotak Mahindra Bank Limited amounting to Rs. 3,550,000 on 08 March 2021 against hypothecation of vehicle, purchased there against and the same is repayable in 36 equal monthly installments. Rate of interest is 9.20% per annum.	Terms of repayment : 2023			
	12,74,467	-	12	1,10,427
	Terms of repayment : 2022			
	11,83,160	12,74,467	24	1,10,427
(ii) Car loan taken from YES Bank Limited amounting to Rs. 34,00,000/- on 31 March 2023 against hypothecation of vehicle, purchased there against and the same is repayable in 60 equal monthly installments. Rate of interest is 9.26% per annum.	Terms of repayment : 2023			
	5,73,711	28,26,289	-	-
	Terms of repayment : 2022			
	-	-	-	60,114

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

Term loan, availed in nature of construction equipment loan, from Axis Bank Limited to Rs. 39,41,986 (2022: 39,11,522) is secured by 01(One) unit of Schwing Stetter Concrete Pump SP 1400D & 1 unit Spartan Multifunctional Hoist SMH 100L and is carrying interest of 9.01% p.a. and is repayable in 47 equal monthly installment of Rs. 92,377 commencing from November 2020.

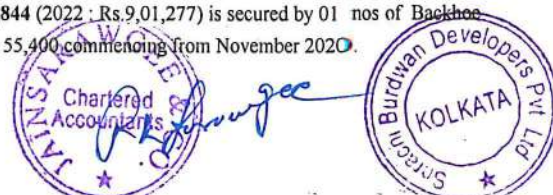
Term loan, availed in nature of construction equipment loan, from Axis Bank Limited to Rs. 19,64,000/- (2022: NIL) is secured by JAYPEE JMH100 PASSENGER HOIST and is carrying interest of 8.50% p.a. and is repayable in 35 equal monthly installment of Rs. 63,555/- commencing from July 2022.

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

Term loan, availed in nature of construction equipment loan, from Hinduja Leyland Finance Limited to Rs. 7,50,218 (2022 : Rs. 19,25,058) is secured by 01 nos of Maxmech Concrete batching Plant Max 20 TP (engine no. 1906226) and is carrying interest of 11.51% p.a. and is repayable in 35 equal monthly installment of Rs. 111,432 commencing from December 2020.

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

Term loan, availed in nature of construction equipment loan, from Sundaram Finance Limited to Rs. 3,20,844 (2022 : Rs. 9,01,277) is secured by 01 nos of Backhoe Loader-770 and is carrying interest of 13.80% p.a. and is repayable in 35 equal monthly installment of Rs. 55,400 commencing from November 2020.



Shrachi Burdwan Developers Private Limited

Notes to the Consolidated financial statements (continued)

(Currency: Indian rupees in Hundreds)

Details of security and repayment terms:

Note:

A. Term Loan from financial Institutions other than banks

(i) Sundaram Home Finance Limited

A. Term loan from Sundaram Home Finance Limited to Rs.3061510 (2022: Rs.4628000/-) is secured by first charge on following 4 units:

(a) All that piece and parcel of land with building Ragini bungalow SSEA1/10B & Ashiana bungalow unit no. SSEA1/2C land measuring an extent of 2,162 Sq. ft. with building extent 1,325 Sq. ft. and Land 2,883 Sq. ft. with Buildup area 1571 sq. ft. respectively.

(b) All that piece and parcel of land with building of RBD Anchor Store, Banquet Hall ,ground floor first floor shop, with building extent 5,865.09 sq.ft.

(c) All that piece and parcel of land with building Ishana bungalow unit no SSEA1/5C & Pavani bungalow unit no SSEA1/7C, land measuring an extent of 5,766 Sq.ft with building extent 1,915 Sq.ft and Land 2,883 Sq.ft with Buildup area 1,718 sq ft.

(d) All that piece and parcel of land with building of Arushi bungalow unit no SSEA1/9B , land measuring an extent of 2,169 Sq.ft with building extent 1,596 Sq.ft.

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

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

This term loan was repayable in 48 equal monthly instalments starting from April 2018, amount of each monthly instalment is Rs.1,051,120. The term loan carry's interest @ 13.55% p.a. ,which is variable in line with SH-PLR. However, the company has availed moratorium of equal monthly instalments for the period April, 2020 to August, 2020 resulting in extension of repayment of term loan to November, 2022.

B. Term loan from Sundaram Home Finance Limited to Rs. 3,55,14,983 (2022: Rs. 3,79,00,087) is secured by first charge on following unit:

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

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

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

C. Term loan from Sundaram Home Finance Limited to Rs. 3,46,55,606 (2022: Rs. 34655606) is secured by first charge on following unit:

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

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

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



Shrachi Burdwan Developers Private Limited

Notes to the Consolidated financial statements (continued)

(Currency: Indian rupees in Hundreds)

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

	Amount		Rate of interest p.a.	Maturity period
	As at 31st March, 2023	As at 31st March, 2022		
Inter Corporate Deposits Taken (Unsecured)	7,65,340	20,53,000	14.50%- 16%	0 - 180 days , Repayable on demand

C. Loan taken from directors

The Company has taken interest free loan from the directors Mr. Rahul Todi and Mr. Ravi Todi for Rs. 1,20,00,000 (2022 : Rs. 36,89,574) and Rs. NIL (2021 : Rs. 1,68,00,000) respectively and the same is repayable on demand.

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

The Company has taken loan Rs. 79,76,640/- (2022-Rs.4,26,19,106/-) carrying interest @ 13.00% p.a. The interest rate has been increase to 17.50 % wef 01 April 2018 and 19.50% wef 01 April 2019. The has been fully repaid during the current year.

3.6 Trade payables

Total outstanding dues of micro enterprises and small enterprises (refer note 3.29)
Total outstanding dues of creditors other than micro enterprises and small enterprises

As at 31st March, 2023	As at 31st March, 2022
19,63,576	27,28,174
<u>19,63,576</u>	<u>27,28,174</u>



Shrachi Burdwan Developers Private Limited

Notes to the Consolidated financial statements (continued)

(Currency: Indian rupees in Hundreds)

A) Ageing for Trade Payables outstanding is as follows:

As at March 2023

Particulars	Outstanding for following periods from due date of Payment				Total
	Less than 1year	1-2years	2-3years	More than 3years	
i) MSME	-	-	-	-	-
ii) Others	5,00,489	7,40,443	46,982	6,75,662	19,63,576
iii) Disputed Dues-MSME	-	-	-	-	-
iv) Disputed Dues- Others	-	-	-	-	-

B) Ageing for Trade Payables outstanding is as follows:

As at March 2022

Particulars	Outstanding for following periods from due date of Payment				Total
	Less than 1year	1-2years	2-3years	More than 3years	
i) MSME	-	-	-	-	-
ii) Others	27,28,174	-	-	-	27,28,174
iii) Disputed Dues-MSME	-	-	-	-	-
iv) Disputed Dues- Others	-	-	-	-	-

3.7 Other current liabilities

	As at 31st March, 2023	As at 31st March, 2022
(i) Interest accrued but not due on borrowings	6,015	46,440
(ii) Advance Received from Customers	1,75,11,587	89,82,385
(iii) Other Payables:		
(i) Statutory dues		
- Provident fund, professional tax and employees' state insurance payable	2,939	2,927
- Goods and Service tax payable	32,434	20,856
- Tax deducted at source payable	47,520	42,965
- Labour cess payable	24,035	14,761
(ii) Employee Payables		
Employee benefits payable	86,228	64,078
(iii) Customer Deposits		
Corpus Deposits-Customers	3,16,542	2,34,360
Maintenance Deposits-Customers	62,000	62,000
(iv) Payable on cancellation of bookings	72,678	74,768

3.8 Short-term provisions

Provision for employee benefits:

Compensated absences (refer note 3.30)	-	3,620
Provision for Expenses	6,45,014	2,144
Provision for taxation [net of advance tax Rs. 7,90,97,264.00 (2022: Rs. 4,27,27,309)]	1,90,569	3,82,482
	<u>8,35,582</u>	<u>3,88,247</u>



Notes to the Consolidated financial statements (continued)

3.9 Property, Plant and Equipment and Intangible Assets



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Shrachi Burdwan Developers Private Limited

Notes to the Consolidated financial statements (continued)

(Currency: Indian rupees in Hundreds)

3.10 Non-current investments

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

Trade investment (unquoted)

Investment in equity instruments

In wholly owned subsidiary

10,000 Equity Shares (2022: 10,000 Equity Shares) Renaissance Maintenance Pvt. Ltd.

(Face value per share of Rs. 10 each)

Trade investment (quoted)

In Mutual Fund

4,886.51 Units (2022: 4,886.51) Aditya Birla Sun Life Low Duration Fund - Growth

	As at 31st March, 2023	As at 31st March, 2022
Trade investment (unquoted)		
Investment in equity instruments		
In wholly owned subsidiary		
10,000 Equity Shares (2022: 10,000 Equity Shares) Renaissance Maintenance Pvt. Ltd.	-	-
(Face value per share of Rs. 10 each)		
Trade investment (quoted)		
In Mutual Fund		
4,886.51 Units (2022: 4,886.51) Aditya Birla Sun Life Low Duration Fund - Growth	25,000	25,000
	<u>25,000</u>	<u>25,000</u>
Aggregate book value of unquoted investments	-	-
Aggregate book value of quoted investments	25,000	25,000
Aggregate net asset value (Market Value) of quoted investments	27,460	26,174

3.11 Deferred tax assets (net)

Deferred tax assets :

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

Disallowances as per the Income-tax Act, 1961

Other disallowances

Difference between book depreciation and depreciation as per the Income-tax Act, 1961	18,874	17,171
Disallowances as per the Income-tax Act, 1961	1,23,323	1,23,323
Other disallowances	-	19,388
	<u>1,42,198</u>	<u>1,59,882</u>
Deferred tax assets	<u>1,42,198</u>	<u>1,59,883</u>

3.12 Other non-current assets

(i) Security deposits

(ii) Advance Income Tax

Security deposits	22,537	22,537
Advance Income Tax	84	57
	<u>22,621</u>	<u>22,594</u>



Shrachi Burdwan Developers Private Limited

Notes to the Consolidated financial statements (continued)

(Currency: Indian rupees in Hundreds)

	As at 31st March, 2023	As at 31st March, 2022
3.13 Inventories		
<i>(Valued at lower of cost and net realisable value)</i>		
Construction work in progress*		
Development rights	14,27,876	15,08,057
Construction costs	99,18,830	61,07,876
Borrowing costs	12,67,993	12,88,063
Depreciation expense	73,689	77,826
Other expenses	20,45,660	11,56,732
Closing WIP	1,47,34,047	1,01,38,553
Finished developed units	1,51,629	1,51,629
	1,48,85,676	1,02,90,183

3.14 Trade receivables		
<i>(Unsecured)</i>		
<i>(Considered good)</i>		
Receivables outstanding for a period less than six months from the date they became due for payment	60,777	93,848
Receivables outstanding for a period exceeding six months from the date they became due for payment	1,45,570	97,404
Less: Provision for bad and Doubtful Debts	(2,900)	(2,900)
	2,03,447	1,88,351
<i>(Considered doubtful)</i>		
Receivables outstanding for a period exceeding six months from the date they became due for payment	2,900	2,900
	2,06,347	1,91,251

Ageing for Trade Receivables outstanding is as follows:

As at March 2023

Particulars	Outstanding for following periods from Due date of Payment				
	Less than 6 Months	6 months to 1 year	1-2years	2-3 Years	More than 3 Years
i) Undisputed Trade Receivables- Considered Good	3,838	16,771	95,045	39,239	48,554
ii) Undisputed Trade Receivables- Considered Doubtful	-	-	-	-	2,900
iii) Disputed Trade Receivables- Considered Good	-	-	-	-	-
iv) Disputed Trade Receivables- Considered Doubtful	-	-	-	-	-

Ageing for Trade Receivables outstanding is as follows:

As at March 2022

Particulars	Outstanding for following periods from Due date of Payment				
	Less than 6 Months	6 months to 1 year	1-2years	2-3 Years	More than 3 Years
i) Undisputed Trade Receivables- Considered Good	1,88,351	-	-	-	-
ii) Undisputed Trade Receivables- Considered Doubtful	-	-	-	-	2,900
iii) Disputed Trade Receivables- Considered Good	-	-	-	-	-
iv) Disputed Trade Receivables- Considered Doubtful	-	-	-	-	-



Shrachi Burdwan Developers Private Limited

Notes to the Consolidated financial statements (continued)

(Currency: Indian rupees in Hundreds)

3.15 Cash and Cash Equivalents

Cash and cash equivalents

Balances with banks :

- on current accounts 3,96,272 3,97,196

- on current accounts (Earmarked) - 92

Cash in hand 5,155 3,675

Other Bank Balance

In Fixed deposit account 77,562 56,810

4,78,989 4,57,773

Details of bank balances / deposits:

Bank balance available on demand/ deposit with original maturity of 3 months or less included under 'Cash and cash equivalents' 3,96,272 3,97,288

Deposits due to mature within 12 months of the reporting date included under 'Other bank balances' 77,562 56,810

4,73,834 4,54,098

Details of fixed deposits with banks

A) The bank deposit with Yes Bank for Rs. 1,181,000 (2022: Rs. 11,81,000) is under lien with bank for guarantee given to The Regional Manager, West Bengal State Electricity Distribution Company Limited.

B) The bank deposit with HDFC Bank Limited for Rs. 4,500,000 (2022: Rs. Nil) is towards interest reserve account equivalent to 1.5 months' interest with Centrum Financial Services Limited.

3.16 Short-term loans and advances

(Unsecured, considered good)

As at 31st March, 2023 As at 31st March, 2022

A. Loans and Advances with related parties

a. Loan to Related Party (Other than Wholly Owned Subsidiary)

- Anchor Apartment Private Limited (interest Free) 8,51,986 2,92,000

- Shrachi Virtuous Retail Projects Private Limited (interest Free) 80,486 80,486

- Haridham Construction Private Limited 82,500 -

b. Advances with Related Party

- Brijlaxmi Paper Products Private Limited (interest free) 21,56,053 849

- Bengal Shrachi Housing Development Ltd. (interest free) 28,53,690 40,65,909

c. Loan to Others(Group Companies)

- Neobeam Properties Private Limited (interest free) 46,43,400 46,18,400

- Pawanputra Trade Com (P) Ltd. (interest free) 7,29,974 -

B. Other Advances

a. Advances with Parties (other than related parties)

Prepaid expenses 24,994 11,295

Advance to suppliers 2,62,692 1,28,571

Mobilisation advances 4,58,404 4,33,006

Advances to employees 1,976 2,770

Deposit paid for legal case 1,13,241 1,13,241

Balance with Revenue Authorities 5,05,350 4,14,763

1,27,64,746 1,01,61,291

3.17 Other current assets

(Unsecured, considered good)

Interest accrued on bank deposits 5,069 4,679

Interest accrued on loan to a related party (refer note 3.39) 97,894 97,894

Other Receivable from related party - 10,800

Other Receivable 19,833 11,984

TDS Recoverable-NBFC's 29,788 14,433

1,52,584 1,39,791



Shrachi Burdwan Developers Private Limited

Notes to the Consolidated financial statements (continued)

(Currency: Indian rupees in Hundreds)

	For the year ended 31st March, 2023	For the year ended 31st March, 2022
3.18 Revenue from operations		
Sale of developed land	26,73,136	36,89,346
Revenue from construction and sale of real estate	10,22,530	27,64,744
Maintenance charges	1,25,949	1,21,396
Other operating revenue		
Infrastructure Equipment Charges	7,801	10,650
Realisation from cancellation/ transfer of booking	19,980	37,954
Rental income from immovable property	1,46,272	1,31,834
Recoveries from Customers	-	27,620
Recoveries from Contractors	12,284	23,028
Others	12,087	15,278
	40,20,041	68,21,850
3.19 Other income		
Interest income		
- on loan		-
- on others	15,087	20,542
Profit on sale of current investments (mutual funds)		
Unspent liabilities no longer required written back	138	-
Miscellaneous receipts	169	342
Other Receipts	24,704	
	40,097	20,884
3.20 Net increase in inventories of work in progress and finished developed units		
Project work-in-progress:		
Opening project work-in-progress	1,01,38,554	86,56,419
Less: Provision for development rights reversed in the current year		
Less: Transferred to property, plant and equipment		-
Less: Closing project work-in-progress	1,47,34,047	1,01,38,554
Increase/(Decrease) in work-in-progress	(45,95,494)	(14,82,134)
Finished stock of developed units:		
Opening stock of developed units	1,51,629	5,51,883
Less: Closing stock of finished developed units	1,51,629	1,51,629
Decrease in finished developed units	-	4,00,254
	(45,95,494)	(10,81,881)
3.21 Construction costs		
Development rights		
Cost of civil works	43,67,939	35,37,576
Depreciation expense	-	19,478
Borrowing costs	51,133	1,93,315
Other expenses	10,03,801	8,71,432
	54,22,873	46,21,802
	54,22,873	46,21,802



Shrachi Burdwan Developers Private Limited

Notes to the Consolidated financial statements (continued)

(Currency: Indian rupees in Hundreds)

	For the year ended 31st March, 2023	For the year ended 31st March, 2022
3.22 Employee benefits expense		
Salaries, bonus and allowances	8,64,677	6,23,459
Contribution to provident and other funds	31,142	30,430
Staff welfare expenses	29,182	20,115
	9,25,001	6,74,004
Less: Transferred to construction work-in-progress	(3,69,678)	(1,61,531)
	<u>5,55,324</u>	<u>5,12,473</u>
3.23 Finance costs		
Interest expense		
- on bank borrowings	6,28,824	8,03,224
- on debentures	-	-
- on vehicle loan	6,772	4,249
- on others	48,046	13,559
- on late payment of advance tax		-
Other borrowing cost	61,932	16,147
	7,45,574	8,37,179
Less: Borrowing costs transferred to construction work-in-progress	(51,133)	(1,93,315)
	<u>6,94,441</u>	<u>6,43,864</u>
3.24 Other expenses		
Rates and taxes	18,908	16,371
Repairs and maintenance	2,18,536	1,37,802
Electricity charge	79,286	69,133
Security and housekeeping charges	83,414	1,46,992
Insurance	6,308	19,764
Advertisement expenses	2,94,229	1,93,438
Bank Charges	364	316
Rent	1,04,067	32,135
Travelling and conveyance	1,66,299	51,022
Communication expenses	10,346	9,167
Legal and professional fees	3,33,602	1,91,740
Brokerage and commission	1,90,432	1,02,036
Advances / sundry balance written off	-	5,28,904
Payment to auditors (refer note below)	3,161	2,895
Prior Period Expenses	-	6,623
Interest and Late Fees on delayed statutory dues	131	11
Loss on Sale of Mutual Funds	152	-
Printing and Stationery	119	82
Miscellaneous expenses	2,42,988	4,08,572
	17,52,342	19,17,003
Less: Transferred to construction work-in-progress	(5,78,706)	(6,42,093)
	<u>11,73,636</u>	<u>12,74,911</u>
Note: Payment to auditors		
Statutory audit	2,250	2,250
Others	1,145	645
Reimbursement of expenses		-
	<u>3,395</u>	<u>2,895</u>



Shrachi Burdwan Developers Private Limited

Notes to the consolidated financial statements

for the year ended 31 March 2023

(Currency: Indian rupees in Hundreds)

3.25 Earnings per share

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

Particulars		2023	2022
Net profit after tax attributable to equity shareholders (In Rs)	(A)	5,16,30,604	5,87,61,933
Number of equity shares at the beginning and end of the year		52,76,652	52,76,652
Weighted average number of equity shares outstanding during the year	(B)	52,76,652	52,76,652
Basic and diluted earnings per equity share (In Rs)	(A/B)	9.78	11.14
Face value per share		10.00	10.00

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

Particulars	2023	2022
Income tax claims against the Company not acknowledged as debts and disputed by the Company	2,71,907.80	2,26,206.97
Securities mortgaged by the Company on behalf of Bengal Shrachi Housing Development Limited (a related party) to secure financial assistance (refer note below for security details)	50,00,000.00	50,00,000.00
Claims against the Company not Acknowledged as Debts (In Rupees)	2,28,000.00	2,28,000.00

Notes:

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

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



Shrachi Burdwan Developers Private Limited

Notes to the consolidated financial statements

for the year ended 31 March 2023

(Currency: Indian rupees in Hundreds)

3.27 Related party disclosures

Names of related parties

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



Shrachi Burdwan Developers Private Limited

Notes to the consolidated financial statements

for the year ended 31 March 2023

(Currency: Indian rupees in Hundreds)

3.28 Segment information

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

3.29 Due to Micro, Small and Medium Enterprises

Under the Micro, Small and Medium Enterprises Development Act, 2006 ('MSMED') which came into force from 2 October 2006, certain disclosures are required to be made relating to Micro, Small and Medium enterprises. We have relied upon the information provided by the management in this regard. Moreover, the company has not received any information from Suppliers or service providers whether they are covered under MSME Act 2006. Disclosure relating to amount unpaid at the year-end together with interest payable if any as required under the said act is not ascertainable.

3.30 Disclosure pursuant to Accounting standard – 15 'Employee Benefits'

Defined contribution plans

The Company makes contributions, determined as a specified percentage of employee salaries, in respect of qualifying employees towards Provident Fund which is a defined contribution plan. The Company has no obligations other than to make the specified contributions. The contributions are charged to the consolidated Statement of Profit and Loss as they accrue. The amount recognised as an expense towards contribution to Provident Fund for the year aggregated to Rs 30,31,220 (2022: Rs. . 28,61,434)

Compensated absences (Other long term employment benefit):

The leave wages are payable to all eligible employees at the rate of daily salary for each day of accumulated leave on death or on resignation or upon retirement on attaining superannuation age. The liability towards compensated absences for the year ended 31 March 2023 based on actuarial valuation using the projected accrued benefit method amounting to Rs. 23,69,198 (2022: Rs. 11,25,952) has been recognised in the consolidated Statement of Profit and Loss.

Gratuity (Defined benefit plan):

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

The following table summarises the components of net benefit expense recognised in the consolidated Statement of Profit and Loss and the funded status and amounts recognised in the balance sheet for gratuity benefit.



Shrachi Burdwan Developers Private Limited

Notes to the consolidated financial statements

for the year ended 31 March 2023

(Currency: Indian rupees in Hundreds)

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

Gratuity		2023	2022			
I	Net employee expense					
	Current service cost	9,607	8,065			
	Past service cost	-	-			
	Interest cost on benefit obligation	5112	4488			
	Expected return on plan assets	-3,945	-3,013			
	Net actuarial (gain) / loss recognised in the year	15860	15678			
	Net benefit expenses	26,633	9,997			
II	Amount recognised in the balance sheet					
	Defined benefits obligation	725	73,023			
	Plan asset	39,267	72,493			
	Amount recognised in the balance sheet	529	40747			
III	Movement in benefit liability					
	Opening defined benefit obligation	730	68409			
	Acquisition Adjustment	-	-			
	Interest cost	5,112	4,789			
	Current service cost	9,607	8,065			
	Past service cost	-	-			
	Benefits paid	-48,173	-8,397			
	Actuarial (gain) / losses on obligation	15860	157			
	Closing benefit obligation	55,428	73,023			
IV	Changes in the fair value of plan assets					
	Opening fair value of plan assets	725	58,108			
	Acquisition Adjustment	-	-			
	Expected return	3,945	3,013			
	Contributions by employer	11,001	19,769			
	Benefits paid	-48,173	-8,397			
	Actuarial gain / (loss)	NIL	NIL			
	Closing fair value of plan assets	39,267	72493			
V	Actual return on plan assets					
	Expected return on plan assets	39	3013.06			
	Actuarial loss / (gain) on plan assets	NIL	NIL			
VI	The Principal actuarial assumptions are as follows					
	Discount rate	7% p.a.	7.00 % p.a.			
	Salary increase	6.50% p.a.	6.50% p.a.			
	Withdrawal rate					
VII	Experience adjustments: Amounts for the current and previous four years are as follows:					
		2023	2022	2021	2020	2019
	Defined benefit obligation	554.2791	73,023	98,855	65,292	60,552
	Fair value of plan assets	392.6657	72,493	58,108	51,263	38,419
	Surplus/ (Deficit)	-1.616134	529.17	40,747	-14,029	-22,134
	Experience adjustment on plan liabilities [(gain)/loss]	NIL	18,026	-17,382	-8,265	1,830
	Experience adjustment on plan assets [gain/(loss)]	NIL	102	110	158	-555



Shrachi Burdwan Developers Private Limited

Notes to the consolidated financial statements

for the year ended 31 March 2023

(Currency: Indian rupees in Hundreds)

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

Investment detail of plan assets:

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

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

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

The overall expected long-term rate of return on assets is **10.00%** (2022: 10.00%). The expected long-term rate of return is based on the portfolio as a whole and not on the sum of the returns on individual asset categories. The return is based exclusively on historical returns, without adjustments.

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

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

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

3.32 Disclosure under section 186 of the Companies Act, 2013

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

3.33 Corporate social responsibility (CSR)

The Company does not meet the applicability threshold of CSR as per Section 135 of the Companies Act 2013.

Corporate Social Responsibility	
a. Amount required to be spent by the company during the year,	7,51,422
b. Amount of expenditure incurred	
- Construction/acquisition of any asset	8,98,250
- On purposes other than above	0
c. Shortfall/(Excess) at the end of the year	(1,46,828)
d. Total of previous years shortfall	0
e. Reason for short fall	
f. Nature of CSR Activities	1. Animal welfare 2. Education and Health for differentially-abled
g. CSR Contribution to Related parties	0
h. Provision made	0



Shrachi Burdwan Developers Private Limited

Notes to the consolidated financial statements

for the year ended 31 March 2023

(Currency: Indian rupees in Hundreds)

3.34 Operating lease

The Company has taken office on operating lease arrangements. Minimum lease payment charged during the year to the consolidated statement of Profit and Loss aggregated to **Rs. 1,03,23,180.00** (2022: Rs. 29,49,840).

3.35 The outbreak of Coronavirus (COVID-19) is causing significant disturbance and slowdown of economic activity in India and across the globe. The Company has evaluated the impact of this pandemic in its business operations. Based on its review and current indicators of economic conditions, except for interruption in project execution, there is no other significant impact on its financial results for the year ended 31-03-2023. The Company will continue to closely monitor any material changes arising from future economic conditions and impact on its business.

3.36 Shrachi Burdwan Developers Pvt Ltd has an investment of Rs. 1,00,000/- in its wholly owned Subsidiary namely Renaissance Maintenance Pvt Ltd. (RMPL). The RMPL was incorporated for the purpose of maintenance service to be provided by them to the inhabitants of Burdwan-Township Renaissance (which is partly handed over and part of it is still under development phase due to which the maintenance expenses incurred by RMPL is more than its revenue. The RMPL has incurred cash loss during the year and as well as in the previous year(s) and the current liabilities have exceeded the respective current asset of RMPL as at 31st March, 2023 resulting in cent percent erosion in net worth of RMPL. These conditions along with other matters indicates the existence of a material uncertainty that may cast significant doubt about RMP's ability to continue as a 'Going Concern'. However, the financial statements of RMPL have been prepared on 'Going Concern' basis considering that the management is of the opinion that Company will provide continuous support to RMPL as well as once the development of the township will get completed then it is expected that RMPL will generate sufficient revenue from its operation to meet its present and Future obligations. Further, loans repayable on demand has been given by the Company to RMPL in good faith and the same has been utilized by RMPL towards its Principal business activity.

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

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




Shrachi Burdwan Developers Private Limited

Notes to the consolidated financial statements

for the year ended 31 March 2023

(Currency: Indian rupees in Hundreds)

- 3.39** The Company has availed borrowings from Banks and other Financial Institutions on the basis of security against current assets, however, the Company is not required to file any quarterly returns or statements of current assets with said Banks and other financial institutions in this regard.
- 3.40** The additional regulatory Information in terms of Para 'Y' (PART- I BALANCE SHEET) and Para 5 (PART – II STATEMENT OF PROFIT AND LOSS) of Schedule III – Division I of the Companies Act 2013 has been disclosed/reported to the extent applicable to the Company.
- 3.41** The Consolidated Financial Statements include the financial statements of the Company and its wholly owned subsidiary. The Financial Statements of the subsidiary considered for preparation of the Consolidated Financial Statements as per Accounting Standard 21 - Consolidated Financial Statements is:

Name of the Party & Nature of relationship	Country of Origin	% of Holding	
		As at 31 March 2023	As at 31 March 2022
Subsidiary: Renaissance Maintenance Private Limited	India	100%	100%

- 3.42** Disclosure of additional information, as required under Schedule III of Companies Act, 2013, pertaining to holding and subsidiary company.

	As at 31 March 2023 <i>As at 31 March 2022</i>		For the year ended 31 March 2023 <i>For the year ended 31 March 2022</i>	
Name of the entity	Net assets, i.e., total assets minus total liability		Share in Profit or (Loss)	
	As % of Consolidated Net assets	Net assets	As a % of consolidated profit or loss	Profit or (Loss)
Holding Company				
Shrachi Burdwan Developers Private Limited	106.66 106.00	4301090 3732758	110.07% 107%	568332.00 25,80,609.57
Subsidiary – Indian				
Renaissance Maintenance Private Limited	(6.66%) (6%)	(268745.07) (217719.37)	(10.07%) (7%)	(52025.70) (169713.27)
Consolidated net assets/ Profit after tax	100% 100%	4032344.93 3515039.35	100% 100%	516306.30 24,10,896.31

(Previous year's figures are in Italics)



Shrachi Burdwan Developers Private Limited

Notes to the consolidated financial statements

for the year ended 31 March 2023

(Currency: Indian rupees in Hundreds)

- 3.43 The analytical ratios have not been disclosed in these consolidated financial statements as the same has been considered as not to be relevant for the purpose of this financial statements.
- 3.44 The additional regulatory Information in terms of Para 'Y' (PART- I BALANCE SHEET) and Para 5 (PART - II STATEMENT OF PROFIT AND LOSS) of Schedule III - Division I of the Companies Act 2013 has been disclosed/reported to the extent applicable to the Company.
- 3.45 The previous year's figures have been reworked, regrouped, rearranged, and reclassified where ever necessary. Amounts and other disclosures for the preceding year as included as an integral part of the current year financial statements and are to be read in relation to the amount and other disclosure relating to the current year.

As per our report of even date attached.

For Jain Sarawgee & Co.
Chartered Accountants
Firm's Registration No.: 306087E

(CA. R K Sarawgee)
Partner

Membership No.: 057051

Place: Kolkata

Date 02/09/2023

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

Rahul Todi

Director

DIN: 00080441

Place: Kolkata

Date:

Subha Chakrabarti

Director

DIN: 02203096

Place: Kolkata

Date:

