JAINSARAWGEE & CO.
Chartered Accountants

Off. : 2212-3861
Mobile : 9831179256
email : ravisaraw@gmail.com
32-A, Chittaranjan Avenue
Trust House (2nd Floor)
Kolkata - 700 012

Independent Auditor's Report

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

Opinion

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

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone 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 Standalone 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 standalone financial statements.

Emphasis of Matter

(a) Without qualifying our opinion, we draw your attention to Note 3.35 to the 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.

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(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 3.36 forming part of financial statement, regarding loans given by the Company to its WOS on goodfaith 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 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 standalone 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 standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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

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

The Company's Management and Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to preparation of these standalone financial statements that give a true and fair view of the standalone 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

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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 standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is 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 management and Board of Directors are responsible for overseeing the Company's financial reporting process.

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

Our objectives are to obtain reasonable assurance about whether the standalone 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 standalone 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 standalone 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 standalone 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 standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the standalone 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 standalone 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 the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the **"Annexure A"**, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
   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 standalone Balance Sheet, the standalone Statement of Profit and Loss and the standalone Statement of Cash flow dealt with by this report are in agreement with the books of account.
   d. In our opinion, the aforesaid standalone 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.

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f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "**Annexure B.**" 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 Auditors 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 remuneration paid by the company to its directors during the year is in accordance with the provision of section 197 of the Act.

h. 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 Standalone financial statement)

ii. The Company did not have any long-term contracts including derivatives contracts for which there were any material foreseeable losses.

iii. There has been no delay in transferring amounts, which were required to be transferred to the Investor Education and Protection Fund by the Company.

iv. (a) The Management has represented 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 (intermediaries'), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(b) The Management has represented, 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;

(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 II(e), as provided under (a) and (b) above, contain any material misstatement.

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3. 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.

For Jainsarawgee& Co
Chartered Accountants
Firm Registration No -306087E

Place: Kolkata
Date: 28th August, 2023
UDIN: 23057051BGTZHV5322

CA R.K. Sarawgee
Partner
Membership No. 057051

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

The annexure referred to in our Independent Auditor's Report to the members of Shrachi Burdwan Developers Private Limited (the Company') on the financial statements for the year ended on 31st March, 2023. We report that:

(i) (a) (A) The company has maintained proper records showing full particulars, including quantitative details and situations of Property, Plant and Equipment.

(B) The Company has maintained proper records showing full particulars of Intangible Assets.

(b) The company has a regular programme of physical verification of its Property, Plant and Equipment which are verified in a phased manner, which is, in our opinion, reasonable having regard to the size of the company and nature of its assets. In accordance with this programme, certain Property, Plant and Equipment have been physically verified by the management during the year and no material discrepancies were noticed on such verification.

According to information and explanations given to us and the records examined by us including registered title deeds, we report that, the title deeds, comprising all the immovable properties of land and buildings which are freehold, are held in the name of the company as at the Balance Sheet date. In respect of Leasehold land as reported in the Standalone Financial Statements, there are certain pending disputes (Refer Note No.3.31) annexed to and forming part of the financial statements) though the lease agreements are in the name of the company. We express no opinion on the validity of the said title deeds and/or lease agreements entered by the company with BDA in relation to such lease hold properties.

(d) The Company has not revalued any of its Property, Plant and Equipment (including right-of-use assets) and intangible assets during the current financial year. Accordingly, provisions of para 3 (i) (d) of paragraph 3 of the Order is not applicable to the Company.

No proceedings have either been initiated during the year or are pending against the Company as at 31st March, 2023 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder. Accordingly, the disclosure requirement in the matter is not applicable to the Company in terms of para 3 (i) (e) of paragraph 3 of the Order.

(ii) According to information and explanation given to us, the inventories have been physically verified by the management at reasonable intervals by the management and in our opinion the coverage and procedure of such verification by the management is appropriate having regard to the size of the company and nature of its assets. No material discrepancies were noticed during such physical verification.

(b) On the basis of information and explanation given to us and based on our audit procedure, we report that the company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, from financial institutions on the basis of security of current assets but the Company is not required to file any quarterly returns or statements with such banks or financial institutions and accordingly, reporting on the agreement of such returns/ statements with the books of accounts of the current year under clause 3(ii) (b) is not applicable.

(iii) According to information and explanations given to us and the records examined by us, the company has made investments in companies and granted unsecured loans repayable on demand to the companies and other parties in respect of which the requisite information is as below:

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(a) According to information and explanations given to us terms and conditions of the grant of loans to related parties, during the year are, prima facie, are prejudicial to the Company's interest so far as such loans & advances are provided as interest free to related parties and group companies-

	Guarantees (Rs. Hundred)	Security (Rs. Hundred)	Loans (Rs. Hundred)	Advance in the nature of loans (Rs. Hundred)
Aggregate amount granted/provided during the year to:				
• Subsidiaries	-	-	1,41,770.00	-
• Joint Venture	-	-	-	-
•Associates	-	-	-	-
• Others	-	-	36,86,304.14	-
Balance outstanding as at balance sheet date in respect of above cases:				
• Subsidiaries	-	-	46,64,024.93	-
• Joint Venture	-	-	-	-
•Associates	-	-	-	-
• Others	-	-	72,52,520.30	-

(b) According to information and explanations given to us and based on the audit procedure conducted by us, we are of the opinion that the terms and conditions of loans granted by the Companies covered in the register maintained under section 189 of the Act (Total amount granted Rs. 38,28,119.63Hundreds - (PY Rs.43,58,681.40 Hundreds) and balance outstanding as at 31st March,2023 is Rs. 1,17,81,835.17 Hundreds (PY Rs. 93,76,168.00 Hundreds) are prima facie prejudicial to the interest of the Company as the loan is free of interest.

(c) In respect of loans granted to the body and corporate listed in the register maintained under section 189 of the Act, the loans are repayable on demand and have been repaid as and when demanded.

(d) There are no overdue amounts in respect of loans granted to bodies corporate listed in register maintained under section 189 of the Act.

(e) No loan granted the Company which has fallen due during the year has been renewed or extended or fresh loans granted to settle the overdue of existing loans given to the same parties.

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(f) The Company has granted loans repayable on demand without specifying any terms or period of repayment during the year.

	All Parties (Rs. In Hundred)	Promoters (Rs. In hundred)	Related Parties (Rs. In hundred)
Aggregate amount of loans or advances in the nature of loan where loans are repayable on demand for which loan agreement does not specify any terms or period of payment	**1,17,81,835.17 (93,77,017.25)**	-	**77,98,561.14 (93,77,017.25)**
Total			
Percentage of loans /advances in the nature of loan to the total loans	100%	-	66%

(iv) In our opinion and according to information and explanation given to us and as per records examined by us, there is no guarantee and security granted in respect of which provisions Section 185 of the Act are applicable.

Based on our audit procedure performed by us and according to information and explanation given by the management, the company has complied with provisions of section 185 of the Act in respect of loans granted and investments made during the year.

In our opinion and according to information and explanation given to us, the operations of the Company are classified as "infrastructure facilities, as defined under Schedule III to the Act. Accordingly, the provisions of Section 186 of the Act in relation to loan given, investment made or guarantee given or security provided and the related reporting on purposes/ utilisation by recipient Companies are not applicable to the Company.

(v) The Company has not accepted any deposit or amounts which are deemed to be deposits with the meaning of sections 73 to 76 of the Companies Act and the rules made there under, to extent applicable. Hence, reporting under clause 3 (v) of the Order is not applicable.

(vi) According to information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under section 148 (1) of the of the Act in respect of services rendered by the Company. Accordingly, provisions of paragraph 3 (vi) of the Order are not applicable to the Company.

(vii) (a) According to the records of the Company, undisputed statutory dues including Provident Fund, Employees State Insurance, Income Tax, Custom Duty, Goods and Services Tax, Cess or any other statutory dues , to the extent applicable have been regularly deposited with appropriate authorities during the year.

(b) According to the information and explanations given to us and as per records examined by us, there were no undisputed amounts, payable in respect of the aforesaid statutory dues, were

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outstanding as at 31st March,2023, for a period of more than six months from the date of becoming payable.

(c) According to the information and explanations given to us and as per records examined by us, the disputed dues amounting to Rs. 2,71,907.79 (Hundreds) - that have not been deposited on account of matters pending before appropriate authority as at 31st March, 2023 are as under:

Name of the Statute	Nature of Dues	Amount (Rs. In Hundreds)	Period to which the Matter Pertains	Forum where matter is pending
The Income Tax Act, 1961	Income Tax	271907.79	2016-17	Appeal with Commissioner of Income Tax (Appeal)

(viii) According to information and explanations given to us and as per records examined by us, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

(ix) (a) According to information and explanations given to us and as per records examined by us, the Company has not defaulted in repayment of any loans or borrowings and interest thereon to any lender. Loans given to related parties and other companies (Group Companies) are repayable on demand and terms and conditions for payment of interest thereon have not been stipulated. According to the information and explanation given to us, such loans and interest thereon has not been demanded for repayment during the current financial year.

(b) According to information given to us and based on our audit procedures, we report that the Company has not been declared wilful defaulter by the bank or financial institutions or government or any government authority.

(c) According to information and explanations given to us and on the basis of examination of records of the company, the term loans were applied for the purpose for which the loans were obtained.

(d) According to information and explanations given to us and on overall examination of financial statements of the Company, we report that funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.

(e) According to information and explanations given to us and on an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries.

(f) According to the information and explanation given to us and procedures performed by us, we report that the company has not raised any loans during the year on the pledge of securities held in its subsidiaries, associates, or joint ventures.

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(x) (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.

(b) The Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) during the year and hence reporting under clause 3(x)(b) of the order is not applicable.

(xi) (a) According to information and explanation given to us, no material fraud by the Company or on the Company by its officer or by its officers or employees has been noticed or reported during the year.

(b) According to information and explanation given to us and based on our examination of records of the Company, we report that no report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the current year and upto the date of this report.

(c) According to information and explanation given to us and based on our examination of records of the Company, we report that the provisions of Section 177read with Rule 7 of the companies (Meetings of Board and its Powers) Rules, 2014 are not applicable to the Company. Accordingly, provisions of para 3 (xi) (c)of paragraph 3 of the said order is not applicable to the Company.

(xii) According to information and explanation given to us and as per records examined by us, the Company is not a Nidhi company. Therefore, clause (xii) of paragraph 3 of the Order is not applicable to the Company.

(xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with section 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards. The provisions of Section 177 are not applicable to the company.

(xiv) In our opinion and based on our examination, the Company does not have an internal audit system and is not required to have internal audit system as per the provisions of the Companies Act, 2013. Hence, reporting under clause 3(xiv)(a) and (b) is not made.

(xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not has entered into any non-cash transactions with directors or persons connected with them during the year under the provisions of section 192 of the Act. Accordingly, clause (xv) of paragraph 3 of the said Order is not applicable to the Company

(xvi) (a) The Company is not required to be registered under section 45 I A of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) (a) of the Order are nor applicable to the Company.

(b) The company is not engaged, in any Non-Banking Financial or Housing Finance Activities. Accordingly, the requirement to report on clause (xvi) (b) of the Order is not applicable to the Company.

In our opinion, there is no core investment company within the Group (as defined in the regulation defined by Reserve Bank of India) accordingly reporting under clause 3(xvi) (d) of the Order is not applicable.

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(xvii) The Company has not incurred cash losses during the financial year covered by our audit as well as during the immediately preceding financial year.

(xviii) There has been resignation of the statutory auditors during the year and we have taken into consideration the issues, objections or concerns raised by the outgoing auditors.

(xix) According to information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the standalone financial statements, our knowledge of the Board of Directors and Management Plans and based on our examination of evidence supporting the assumptions, nothing has to come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that company is not capable of meeting its liabilities existing at the date of the balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this not the assurance as to the future viability of the Company. We, further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx) (a) In our opinion and according to the information and explanations given to us, in respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Companies Act (the Act), in compliance with second proviso to sub section 5 of section 135 of the Act.

(b) In our opinion and according to the information and explanations given to us, there are no unspent amounts in respect of ongoing projects, that are required to be transferred to a special account in compliance of provision of sub section (6) of section 135 of Companies Act.

For Jainsarawgee& Co
Chartered Accountants
Firm Registration No 306087E

Jainsarawgee & Co. Chartered Accountants

R. K. Sarawgee

CA R.K. Sarawgee
Partner
Membership No. 057051

Kolkata
Date: 28th August, 2023
UDIN: 23057051BGTZHV5322

"Annexure B" to the Independent Auditor's Report of Even Date on the Standalone 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")

We have audited the internal financial controls over financial reporting of Shrachi Burdwan Developers Private Limited ("the Company") as of March 31, 202 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ("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.

"Annexure B" to the Independent Auditor's Report (Contd.)

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 standalone 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 standalone 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).

For Jainsarawgee& Co
Chartered Accountants
Firm Registration No 306087E

Kolkata
Date: 28th Aug 2023
UDIN: 23057051BGT2HY5222

CA R.K. Sarawgee
Partner
Membership No. 057051

Shrachi Burdwan Developers Private Limited

Standalone Balance Sheet
as at 31st March, 2023
CIN-U45200WB2006PTC111545
(Currency : Indian rupees)

(Figures 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	37,73,425	32,05,093
		43,01,090	37,32,758
Non-current liabilities			
Long-term Borrowings	3.3	6,99,222	10,47,155
Long-term Provisions	3.4	67,177	73,415
		7,66,399	11,20,570
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		18,83,517	26,57,282
Other current liabilities	3.7	1,81,65,753	95,43,419
Short-term provisions	3.8	8,26,351	3,86,103
		2,50,72,259	1,80,70,723
TOTAL		3,01,39,748	2,29,24,051
ASSETS			
Non-current assets			
Property Plant and Equipment and Intangible Assets			
Property, plant and equipments	3.9	12,78,471	13,34,142
Intangible Assets	3.9	373	570
Non-current investments	3.10	26,000	26,000
Deferred tax assets (Net)	3.11	1,42,197	1,59,883
Other non-current assets	3.12	15,337	15,337
		14,62,379	15,35,932
Current assets			
Inventories	3.13	1,48,85,676	1,02,90,183
Trade receivables	3.14	42,901	37,266
Cash and Cash Equivalents	3.15	4,70,651	4,53,787
Short-term loans and advances	3.16	1,31,45,390	1,04,79,077
Other current assets	3.17	1,32,751	1,27,806
		2,86,77,369	2,13,88,119
TOTAL		3,01,39,748	2,29,24,051
Significant accounting policies	2		
Notes to the standalone financial statements	3.1-3.41		

The accompanying notes are an integral part of these standalone 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
Date:28th August, 2023

UDIN - 23057051BGTZHV5371

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

SUBHA CHAKRABARTI
Director
DIN: 02203096

Place: Kolkata
Date:28th August, 2023

Rahul Todi
Director
DIN: 0008044 1

Place: Kolkata
Date:28th August, 2023

Shrachi Burdwan Developers Private Limited

Standalone Statement of Profit and Loss
for the year ended 31st March, 2023

(Figures in Hundreds)

(Currency: Indian rupees)	Note	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Income			
Revenue from operations	3.18	38,82,004	66,85,175
Other income	3.19	39,994	20,718
Total income		39,21,998	67,05,893
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	5,43,120	4,98,189
Finance costs	3.23	6,94,441	6,43,864
Depreciation and amortisation expense	3.9	1,03,085	90,000
Other expenses	3.24	9,96,169	11,05,018
Total expenses		31,64,195	58,76,992
Profit before tax		7,57,803	8,28,901
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		5,68,332	6,35,624
Earnings per equity share			
Basic and diluted (In Rupees) [nominal value of share Rs. 10 each (2022: Rs. 10)]	3.25	10.77	12.05
Significant accounting policies	2		
Notes to the standalone financial statements	3.1-3.41		

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

As per our report of even date attached.

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

JAIN SARAWGEE & CO. Chartered Accountants

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

Place: Kolkata
Date:28th August, 2023

UDIN - 23057051BGTZHV5844

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

SUBHA CHAKRABARTI
Director
DIN: 02203096

Place: Kolkata
Date:28th August, 2023

Rahul Todi
Director
DIN: 00080441

Place: Kolkata
Date:28th August, 2023

SHRACHI BURDWAN DEVELOPERS PRIVATE LIMITED KOLKATA

Shrachi Burdwan Developers Private Limited

Standalone Cash Flow Statement
for the year ended 31st March 2023

(Figures in Hundreds)

(Currency: Indian rupees)

	For the year ended 31st March, 2023	For the year ended 31st March, 2022
A Cash flow from operating activities		
Net profit before tax	7,57,803	8,28,901
Adjustments for:		
Finance costs	6,94,441	6,43,864
Interest income	(15,087)	(20,542)
Depreciation expense	1,03,085	90,000
Advances / sundry balance written off	-	5,26,997
Operating cash flow before working capital changes	15,40,242	20,69,220
Changes in working capital		
Increase / (decrease) in trade payables	(7,73,765)	7,15,586
Increase/ (decrease) in long-term provisions	(6,238)	1,856
Increase/ (decrease) in trade payables	6,32,162	(3,406)
Increase/ (decrease) in other current liabilities	86,62,758	33,34,107
Increase in trade receivables	(5,635)	22,846
Decrease/(Increase) in Advance from customers against property bookings		-
Increase in Current Maturities of Long term Borrowings	15,16,755	-
Decrease/(Increase) in long-term loans and advances	-	523
Decrease/(Increase) in short-term loans and advances	(26,66,313)	(53,78,507)
Decrease/(Increase) in other current assets	(36,107)	(2,847)
Decrease/(Increase) in inventories	(44,02,178)	(8,69,088)
Cash (used in) / generated by operations	44,61,681	(1,09,710)
Income taxes paid	(3,63,699)	(75,627)
Net cash (used in) /generated by operating activities (A)	40,97,982	(1,85,337)
B Cash flow from investing activities		
Additions to property, plant & equipment and intangibles assets	(47,217)	(32,878)
Purchase of mutual funds	-	-
Interest received	25,497	9,100
Net cash (used in) / generated by investing activities (B)	(21,720)	(23,778)
C Cash flow from financing activities		
Proceeds from short term borrowings (term loan)		-
Repayment of short term borrowings (term loan)	(15,99,481)	(9,71,999)
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)	83,106	(2,85,471)
Proceeds from long term borrowings (secured loan)	(3,47,933)	(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)	(40,80,150)	2,49,568
Net (decrease) / increase in cash and cash equivalents (A+B+C)	(3,888)	40,453
Cash and cash equivalents at the beginning of year	3,96,977	3,56,523
Cash and cash equivalents at the end of year	3,93,089	3,96,977

(Refer note 3.15 to the standalone financial statements)

KOLKATA

Chartered Accountants

Shrachi Burdwan Developers Private Limited

Standalone Cash Flow Statement *(continued)*

for the year ended 31st March 2023

(Currency: Indian rupees) *(Figures 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	1,708	2,450
Balance with banks - in current account	3,91,381	3,94,527
	3,93,089	3,96,977

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 standalone 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
Date:28th August, 2023

UDIN-23057051BGTZHVX322

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

SUBHA CHAKRABARTI
Director
DIN: 02203096

Place: Kolkata
Date:28th August, 2023

Rahul Todi
Director
DIN: 00080441

Place: Kolkata
Date:28th August, 2023

Shrachi Burdwan Developers Private Limited

Notes to the standalone financial statements *(continued)*

(Figures in Hundreds)

(Currency: Indian rupees)

	As at 31st March, 2023	As at 31st March, 2022
3.1 Share capital		
Authorised capital		
9,000,000 (2022: 9,000,000) equity shares of Rs. 10 each	**9,00,000**	9,00,000
17,000,000 (2022: 17,000,000) 14% non-cumulative redeemable preference shares of Rs. 10 each	**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	3,51,777	3,51,777
1,758,884 (2022: 1,758,884) Class "B" equity shares of Rs. 10 each	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	3,51,777	35,178
Add: Issued during the year	-	-	-	-
At the end of the year	35,17,768	3,51,777	3,51,777	35,178
Class "B" equity shares of Rs. 10 each, fully paid-up				
At the commencement and at the end of the year	17,589	1,75,888	17,589	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 standalone financial statements *(continued)*

(Figures in Hundreds)

(Currency: Indian rupees)

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)	35,178	2%	35,178	2%
Class "B" Equity shares of Rs. 10 each, fully paid-up				
Bengal Shrachi Housing Development Limited	17,58,884	98%	17,58,884	98%

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

JAIN SARAWGEE & CO. Chartered Accountants

KOLKATA

Shrachi Burdwan Developers Private Limited

Notes to the standalone financial statements *(continued)*

(Currency: Indian rupees)

(Figures in Hundreds)

		As at 31st March, 2023	As at 31st March, 2022
3.2	**Reserves and surplus**		
	Capital Redemption Reserve		
	At the commencement of the year	-	6,08,492
	Less: Redemption of preference shares	-	6,08,492
	At the end of the year	-	-
	Securities Premium		
	At the commencement of the year	19,93,517	7,65,212
	Add: On Allotment of shares	-	7,03,554
	Add: Transfer From Capital Redemption Reserve	-	6,08,492
	Less: On redemption of preference shares	-	83,750
	At the end of the year	19,93,517	19,93,517
	Surplus (Statement of Profit and loss)		
	At the commencement of the year	12,11,576	5,75,952
	Add: Profit for the year	5,68,332	6,35,624
	At the end of the year	17,79,908	12,11,576
	Total reserves and surplus	37,73,425	32,05,093

3.3 **Long-term borrowings**

	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
Term Loans (secured)				
From banks				
HDFC Bank Limited	-	-		7,448
YES Bank Limited	28,263	-	5,737	-
ICICI Bank Limited	53,951	3,664	18,290	7,007
Kotak Mahindra Bank Limited	6,17,009	12,745	14,86,929	14,576
Kotak Mahindra Bank Limited(Car Loan)	-	-	12,745	-
Axis Bank Limited	-	24,306	39,421	34,731
Sub total (A)	6,99,222	40,715	15,63,122	63,763
From other Financial Institution				
Aditya Birla Finance Limited	-	9,95,835	-	1,986
Hinduja Leyland Finance Limited	-	7,409	7,502	11,848
Sundaram Finance Limited	-	3,201	3,208	5,812
Sub total (B)	-	10,06,440	10,711	19,645
Total (A+B)	6,99,222	10,47,155	15,73,832	83,408

Loan sanctioned from kotak bank during the FY 2022-23 is Rs. 30 crores. Out of which outstanding amount due to Centrum Financial Service Limited RS .11,82,53,475/- has been taken over by Kotak Mahindra Bank Limited and Rs. 17 crores fresh loan has been disbursed.

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

3.3 **Long-term borrowings (continued)**

Security:

Primary Security:
1. First and Exclusive charge on cashflows of sold receivables and unsold inventory of 4 specific phases being developed under Renissance Township. Sold Receivables as on July'2022.- Antara Malhar(309 lacs), Dyuti(522 lacs) and Smart Homes(489 lacs)

Collateral Security:
1. Unsold 185 unit of Olive Residential plots(total area 277402 sq ft)
2. 69 unsold units of Smart homes phase residential flats(59465 sq ft)

Guarantees:
1. Personal guarantee of Mr.Ravi Todi and Mr. Rahul Todi;
2. Corporate Guaratee of Harsidham Construction Pvt Ltd.
3. Letter of comfort from Bengal Shrachi Housing Development Limited

Repayment:
Term loan of Rs. 11.83 crore is to be paid in 21 equal installments of Rs.6290348. However the comanpy has repaid total amount of Rs. 6,21,05,853/- during the FY 2022-23.

(Figures in Hundreds)

		As at 31st March, 2023	As at 31st March, 2022
3.4	**Long-term provisions**		
	Provision for employee benefits :		
	Gratuity (Refer note 3.30)	39,267	30,975
	Compensated absences (Refer note 3.30)	27,911	42,440
		67,177	73,415

SHRACHI BURDWAN DEVELOPERS PRIVATE LIMITED KOLKATA

JAINSARAWGEE & CO. Chartered Accountants

Shrachi Burdwan Developers Private Limited

Notes to the standalone financial statements *(continued)*

(Currency: Indian rupees) *(Figures 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 2.38)**	-	-
(i)	Loan from Director (Unsecured)	1,20,000	36,896
(ii)	Inter Corporate Deposits Taken (Unsecured)	78,766	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			
	7,448	-	11	70,762
(ii) Car loan taken from YES Bank Limited amounting to Rs. 1,934,000 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 9.20% per annum.	Terms of repayment : 2023			
	-	-	-	-
	Terms of repayment : 2022			
	-	-	-	60,114
(i) 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			
	14,627	53,951	50	1,593
	Terms of repayment : 2022			
	-	-	-	-
(iii) Car loan taken from ICICI Bank Limited amounting to Rs. 1,539,720 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			
	3,664	-	12	321
	Terms of repayment : 2022			
	3,344	3,664	24	321
(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			
	12,745	-	12	1,104
	Terms of repayment : 2022			
	11,832	12,745	24	1,104
(i) 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 9.20% per annum.	Terms of repayment : 2023			
	5,13,711	28,263	-	-
	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: 39,11,322) 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 9.31% p.a. and is repayable in 47 equal monthly installment of Rs. 91,377 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.19,23,038) 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 111,452 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 11.80% 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 standalone financial statements *(continued)*

(Currency: Indian rupees) *(Figures 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 bunglow 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 bunglow unit no SSEA1/5C & Pavani bunglow 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 bunglow 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/ Kantapota/ Nababhat/ Inchbad 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. 3,55,14,980 (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/ Kantapota/ Nababhat/ Inchbad 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/ Kantapota/ Nababhat/ Inchbad Village Goda Village, Burdwan Taluk, Burdwan Town, Burdwan-713102.

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. 78,76,640/-** (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.

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Notes to the standalone financial statements *(continued)*

(Currency: Indian rupees)

		(Figures in Hundreds)	*(Figures in Hundreds)*
		As at 31st March, 2023	As at 31st March, 2022
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	18,83,517	26,57,282
		18,83,517	26,57,282

A) **Ageing for Trade Payables outstanding is as follows:**
As at March 2023

Particulars	Outstanding for following periods from due date of Payment				
	Less than 1year	1-2years	2-3years	More than 3years	Total
i) MSME	-	-	-	-	
ii) Others	4,27,260	7,36,408	44,263	6,75,588	18,83,517
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				
	Less than 1year	1-2years	2-3years	More than 3years	Total
i) MSME	-	-	-	-	
ii) Others	26,57,282	-	-	-	26,57,282
iii) Disputed Dues-MSME	-	-	-	-	
iv) Disputed Dues- Others	-	-	-	-	

		(Figures in Hundreds)	
		As at 31st March, 2023	As at 31st March, 2022
3.7	**Other current liabilities**		
(i)	Interest accrued but not due on borrowings	6,015	46,410
(ii)	Advance Received from Customers	1,75,11,587	89,82,365
(iii)	**Other Payables:**	-	-
	(i)Statutory dues	-	-
	- Provident fund, professional tax and employees' state insurance payable	2,939	2,927
	- Goods and Service tax payable	31,757	20,147
	- Tax deducted at source payable	47,018	42,654
	- Labour cess payable	24,035	14,761
	(ii)Employee Payables	-	-
	Employee benefits payable	84,826	62,978
	(iii) Customer Deposits	-	-
	Corpus Deposits-Customers	3,22,898	2,34,260
	Maintenance Deposits-Customers	62,000	62,000
	(iv) Payable on cancellation of bookings	72,678	74,768
		1,81,65,753	95,43,419
3.8	**Short-term provisions**		
	Provision for employee benefits:		
	Compensated absences (refer note 3.30)	-	3,610
	Provision for Expenses	6,25,782	-
	Provision for taxation [net of advance tax Rs. 7,90,97,264.00 (2022: Rs. 4,27,27,309)]	1,00,569	3,82,492
		8,26,351	3,86,103

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Notes to the standalone financial statements *(continued)*

(Currency: Indian rupees)

3.9 Property, Plant and Equipment and Intangible Assets

(Figures in Hundreds)

Particulars	Property, plant and equipment									Intangible Assets
	Leasehold land	Office building	School building	Plant and equipments	Furniture and fittings	Motor cars	Computer and accessories	Office equipments	Total	Software
Gross block										
Balance as at 1 April 2021	41,856	72,811	14,29,459	1,12,258	12,256	1,62,412	19,959	13,790	18,64,802	2,700
Additions during the year	-	-	-	24,330	-	6,480	2,068	-	32,878	-
Balance as at 31 March 2022	41,856	72,811	14,29,459	1,36,588	12,256	1,68,891	22,028	13,790	18,97,680	2,700
	-	-	-	-	-	-	-	-	-	-
Balance as at 1 April 2022	**41,856**	**72,811**	**14,29,459**	**1,36,588**	**12,256**	**1,68,891**	**22,028**	**13,790**	**18,97,680**	**2,700**
Additions during the year	-	-	-	**21,894**	**4,076**	**2,337**	**17,116**	**1,660**	**47,082**	**135**
Balance as at 31 March 2023	**41,856**	**72,811**	**14,29,459**	**1,58,482**	**16,332**	**1,71,228**	**39,144**	**15,450**	**19,44,762**	**2,835**
	-	-	-	-	-	-	-	-	-	-
Accumulated depreciation	-	-	-	0%	-	-	-	-	-	-
Balance as at 1 April 2021	3,058	66,279	2,43,728	21,960	10,543	78,612	18,202	12,280	4,54,662	1,528
Depreciation/Amortisation for the year	439	1,484	58,006	19,478	361	26,736	1,728	645	1,08,876	602
Accumulated depreciation on disposals	-	-	-	-	-	-	-	-	-	-
Balance as at 31 March 2022	**3,496**	**67,762**	**3,01,734**	**41,437**	**10,904**	**1,05,348**	**19,931**	**12,925**	**5,63,537**	**2,130**
	-	-	-	-	-	-	-	-	-	-
Balance as at 1 April 2022	**3,496**	**67,762**	**3,01,734**	**41,437**	**10,904**	**1,05,348**	**19,931**	**12,925**	**5,63,537**	**2,130**
Depreciation/Amortisation for the year	**439**	**1,146**	**55,168**	**20,695**	**439**	**20,309**	**3,900**	**657**	**1,02,753**	**332**
Balance as at 31 March 2023	**3,935**	**68,909**	**3,56,902**	**62,133**	**11,344**	**1,25,657**	**23,830**	**13,581**	**6,66,291**	**2,462**
	-	-	-	-	-	-	-	-	-	-
Net block	-	-	-	-	-	-	-	-	-	-
As at 31 March 2022	**38,360**	**5,049**	**11,27,726**	**95,151**	**1,352**	**63,543**	**2,097**	**866**	**13,34,142**	**570**
As at 31 March 2023	**37,921**	**3,902**	**10,72,557**	**96,349**	**4,988**	**45,571**	**15,314**	**1,869**	**12,78,471**	**373**

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Notes to the standalone financial statements *(continued)*

(Currency: Indian rupees) *(Figures in Hundreds)*

3.10 Non-current investments

(Valued at cost less provision for other than temporary diminution)	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.	1,000	1,000
(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
	26,000	26,000
Aggregate book value of unquoted investments	1,000	1,000
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	18,874	17,171
Disallowances as per the Income-tax Act, 1961	1,23,322	1,23,324
Other disallowances	-	19,388
	1,42,197	1,59,883
Deferred tax assets	1,42,197	1,59,883

3.12 Other non-current assets

(i) Security deposits	15,337	15,337
	15,337	15,337

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Notes to the standalone financial statements ***(continued)***

(Currency: Indian rupees) *(Figures in Hundreds)*

3.13 Inventories
(Valued at lower of cost and net realisable value)

	As at 31st March, 2023	As at 31st March, 2022
*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
(Unsecured)

	As at 31st March, 2023	As at 31st March, 2022
(Considered good)		
Receivables outstanding for a period less than six months from the date they became due for payment	45,801	40,166
Less:Provision for bad and Doubtful Debts	(2,900)	(2,900)
	42,901	37,266
(Considered doubtful)		
Receivables outstanding for a period exceeding six months from the date they became due for payment	2,900	2,900
	45,801	40,166

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**	**More than 3 Years**	**Total**
i) Undisputed Trade Receivables- Considered Good	3,440	2,193	37,268	-	42,901
ii) Undisputed Trade Receivables- Considered Doubtful		-	-	2,900	2,900
iii) Disputed Trade Receivables- Considered Good	-	-	-	-	-
iv) Disputed Trade Receivables- Considered Doubtful	-	-	-	-	-
	3,440	2,193	37,268	2,900	45,801

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**	**More than 3 Years**	**Total**
i) Undisputed Trade Receivables- Considered Good	37,266	-	-	-	37,266
ii) Undisputed Trade Receivables- Considered Doubtful	-	-	-	2,900	2,900
iii) Disputed Trade Receivables- Considered Good	-	-	-	-	-
iv) Disputed Trade Receivables- Considered Doubtful	-	-	-	-	-
	37,266	-	-	2,900	40,166

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Notes to the standalone financial statements ***(continued)***

(Currency: Indian rupees) *(Figures in Hundreds)*

3.15 Cash and Cash Equivalents

Cash and cash equivalents		
Balances with banks :		
- on current accounts	3,91,381	3,94,435
- on current accounts (Earmarked)	-	92
Cash in hand	1,708	2,450
	-	-
Other Bank Balance	-	-
In Fixed deposit account	77,562	56,810
	4,70,651	4,53,787
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'	3,91,381	3,94,527
Deposits due to mature within 12 months of the reporting date included under 'Other bank balances'	77,562	56,810
	4,68,943	4,51,337

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. 4,500,000) is towards interest reserve account equivalent to 1.5 months' interest with Centrum Financial Services Limited.

		As at 31st March, 2023	As at 31st March, 2022
3.16	**Short-term loans and advances** *(Unsecured, considered good)*		
A.	***Loans and Advances with related parties***		
a.	**Loans due from Wholly-Owned Subsidiary**		
	- Renaissance Maintenance Private Limited (interest free)	46,64,025	58,10,382
b.	**Loan to Related Party (Other than Wholly Owned Subsidiary)**	-	-
	- Anchor Maintenance Private Limited (interest Free)	8,11,986	2,57,000
	- Shrachi Virtuous Retail Projects Private Limited (interest Free)	80,486	80,486
	- Haridham Construction Private Limited	82,500	-
c.	***Advances with Related Party***		
	- Brijlaxmi Paper Products Private Limited (interest free)	21,56,053	849
	- Bengal Shrachi Housing Development Ltd. (interest free)	3,510	-
B.	***Loan to Others(Group Companies)***		
	- Neobeam Properties Private Limited (interest free)	32,53,300	32,28,300
	- Pawanputra Trade Com (P) Ltd. (interest free)	7,29,974	-
C.	***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	2,540
	Deposit paid for legal case	1,13,241	1,13,241
	Balance with Revenue Authorities	5,02,248	4,13,406
		1,31,45,390	1,04,79,077

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 3.38)	97,894	97,894
	Other Receivable from related party	-	10,800
	TDS Recoverable-NBFC's	29,788	14,433
		1,32,751	1,27,806

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Notes to the standalone financial statements *(continued)*

(Currency: Indian rupees) *(Figures 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
		-	
	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
		38,82,004	66,85,175
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	66	176
	Other Receipts	24,704	
		39,994	20,718
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

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Notes to the standalone financial statements *(continued)*

(Currency: Indian rupees) *(Figures 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	8,52,474	6,09,175
	Contribution to provident and other funds	31,142	30,430
	Staff welfare expenses	29,182	20,115
		9,12,798	6,59,720
	Less: Transferred to construction work-in-progress	(3,69,678)	(1,61,531)
		5,43,120	4,98,189
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)
		6,94,441	6,43,864
3.24	**Other expenses**		
	Rates and taxes	18,883	16,302
	Repairs and maintenance	1,40,383	79,082
	Security and housekeeping charges	65,566	1,09,014
	Insurance	6,165	19,576
	Advertisement expenses	2,94,229	1,93,438
	Rent	1,04,067	32,135
	Travelling and conveyance	1,65,392	50,525
	Communication expenses	10,332	9,138
	Legal and professional fees	3,33,372	1,91,672
	Brokerage and commission	1,90,432	1,02,036
	Advances / sundry balance written off	-	5,26,997
	Payment to auditors (refer note below)	2,911	2,600
	Prior Period Expenses	-	6,623
	Interest and Late Fees on delayed statutory dues	131	11
	Loss on Sale of Mutual Funds	152	-
	Miscellaneous expenses	2,42,860	4,07,961
		15,74,875	17,47,110
	Less: Transferred to construction work-in-progress	(5,78,706)	(6,42,093)
		9,96,169	11,05,018
	Note: Payment to auditors		
	Statutory audit	2,000	2,000
	Others	1,100	600
	Reimbursement of expenses		-
		3,100	2,600

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(Currency: Indian Rupees)

1 Company Overview

a) ShrachiBurdwan Developers Private Limited ("the Company"), was incorporated on 16 October, 2006, registered with Registrar of Companies (West Bengal) under CIN- U45200WB2006PTC111545as a Special Purpose Vehicle (SPV). The registered office of the company is at "Shrachi Tower 686, Anandapur, EM-Bypass Kolkata WB-700107". The Company has acquired development rights in the land at MouzaNababhatBurdwan. The objective of the Company is to develop the land into a mini township.

b) Haridham Constructions Private Limited has become the holding Company of the Company w.e.f 27th December 2021.

c) Renaissance Maintenance Private Limited is the wholly-owned subsidiary of the Company.

d) The financial Statement for the year ended 31st March 2023 were approved by the board of directors and authorized for issue on 28th August, 2023.

2 Significant accounting policies

2.1 Statement of Compliance

(a) The financial statements are prepared on going concern basis following accrual system of accounting and comply in all material respects with the Accounting Standards ('AS') specified under Section 133 of the Companies Act 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014, other pronouncements of the Institute of Chartered Accountants of India and Companies Act, 2013, to the extent notified and subsequent amendments thereto, the Companies Act, 2013 (to the extent notified and applicable), applicableprovisionsoftheCompaniesAct,2013,totheextentapplicable.

(b) Thecompanyisnotobligedtofollow IND AS as per Companies (Indian Accounting Standards) Rule, 2015 and accordingly has complied with the Accounting Standards as specified in the annexure to the Companies (Accounting Standard) Rule,2016.

(c) The accounting policies set out below have been applied consistently to the periods presented in these standalone financial statements.

2.2 Basis of preparation of financial statements

(a) The 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. The financial statements are presented in Indian rupees.

2.3 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

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amounts of assets, liabilities, income and expenses and the disclosure of contingent liabilities on the date of the financial statements. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. 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. Revisions to accounting estimates are recognized in the period in which the estimate is revised and future period affected.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.

Significant judgements and estimates relating to the carrying value of assets and liabilities includes useful lives of property, plant and equipment and intangible assets, impairment of property, plant and equipment, intangible assets and investments, provision for employee benefits and other provisions, recoverability of deferred tax assets, commitments, and contingencies.

Functional and presentation currency:

These financial statements are presented in Indian Rupees (INR) in nearest Hundred to the extent of two decimals, which is the Company's functional currency. All financial information presented in INR in nearest hundred to the extent of two decimals except otherwise stated.

2.4 Current and non-current classification

All assets and liabilities are classified into current and non-current.

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 reporting period; 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 reporting period.

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

All other assets are classified as non-current.

2.4 Current and non-current classification (continued)

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 reporting period; or

(d) the Company does not have an unconditional right to defer settlement of the liability for at least twelve months after the reporting period. 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.

(e) Current liabilities include current portion of non-current financial liabilities.

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All other liabilities are classified as non-current.

Deferred Tax Assets and liability are classified as Non-Current Assets and Liabilities

2.5 *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.

2.6 *Property, plant and equipment and depreciation*

Property, plant and equipmentare 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 equipmentcomprises 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 changed to the 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. No further charge is provided in respect of assets that are fully written down but are still in use. 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.

2.7 *Intangible assets*

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.

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2.8 *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 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 Statement of Profit and Loss.

2.9 *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 *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 realized 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.

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 Statement of Profit and Loss.

2.11 *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.

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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.

2.12 *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 Statement of Profit and Loss.

2.13 *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 Statement of Profit and Loss.

2.14 *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.

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 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.

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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 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.

2.15 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.

2.16 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.

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2.17 *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.

2.18 *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.

Minimum Alternative Tax ('MAT')

Minimum Alternative Tax ('MAT') under the provisions of the Income-tax Act, 1961 is recognised as current tax in the 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 **Trade Receivable:**

(a) Trade receivables are recognised initially at fair value and necessary provision for doubtful debts is being recognised based on their realisability position as on the date of reporting in Financial Statements.

(b) The Date of Invoice raised on customers is considered as Due Date of respective invoice for the purpose of Non-Current/ Current Classification of Trade Receivables.

2.20 **Related Party Transactions:**

Disclosure of transaction with related parties, as required by AS-18 "Related Party Disclosures" has been set out in a separate note. Related parties as defined under clause 10 of the said Accounting Standard read with section 2(76) of the Act and rule 3 of Companies (Specification of definitions details) Rules, 2014 of the Act defines related parties.

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2.21 Cash and Cash Equivalent:

Cash and cash equivalent in the balance sheet comprise cash at bank and on hand and short-term deposits with an original maturity of three months or less, which are subjected to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the company's cash management.

2.22 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.

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 equities 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 Rupees)	(A)	5,68,33,173	6,35,62,544
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 Rupees)	(A/B)	10.77	12.05
Face value per share (In Rupees)		10.00	10.00

3.26 Cotingent 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 (In Rupees)	2,71,90,779	2,71,90,779
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) (In Rupees)	50,00,00,000	50,00,00,000
Claims against the Company not Acknowledged as Debts (In Rupees)	2,28,00,000	2,28,00,000

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Notes:

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

(a) Land and unsold area of approximately 164,200 sqft along with all sold receivable, fixtures, building and development rights within Renaissance Phase I

(b) Land and unsold area of approximately 618,820 sqft along with all sold receivable fixtures, building and development rights in project Renaissance Phase II

(c) The above guarantee is also secured by personal guarantee of the Ravi Todi and Rahul Todi, promoter directors of the Company.

(d) The above guarantee is provided at zero charges as per the approval of board of directors vide meeting dated 25 September 2017.

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
Wholly owned subsidiary	Renaissance Maintenance Private Limited
Other related parties with whom transactions have taken place during the year	
Enterprises in which the key management personnel have significant influence	Neobeam Properties Private Limited BTL EPC Limited (formerly known as Bengal Tools Limited) Nadia Printing & Packaging Private Limited Brijalaxmi Paper Products Private Limited Sri Balaji Nidhi Bhagwan Ram SitaSeva Nidhi BrijlalShrawan Kumar HUF BrijlalTodi HUF Chitra Family Trust Rahul Todi HUF Ravi Todi Family Trust
Key management personnel (KMP)	Ravi Todi, Director Rahul Todi, Director SUBHA CHAKRABARTI, Director

3.27 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 standalone financial statements are reflective of the information required by the Accounting Standard on Segment Reporting (AS-17) for the real estate development segment.

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(Currency: Indian rupees)

3.27 Related party disclosures *(continued)*

Related party transactions and outstanding balances

Nature of transaction/ balance	Co-venturers		Wholly owned subsidiary		Enterprise in which KMP has significant influence		Key management personnel		Total	
	2023	2022	2023	2022	2023	2022	2023	2022	2,023	2,022
Communication expenses	-	-	-	-	-	-	-	-		
BTL EPC Limited (formerly known as Bengal Tools Limited)	-	-	-	-	5,275	22,771	-	-	5,275	22,771
Advertisement expenses	-	-	-	-	-	-	-	-	-	-
Bengal Shrachi Housing Development Limited	7,290	-	-	-	-	-	-	-	7,290	-
Salary & Other Reimbrusement	-	-	-	-	-	-	-	-	-	-
Rahul Todi	-	-	-	-	-	-	57,612	40,973	57,612	40,973
Subha Chakraborty	-	-	-	-	-	-	6,850	-	6,850	-
Unsecured borrowings refunded	-	-	-	-	-	-	-	-	-	-
Nadia Printing & Packaging Private Limited	-	-	-	-	3,81,560	1,60,370	-	-	3,81,560	1,60,370
Finance costs on unsecured borrowings	-	-	-	-	-	-	-	-	-	-
Nadia Printing & Packaging Private Limited	-	-	-	-	35,135	26,123	-	-	35,135	26,123
Unsecured interest free loan given	-	-	-	-	-	-	-	-	-	-
Renaissance Maintenance Private Limited	-	-	1,41,770	33,73,381	-	-	-	-	1,41,770	33,73,381
Anchor Apartment Private Limited	-	-	-	-	5,82,486	2,57,000	-	-	5,82,486	2,57,000
Unsecured interest free loan refunded	-	-	-	-	-	-	-	-	-	-
Renaissance Maintenance Private Limited	-	-	12,94,500	1,25,967	-	-	-	-	12,94,500	1,25,967
Balance outstanding as at the end of the year	-	-	-	-	-	-	-	-	-	-
Unsecured short term loans - receivable	-	-	-	-	-	-	-	-	-	-
Renaissance Maintenance Private Limited	-	-	46,52,652	55,91,674	-	-	-	-	46,52,652	55,91,674
Brijlaxmi Paper Products Private Limited	-	-	-	-	21,56,053	849	-	-	21,56,053	849
Shrachi Virtuous Retail Projects Private Limited	-	-	-	-	80,486	80,486	-	-	80,486	80,486
Anchor Apartment Private Limited	-	-	-	-	8,11,986	2,57,000	-	-	8,11,986	2,57,000

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Notes to the standalone financial statements *(continued)*
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3.27 Related party disclosures *(continued)*

Related party transactions and outstanding balances

Nature of transaction/ balance	Co-venturers		Wholly owned subsidiary		Enterprise in which KMP has significant influence		Key management personnel		Total	
Unsecured short-term borrowings	-	-	-	-	-	-	-	-	-	-
Nadia Printing & Packaging Private Limited	-	-	-	-	44,631	4,00,069	-	-	44,631	4,00,069
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Trade payables	-	-	-	-	-	-	-	-	-	-
Bengal Shrachi Housing Development Limited	2,510	(10,801)	-	-	-	-	-	-	2,510	(10,801)
	-	-	-	-	-	-	-	-	-	-
BTL EPC Limited (formerly known as Bengal Tools Limited)	-	-	-	-	177	18	-	-	177	18
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Interest payable on borrowings	-	-	-	-	-	-	-	-	-	-
Nadia Printing & Packaging Private Limited	-	-	-	-	-	-	35,135	26,123	35,135	26,123
	-	-	-	-	-	-	-	-	-	-

a) The transactions with related parties have been entered at an amount which are not materially different from those on normal commercial terms.

b) The amounts outstanding are unsecured and will be settled in cash. No guarantees have been given or received. No expense has been recognised in current year and previous year for bad or doubtful debts in respect of the amounts owed by related parties.

3.28 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.

3.29 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 Statement of Profit and Loss as they accrue. The amount recognized 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 recognized in the 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 summarizes the components of net benefit expense recognized in the Statement of Profit and Loss and the funded status and amounts recognized in the balance sheet for gratuity benefit.

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

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	5,112	4,488
	Expected return on plan assets	-3,945	-3,013
	Net actuarial (gain) / loss recognised in the year	15,860	15,678
	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	40,747
III	**Movement in benefit liability**		
	Opening defined benefit obligation	730	68,409
	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	15,860	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	72,493
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% p.a.
	Salary increase	6.50% p.a.	6.50% p.a.
	Withdrawal rate	10 per thousand p.a.	

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

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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 meets the applicability threshold of CSR as per Section 135 of the Companies Act 2013. The disclosure in respect of CSR is as under:

	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

3.34 Operating lease

The Company has taken office on operating lease arrangements. Minimum lease payment charged during the year to the 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.

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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.

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.

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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.

Ratio Analysis	Numerator	Denominator	Current Year	Previous Year	Variance	Reason for Variance (If> 25%)
Current Ratio (in times)	Current assets	Current liabilities	1.14	1.18	-3.51%	
Debt-Equity Ratio (in times)	Short term borrowings	Net Worth	1.14	1.75	-53.51%	
Debt service coverage ratio (in times)	Profit Before Taxes	Principal repayments of borrowings	0.48	0.15	68.75%	Due to policy of Management.
Return on equity ratio (in %)	Net Profit after taxes	Average equity	14.01	20.14	-43.75%	Increase in Profit during the year.
Trade receivables turnover ratio (in times)	Net Credit Sales	Average Trades Receivable	97.08	137.31	-41.44%	Increase in sales during the year.
Trade payables turnover ratio (in times)	Net Credit Purchases	Average Trades Payables	189.26	191.74	-1.31%	Increase in sales during the year.
Inventory turnover ratio (in times)	Total Sales	Average Inventory	NIL	NIL	NIL	
Net capital turnover ratio (in times)	Net Sales	Average Working Capital	78.31	245.96	-214.09%	Increase in sales during the year.
Net profit ratio (in %)	Net Profit after taxes	Net Sales	4.88	9.51	-94.88%	Increase in profit during the year.
Return on capital employed (in %)	Profit Before Taxes	Capital Employed	15.55	14.33%	99.08%	Increase in profit during the year.
Return on investment (in %)	Not Applicable	NIL	NIL	NIL	NIL	

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3.41 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: 28th August, 2023

UDIN: 23057051BGTZHV5722

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

SUBHA CHAKRABARTI
Director
DIN: 02203096

Rahul Todi
Director
DIN: 00080441

Place: Kolkata
Date: 28th August, 2023