DIRECTORS' REPORT

To
The Members,

The Directors have the pleasure in presenting this Annual Report of **M/S VALUE HOMES REALTECH PRIVATE LIMITED** along with the Audited Financial Statements for the financial year ended March 31, 2024.

1. FINANCIAL PERFORMANCE:

The financial performance of the company for the year under review are as follows:

(Rupees in Thousands)

Particulars	Financial Year 2023-2024 (FY 2024)	Financial Year 2022-2023 (FY 2023)
	(Rs.)	(Rs.)
Revenue from Operations	-	-
Other Income	-	-
Total Income	-	-
Operating Expenditure	1,56	2,07
Depreciation and Amortization Expense	-	-
Total Expenses	1,56	**2,07**
Profit/(Loss) for the year before Finance Cost & Tax	**(1,56)**	**(2,07)**
Finance Costs	-	11
Profit/(Loss) for the year before Tax	**(1,56)**	**(2,18)**
Tax Expense	-	-
Profit/(Loss)for the year after Tax	**(1,56)**	**(2,18)**
Profit/(Loss) brought forward from previous years	(2,96)	(77)
Add: Balance of Securities premium	-	-
Balance carried forward to Reserve & Surplus	**(4,52)**	**(2,96)**

2. STATE OF COMPANY AFFAIRS AND FUTURE OUTLOOK:

The Company is engaged in the business of Development of Residential and Commercial complex. During the year under review, there was no change in nature of the business of the Company.

Continuous Efforts are being made by the company for better prospects and developments in the years to follow.

VALUE HOMES REALTECH PVT. LTD.

Rajat Kumar Mallik Swapan

Director Director

3. **SHARE CAPITAL/ISSUE OF EQUITY SHARES WITH DIFFERENTIAL VOTING RIGHTS:**

The Authorized Share Capital of the Company as on March 31, 2024 was Rs. 15,00,000/- comprising of 1,50,000 equity shares of Rs. 10/- each.

The Issued and Paid-up Capital of the Company as on March 31, 2024 was Rs. 1,00,000/- comprising of 10,000 equity shares of face value of Rs. 10/- each.

4. **TRANSFER TO RESERVES:**

The closing balance of the retained earnings of the Company as on FY 2024, after all appropriation and adjustments was Rs. (4,51,921/-)

5. **DIVIDEND:**

In order to conserve resources, the Board does not recommend any final dividend for the financial year ended March 31, 2024.

6. **TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND:**

The provisions of Section 125(2) of the Companies Act, 2013 shall not be applicable as there was no unpaid or unclaimed dividend due to be transferred to the Investor Education and Protection Fund during the year under review.

7. **EXTRACT OF ANNUAL RETURN:**

Pursuant to Section 92(3) read with Section 134(3)(a) of the Act, the Annual Return as on March 31, 2024 is annexed hereto and forms part of this report.

8. **REPORT OF THE UTILISATION OF PROCEEDS ON THE PUBLIC, RIGHT ISSUE AND PREFERENTIAL ALLOTMENT OF SECURITES:**

During the FY 2024, the Company has not made any Rights Issue or Preferential Allotment of Securities.

9. **DETAILS OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE FINANCIAL STATEMENTS:**

The Company has put in place adequate internal financial controls with reference to the financial statements. The Management periodically reviews the financial performance of your Company against the approved plans across various parameters and takes necessary action, wherever necessary. The management periodically reviews various control put in place in respect of different financial heads.

10. **DEPOSITS FROM PUBLIC:**

The Company has not accepted or renewed any amount falling within the purview of provisions of Section 73 of the Companies Act 2013 ("the Act") read with the Companies (Acceptance of Deposit) Rules, 2014 during the year under review. Hence, the requirement for furnishing of details of deposits which are not in compliance with the Chapter V of the Act is not applicable.

VALUE HOMES REALTECH PVT. LTD.	VALUE HOMES REALTECH PVT. LTD.
Rajatkumar Mallik	Swapan
Director	Director

11. MATERIAL CHANGES AFFECTING THE FINANCIAL POSITION OF THE COMPANY:

No material changes and commitments affecting the financial position of the Company occurred between the ends of the financial year to which this financial statement relate on the date of this report.

12. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS:

During the financial year under review, the Company has not given any loans or guarantees, made any investments or provided any security under Section 186 of the Companies Act, 2013.

13. VIGIL MECHANISM:

The company is not required to establish vigil mechanism for directors and employees to report genuine concerns.

14. PARTICULARS OF TRANSACTIONS CONTRACTS OR ARRANGEMENTS MADE WITH RELATED PARTIES:

During the year, the Company has entered into transactions with related parties as defined under Section 2(76) of the Companies Act, 2013 read with Companies (Specification of Definitions Details) Rules, 2014, which were in the ordinary course of business and on arms' length basis and in accordance with the provisions of the Companies Act, 2013, Rules issued there under.

The details of the related party transactions as required under Accounting Standard-18 are set out in Additional information's and disclosures, forming part of this financial statement.

The Form AOC -2 pursuant to Section 134(3) (h) of the Companies Act, 2013 read with Rule 8(2) of 20 the Companies (Accounts) Rules, 2014 is set out to the Board's Report.

15. REPORTING OF FRAUDS:

During the year under review, there have been no frauds reported by the Statutory Auditors of the Company under Section 143(12) of the Act.

16. DETAILS OF SIGNIFICANT ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS:

There are no significant material orders passed by the Regulators / Courts / Tribunal which would impact the going concern status of the Company and its future operations. Hence, disclosure pursuant to Rule 8 (5) (vii) of Companies (Accounts) Rules, 2014 is not required.

17. DETAILS OF SUBSIDIARY/ HOLDING / JOINT VENTURE/ASSOCIATE COMPANIES:

The Company does not have any subsidiary/holding company/associate company/Joint Venture. In view of the notification G.S.R....(E) dated 14th October, 2014 issued by the Ministry of Corporate Affairs and Rule 6 of the Companies (Accounts) Rules, 2014 the Company has not prepared Consolidated Financial Statements pertaining to these associate companies for the year ended March 31, 2024.

VALUE HOMES REALTECH PVT. LTD.
Kajalkumar Mallik
Director

VALUE HOMES REALTECH PVT. LTD.
Swapan L
Director

18. STATUTORY AUDITORS:

At the AGM held on 30th September, 2023, the Members approved the appointment / re-appointment of M/s G K LODHA & CO, Chartered Accountants, (Firm Registration No. 329866E), as Statutory Auditors of the Company for a period of five years from the conclusion of that AGM till the conclusion of the AGM to be held in the Financial Year 2028.

19. AUDITORS REPORT:

The notes on financial statement referred to in the Auditor's Report are self-explanatory and do not call for any further comments. There were no qualification made by the Statutory Auditors in their report for the year ended March 31, 2024.

20. BY THE BOARD ON EVERY QUALIFICATION RESERVATIONS ETC. OR ADVERSE REMARK MADE BY AUDITOR'S:

There are no qualifications, reservations or adverse remarks made by the Auditors in their report which require any further explanation by the directors in this report.

21. COMPANY SECRETARY IN PRACTICE:

The provisions related to the Secretarial Audit under Section 204 are not applicable to the Company.

22. PARTICULARS OF EMPLOYEES:

Being an unlisted company, provisions of Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are not applicable to your Company.

23. HUMAN RESOURCES AND INDUSTRIAL RELATIONS:

The Company takes immense pride in the hard work, commitment, competence, loyalty and unfailing dedication shown by its employees in all areas of business. HRD Department acts as a facilitator between the Management and the Staff in ensuring clear lines of communication on the Company's policies, procedures and issues related to Human Resources and provides a clear set of guidelines to employees on their terms and conditions of employment as enumerated in the Service Manual. The ethos of the Company is based on a strong ethical value system of remaining true to our beliefs, being accountable for our actions, being honest in all our dealings, treating people with self-respect, and, by team-work, ensuring that we tap all opportunities to bring prosperity and continuous profitability to our organization which can then be shared with our Shareholders and Employees and those who associate with us.

24. DIRECTORS' RESPONSIBILITY STATEMENT:

Pursuant to Section 134 (3) (c) read with Section 134 (5) of the Companies Act, 2013, your Directors state that:

a) In the preparation of the annual accounts for the year ended March 31, 2024 the Company has followed the applicable accounting standards and there are no material departures from the same.

b) The directors have selected such accounting policy and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2024 and of the Profit and Loss of the Company for that period.

VALUE HOMES REALTECH PVT. LTD.
Rajal Kumar Mallik
Director

VALUE HOMES REALTECH PVT. LTD.
Swapan ...
Director

c) The directors have taken proper and sufficient care for the maintenance and adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting other irregularities.

d) The directors have prepared the Annual Accounts on a "going concern" basis.

e) They have laid down internal financial controls to be followed by the Company and such internal financial controls are adequate and operating effectively.

f) The directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

25. DECLARATION OF INDEPENDENT DIRECTORS:

The provisions of Section 149 pertaining to the appointment of Independent Directors are not applicable on the Company.

26. DISCLOSURE AS PER REQUIREMENT OF SECTION 134(3)(m) OF COMPANIES ACT, 2013 AND RULE 8 (3) OF THE COMPANIES (ACCOUNTS) RULES, 2014:

a. CONSERVATION OF ENERGY:

The management of the company has always been conscious about the importance of conservation of energy at all the stages of operational level and ensure that adequate steps and measures are taken by the Company from time to time to minimize the energy conservation wherever possible by introducing energy efficient equipment's.

b. TECHNOLOGY ABSORPTION:

The company takes from time to time into action any new technology which would be otherwise helpful in cost reduction, productive development or increase in quality of products or services.

c. FOREIGN EXCHANGE EARNINGS AND OUTGO:

There has been no Foreign Exchange Earnings and Outgo during the year under review and Company comply with the relevant provisions.

27. DIRECTORS AND KEY MANAGERIAL PERSONNEL (KMP):

The Company is not mandatorily required to appoint to appoint any whole time KMPS.

28. NUMBER OF MEETINGS OF THE BOARD OF DIRECTORS:

The meetings of Board of Directors of the Company were held **5** times during the year under review i.e. on **22nd June 2023, 28th September 2023, 12th December 2023, 15th February, 2024 and 07th March 2024.** The said Board Meetings were duly called and held and requisite notices were issued for such meetings and that the minutes of these meetings were recorded in the Minutes Book of the Company in accordance with the provisions of the Companies Act, 2013 and the relevant rules there under.

VALUE HOMES REALTECH PVT. LTD.
Kajalkumar Mallik
Director

VALUE HOMES REALTECH PVT. LTD.
Swapan
Director

*The number of meetings attended by the Directors during the FY 2024 is as follows:

Name of the Directors	Number of Meetings Held and Attended during the FY 2024	
	Held	Attended
Kajal Kumar Mallick	5	5
Swapan Kumar Das	5	5
Kamlesh Banik	5	5
Rita Banik	5	5

29. **COMPANIES POLICY RELATING TO DIRECTORS APPOINTMENT, PAYMENT OF REMUNERATION AND DISCHARGE OF THEIR DUTIES:**

The provisions of Section 178(1) relating to constitution of Nomination and Remuneration Committee are not applicable to the Company.

30. **CORPORATE SOCIAL RESPONSIBILITY:**

The information required to be disclosed in the matter of CSR as per Rule 9 of Companies (Corporate Social Responsibility Policy) Rules, 2018 are not applicable to the Company.

31. **DISCLOSURE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORK PLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013:**

During the year FY 2024, the Company has not received any complaint on sexual harassment.

32. **RISK MANAGEMENT:**

Involvement of various types of risks is prone to almost all types of industries and the management of the company is quite aware of it and is in the process of identification, assessment and mitigation of such risks. The Company has laid down a comprehensive risk assessment and minimization procedure for the purpose of reducing the possible business risks such as project execution, any unforeseen or sudden event, financial risk, environmental risk, risk related to statutory compliances and competition risk. These procedures are viewed by the Board of Directors periodically to ensure that the management is effectively and properly controlling such risk under a defined framework.

33. **THE INSOLVENCY AND BANKRUPTCY CODE, 2016:**

Board confirms that there was no proceeding pending under the Insolvency and Bankruptcy Code, 2016.

Also, there was no instance of one-time settlement with any Bank or Financial Institution during the year under review.

34. **ACKNOWLEDGEMENT:**

The directors would like to express their sincere appreciation for the assistance and co-operation received by the Company from banks, government authorities, customers, vendors and members during the year under review. The directors also wish to place on record their deep sense of appreciation for the committed services by the Company's executives, staff and workers.

VALUE HOMES REALTECH PVT. LTD.
Kajalkumar Mallik
Director

VALUE HOMES REALTECH PVT. LTD.
Swapan
Director

35. APPRECIATION:

The Directors wish to convey their gratitude and place on record their appreciation for all the employees at all levels for their hard work, solidarity, cooperation and dedication during the year. The Directors sincerely convey their appreciation to customers, shareholders, vendors, bankers, business associates, regulatory and government authorities for their continued support.

For and on Behalf of the Board of Directors

For M/S VALUE HOMES REALTECH PRIVATE LIMITED

VALUE HOMES REALTECH PVT. LTD.

Kajal Kumar Mallick

Director

Kajal Kumar Mallick
Director
DIN: 09104276

VALUE HOMES REALTECH PVT. LTD.

Swapan K D

Director

Swapan Kumar Das
Director
DIN: 02081089

Place: Kolkata

Dated: The 22nd Day of August, 2024

FORM AOC-2

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014.

Form for disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto.

1. **Details of contracts or arrangements or transactions not at arm's length basis:**
   Company has not entered into any contract or arrangement as specified under section 188(1) which are not at arm's length price. Therefore following disclosure is not applicable to the company:
   a. Name(s) of the related party and nature of relationship.
   b. Nature of contracts/arrangements/transactions.
   c. Duration of the contracts / arrangements/transactions.
   d. Salient terms of the contracts or arrangements or transactions including the value, if any.
   e. Justification for entering into such contracts or arrangements or transactions.
   f. Date(s) of approval by the Board.
   g. Amount paid as advances, if any.
   h. Date on which the special resolution was passed in general meeting as required under first proviso to section 188.

2. **Details of material contracts or arrangement or transactions at arm's length basis:**

(Rupees in Thousands)

Sl. No.	Nature of Transactions	Kajal Kumar Mallick	Swapan Kumar Das	Kamlesh Kumar Banik
		Rs.	Rs.	Rs.
1	Loans Paid	65	-	-
2	Loans Received	1,450	1,450	-
3	Closing Balance - Loan O/s	1,500	1,551	7,500

For and on Behalf of the Board of Directors

For M/S VALUE HOMES REALTECH PRIVATE LIMITED

VALUE HOMES REALTECH PVT. LTD. VALUE HOMES REALTECH PVT. LTD.

Kajal Kumar Mallick

Director

Kajal Kumar Mallick
Director
DIN: 09104276

Swapan

Director

Swapan Kumar Das
Director
DIN: 02081089

Place: Kolkata

Dated: The 22nd Day of August, 2024

Form No. MGT-9

EXTRACT OF ANNUAL RETURN AS ON THE FINANCIAL YEAR ENDED ON MARCH 31, 2024

[Pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014]

I. REGISTRATION AND OTHER DETAILS:

i.	CIN	U70200WB2021PTC243799
ii.	Registration Date	12th March, 2021
iii.	Name of the Company	VALUE HOMES REALTECH PRIVATE LIMITED
iv.	Category / Sub-Category of the Company	Company Limited by Shares
v.	Address of the Registered office and contact details	Ramkrishnapally, Gouranganagar, Aswini Nagar, North 24 Parganas, Deshbandhunagar, West Bengal- 700159
vi.	Whether listed company	No
vii.	Name, Address and Contact details of Registrar and Transfer Agent, if any	NA

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

All the business activities contributing 10 % or more of the total turnover of the company shall be stated:-

Sr. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the company
1.	Construction	9953	-

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES

Sr. No.	Name And Address Of The Company	CIN/GLN	Holding/ Subsidiary /Associate	% of shares held	Applicable Section
1.	-	-	-	-	-

VALUE HOMES REALTECH PVT. LTD.
Kajalkumar Mallik
Director

VALUE HOMES REALTECH PVT. LTD.
Swapan ...
Director

IV. SHARE HOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)

i. *Category-wise Share Holding*

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
A. Promoter									
1) Indian									
a) Individual/ HUF	-	10000	10000	100	-	10000	10000	100	-
b) Central Govt	-	-	-	-	-	-	-	-	-
c) State Govt(s)	-	-	-	-	-	-	-	-	-
d) Bodies Corp	-	-	-	-	-	-	-	-	-
e) Banks / FI	-	-	-	-	-	-	-	-	-
f) Any Other	-	-	-	-	-	-	-	-	-
Sub-total(A)(1):-	-	10000	10000	100	-	10000	10000	100	-
2) Foreign									
g) NRIs-Individuals	-	-	-	-	-	-	-	-	-
h) Other-Individuals	-	-	-	-	-	-	-	-	-
i) Bodies Corp.	-	-	-	-	-	-	-	-	-
j) Banks / FI	-	-	-	-	-	-	-	-	-
k) Any Other....	-	-	-	-	-	-	-	-	-
Sub-total(A):-	-	**10000**	**10000**	**100**	-	**10000**	**10000**	**100**	-
B. Public Shareholding									
1. *Institutions*									
a) Mutual Funds	-	-	-	-	-	-	-	-	-
b) Banks / FI	-	-	-	-	-	-	-	-	-
c) Central Govt	-	-	-	-	-	-	-	-	-
d) State Govt(s)	-	-	-	-	-	-	-	-	-
e) Venture Capital Funds	-	-	-	-	-	-	-	-	-
f) Insurance Companies	-	-	-	-	-	-	-	-	-
g) FIIs	-	-	-	-	-	-	-	-	-
h) Foreign Venture Capital Funds	-	-	-	-	-	-	-	-	-
i) Others (specify)	-	-	-	-	-	-	-	-	-
Sub-total (B)(1)	-	-	-	-	-	-	-	-	-

VALUE HOMES REALTECH PVT. LTD.

Director

VALUE HOMES REALTECH PVT. LTD.

Director

2. Non Institutions									
a) Bodies Corp. (i) Indian (ii) Overseas	-	-	-	-	-	-	-	-	-
b) Individuals (i) Individual shareholders holding nominal share capital upto Rs. 1 lakh (ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh	-	-	-	-	-	-	-	-	-
c) Others(Specify)	-	-	-	-	-	-	-	-	-
Sub-total (B)(2)	-	-	-	-	-	-	-	-	-
Total Public Shareholding (B)=(B)(1)+ (B)(2)	-	-	-	-	-	-	-	-	-
C. Shares held by Custodian for GDRs & ADRs	-	-	-	-	-	-	-	-	-
Grand Total (A+B+C)	-	**10000**	**10000**	**100**	-	**10000**	**10000**	**100**	-

ii. ***Shareholding of Promoters***

Sr. No	**Shareholder's Name**	**Shareholding at the beginning of the year**			**Shareholding at the end of the year**			
		No. of Shares	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	No. of Shares	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	% change in share holding during the year
1.	Kajal Kumar Mallick	5000	50.00	-	2500	25.00	-	**(25)**
2.	Swapan Kumar Das	5000	50.00	-	2500	25.00	-	**(25)**
3.	Dipayan Halder	-	-	-	2500	25.00	-	**25**
4.	Kamlesh Banik	-	-	-	1250	12.50	-	**12.5**
5.	Rita Banik	-	-	-	1250	12.50	-	**12.5**
	Total	**10000**	**100**	**-**	**10000**	**100**	**-**	**-**

VALUE HOMES REALTECH PVT. LTD.

Kajalkumar Mallik

Director

VALUE HOMES REALTECH PVT. LTD.

Swapan K D

Director

iii. *Change in Promoters' Shareholding (please specify, if there is no change*

Sr. No	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			
		No. of Shares	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	No. of Shares	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	% change in share holding during the year
1.	Kajal Kumar Mallick	5000	50	-	2500	25.0	-	**(25)**
2.	Swapan Kumar Das	5000	50	-	2500	25.0	-	**(25)**
3.	Dipayan Halder	-	-	-	2500	25.0	-	**25**
4.	Kamlesh Banik	-	-	-	1250	12.5	-	**12.5**
5.	Rita Banik	-	-	-	1250	12.5	-	**12.5**
	Total	**10000**	**100**	**-**	**10000**	**100**	**-**	**-**

iv. *Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs):*

Sr. no		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
	For Each of the Top 10 Shareholders	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	-	-	-	-
	Date wise Increase / Decrease in Promoters Share holding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus/ sweat equity etc):	-	-	-	-
	At the End of the year	-	-	-	-

VALUE HOMES REALTECH PVT. LTD.
Kajal kumar Mallick
Director

VALUE HOMES REALTECH PVT. LTD.
Swapan k d
Director

v. *Shareholding of Directors and KMP:*

Sr. No	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			
		No. of Shares	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	No. of Shares	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	% change in share holding during the year
1.	Kajal Kumar Mallick	5000	50	-	2500	25.0	-	**(25)**
2.	Swapan Kumar Das	5000	50	-	2500	25.0	-	**(25)**
3.	Dipayan Halder	-	-	-	2500	25.0	-	**25**
4.	Kamlesh Banik	-	-	-	1250	12.5	-	**12.5**
5.	Rita Banik	-	-	-	1250	12.5	-	**12.5**
	Total	**10000**	**100**	-	**10000**	**100**	-	-

V. <u>INDEBTEDNESS</u>

Indebtedness of the Company including interest outstanding/accrued but not due for payment

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year **i)** Principal Amount **ii)** Interest due but not paid **iii)** Interest accrued but not	-	**77,15,700**	-	**77,15,700**
Total (i+ii+iii)	-	**<u>77,15,700</u>**	-	**<u>77,15,700</u>**
Change in Indebtedness during the financial year - Addition - (Reduction)	-	**29,00,000** **(64,700)**	-	**29,00,000** **(64,700)**
Net Change	-	**28,35,300**	-	**28,35,300**
Indebtedness at the end of the financial year **i)** Principal Amount **ii)** Interest due but not paid iii) Interest accrued but not due	-	**1,05,51,000**	-	**1,05,51,000**
Total (i+ii+iii)	-	**1,05,51,000**	-	**1,05,51,000**

VALUE HOMES REALTECH PVT. LTD.
Kajal kumar Mallick
Director

VALUE HOMES REALTECH PVT. LTD.
Swapan
Director

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. Remuneration to Managing Director, Whole-time Directors and/or Manager

Sl. No.	Particulars of Remuneration	Name of MD/WTD/ Manager				Total Amount
1.	Gross salary (a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961 (b) Value of perquisites u/s 17(2) Income-tax Act, 1961 (c) Profits in lieu of salary under section 17(3) Income- tax Act, 1961	-	-	-	-	-
2.	Stock Option	-	-	-	-	-
3.	Sweat Equity	-	-	-	-	-
4.	Commission - as % of profit - others, specify...	-	-	-	-	-
5.	Others, please specify	-	-	-	-	-
6.	Total (A)	-	-	-	-	-
	Ceiling as per the Act	-	-	-	-	-

B. Remuneration to other directors:

Sl. No.	Particulars of Remuneration	Name of MD/WTD/ Manager				Total Amount
	Independent Directors · Fee for attending board committee meetings · Commission · Others, please specify	-	-	-	-	-
	Total (1)	-	-	-	-	-
	Other Non-Executive Directors · Fee for attending board committee meetings · Commission · Others, please specify	-	-	-	-	-
	Total (2)	-	-	-	-	-
	Total (B)=(1+2)	-	-	-	-	-
	Total Managerial Remuneration	-	-	-	-	-
	Overall Ceiling as per the Act	-	-	-	-	-

VALUE HOMES REALTECH PVT. LTD.
Kajalkumar n Mallik
Director

VALUE HOMES REALTECH PVT. LTD.
Swapan L
Director

C. Remuneration to Key Managerial Personnel Other Than MD /Manager /WTD

Sl. no.	Particulars of Remuneration	Key Managerial Personnel			
		CEO	Company Secretary	CFO	Total
1.	Gross salary (a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961 (b) Value of perquisites u/s 17(2) Income-tax Act, 1961 (c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	-	-	-	-
2.	Stock Option	-	-	-	-
3.	Sweat Equity	-	-	-	-
4.	Commission - as % of profit - others, specify...	-	-	-	-
5.	Others, please specify	-	-	-	-
6.	Total	-	-	-	-

VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:

Type	Section of the companies Act	Brief description	Details of Penalty/ Punishment / Compounding fees imposed	Authority[RD /NCLT/Court]	Appeal made. If any(give details)
A. Company					
Penalty	-	-	-	-	-
Punishment	-	-	-	-	-
Compounding	-	-	-	-	-
B. Directors					
Penalty	-	-	-	-	-
Punishment	-	-	-	-	-
Compounding	-	-	-	-	-
C. Other Officers In Default					
Penalty	-	-	-	-	-
Punishment	-	-	-	-	-
Compounding	-	-	-	-	-

VALUE HOMES REALTECH PVT. LTD.
Kajalkumar Mallik
Director

VALUE HOMES REALTECH PVT. LTD.
Swapan
Director

INDEPENDENT AUDITOR'S REPORT

TO
THE MEMBERS OF M/S VALUE HOMES REALTECH PRIVATE LIMITED

Report on the Audit of Standalone Financial Statements

We have audited the accompanying financial statements of **M/S VALUE HOMES REALTECH PRIVATE LIMITED ("the Company")**, which comprise the Balance Sheet as at March 31, 2024, and the Statement of Profit and Loss and statement of changes in equity and notes to the financial statements, for the year then ended, including a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the **Companies Act, 2013 ('Act')** in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, its loss including other comprehensive profits and losses, and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the Standalone Financial Statements in accordance with the Standards on Auditing (SAs), as 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 Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Standalone Financial Statements.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

G. K. LODHA & CO. Chartered Accountants M. No. 118971 KOLKATA

Information other than the financial statements and auditors' report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual report, but does not include the Standalone Financial Statements and our auditor's report thereon.

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

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

Responsibilities of Management for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Standalone Financial Statements that give a true and fair view of the financial position, financial performance of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the 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 Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibility 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.

G. K. LODHA & CO.
M.No. 415871
KOLKATA
Chartered Accountants

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism 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 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 adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.

• Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

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

• Evaluate the overall presentation, structure and content of the 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.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Standalone Financial Statements for the financial year ended March 31, 2024 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

G. K. LODHA & CO.
(M.No. [illegible])
KOLKATA
Chartered Accountants

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 Section 143 (11) of the Act, statement on the matters specified in paragraphs 3 of the said order are not applicable to the company.

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 it appears from our examination of those books.

(c) The Balance Sheet and the Statement of Profit and Loss 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, read with Rule 7 of the Companies (Accounts) Rules, 2014.

(e) On the basis of the written representations received from the directors as on March 31, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2024 from being appointed as a director in terms of Section 164 (2) of the Act.

(f) This report does not include a statement with respect to the adequacy of the internal financial controls over financial reporting of the Company. As per the amendment (dated 13th June, 2017) to notification number, G.S.R. 464(E) dated the 5th June, 2015; the said clause is not applicable to the Company.

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

i. The Company does not have any pending litigations which would impact its financial position.

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

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

iv. (i) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall: directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate

G. K. LODHA & CO.
M.No. 516071
KOLKATA
Chartered Accountants

Beneficiaries") by or on behalf of the Company or provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries;

(ii). The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall: directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Party or provide any guarantee, security or the like from or on behalf of the Ultimate Beneficiaries; and

(iii). Based on such audit procedures as 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 (d)(i) and (d)(ii) contain any material misstatement;

v. No dividend has been declared or paid during the year by the company.

vi. The company has used such accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all transactions recorded in the software and the audit trail feature has not been tampered with.

For G K Lodha & Co
Chartered Accountants
FRN: 329866E
UDIN: 24415671BKCCSM1875

G. K. LODHA & CO. (M. No. 415671) KOLKATA Chartered Accountants

(CA Gopal Krishna Lodha)
Proprietor
M No.: 415671

18 Rabindra Sarani
Poddar Court, Gate No. 2
5th Floor, Room No. 522
Kolkata - 700 001

Dated : The 22nd Day of August, 2024

VALUE HOMES REALTECH PRIVATE LIMITED
CIN: U70200WB2021PTC243799
Ramkrishnapally, Gouranganagar, Aswini Nagar, North 24 Parganas, Deshbandhunagar, West Bengal- 700159

BALANCE SHEET AS ON 31ST MARCH 2024

Rupees in '000

Particulars	Note No.	As at 31.03.2024 Rs.	As at 31.03.2023 Rs.
I. EQUITY AND LIABILITIES			
(1) Shareholders' funds			
(a) Share Capital	3	100	100
(b) Reserves and Surplus	4	-452	-296
(2) Non-current liabilities			
(a) Long-term Borrowings	5	10,551	7,716
(b) Other Long-term Liabilities	6	-	-
(c) Long-term-Provision	7	-	-
(d) Deferred Tax Liabilities	15	-	-
(3) Current liabilities			
(a) Short Term Borrowings	8	-	-
(a) Trade Payable	9	-	-
(b) Other Current Liabilities	10	253	-299
(c) Short-term-Provision	11	-	-
TOTAL		10,452	7,221
II. ASSETS			
(1) Non-current assets			
(a) Property, Plant and equipment	12	-	-
(b) Intangible Assets	12	-	-
(c) Capital Work-in-progress	12	-	-
(d) Non-Current Investment	13	-	-
(e) Long-Term loans and Advances	14	9,500	-
(f) Deffrred Tax Assets	15	-	-
(2) Current assets			
(a) Current Investments	16	-	-
(b) Inventories	17	787	45
(c) Trade Receivables	18	-	-
(d) Cash and Cash Equivalents	19	165	176
(e) Short Term Loans and Advances	20	-	7,000
(f) Other Current Assets	21	-	-
TOTAL		10,452	7,221
Overview & Summary of Significant Accounting Policies	1-2		
The accompanying Notes 1 to 35 form an integral part of the Financial Statements			

As per our report of even date attached
For G K Lodha & Co.
Chartered Accountants
FRN: 329866E

G. K. LODHA & CO. M.No. 415671 KOLKATA Chartered Accountants

CA Gopal Krishna Lodha
Proprietor
Membership No: 415671
Place: Kolkata
Dated: 22-08-2024
UDIN: 24415671BKCCSM1875

18 Rabindra Sarani
Poddar Court, Gate No. 2
5th Floor, Room No. 522
Kolkata - 700 001

For and on behalf of the Board
VALUE HOMES REALTECH PVT. LTD.
Kajal Kumar Mallick
Kajal Kumar Mallick Director
Director
DIN: 09104276

VALUE HOMES REALTECH PVT. LTD.
Swapan L L
Swapan Kumar Das Director
Director
DIN: 02081089

VALUE HOMES REALTECH PRIVATE LIMITED
CIN: U70200WB2021PTC243999
Ramkrishnapally, Gouranganagar, Aswini Nagar, North 24 Parganas, Deshbandhunagar, West Bengal- 700159

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH 2024

Rupees in '000

	Particulars	Note No.	For the year ended 31.03.2024	For the year ended 31.03.2023
			Rs.	Rs.
	Income:			
I	Revenue from Operation			
II	Other Income	22	-	-
III	**Total Income (I + II)**	23	-	-
			-	-
	Expenses:			
	Purchase of Stock in Trade/ Cost of Material Consumed			
	Changes in inventories of Stock in Trade	24	742	
	Employee Benefit Expenses	25	-742	
	Finance Costs	26	-	-
	Depreciation & Amortization Expense	27	-	11
	Other Expenses	12	-	-
IV	**Total Expenses**	28	156	207
			156	218
V	Profit before exceptional and extraordinary items and tax (III - IV)		-156	-218
VI	Add/(Less): Exceptional items		-	-
VII	Profit before extraordinary items and tax (V - VI)		-156	-218
VIII	Add/(Less): Extraordinary items		-	-
IX	Profit before tax (VII- VIII)		-156	-218
	Tax expense / (benefit):			
X	(1) Current tax		-	-
	(2) Tax of earlier years		-	-
	(3) Deferred tax		-	-
XI	Profit (Loss) for the period from continuing operations (VII-VIII)		-156	-218
XII	Profit/(loss) from discontinuing operations		-	-
XIII	Tax expense of discontinuing operations		-	-
XIV	Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)		-	-
XV	**Profit (Loss) for the period (XI + XIV)**		-156	-218
	Earnings per equity share:			
XVI	(1) Basic		-15.63	-21.82
	(2) Diluted		-15.63	-21.82
	Overview & Summary of Significant Accounting Policies	1-2		
	The accompanying Notes 1 to 35 form an integral part of the Financial Statements			

As per our report of even date attached
For G K Lodha & Co.
Chartered Accountants
FRN: 329866E

G. K. LODHA & CO. M.No. 415671 KOLKATA Chartered Accountants

CA Gopal Krishna Lodha
Proprietor
Membership No: 415671
Place: Kolkata
Dated: 22-08-2024
UDIN: 24415671BKCCSM1875

18 Rabindra Sarani
Poddar Court, Gate No. 2
5th Floor, Room No. 522
Kolkata - 700 001

For and on behalf of the Board
VALUE HOMES REALTECH PVT. LTD.
Kajal Kumar Mallick
Director

Kajal Kumar Mallick
Director
DIN: 09104276

VALUE HOMES REALTECH PVT. LTD.
Swapan
Director

Swapan Kumar Das
Director
DIN: 02081089

VALUE HOMES REALTECH PRIVATE LIMITED
CIN: U70200WB2021PTC243799
Ramkrishnapally, Gouranganagar, Aswini Nagar, North 24 Parganas, Deshbandhunagar, West Bengal- 700159

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

1 OVERVIEW

VALUE HOMES REALTECH PRIVATE LIMITED ("the Company") was incorporated on 18th April, 2023 for the purpose of Development of Residential and Commercial complex.

2 SIGNIFICANT ACCOUNTING POLICIES

A Basis of preparation of Financial Statements

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards notified under the Companies (Accounting Standards) Rules, 2006 (as amended) and the relevant provisions of the Companies Act, 1956. The financial statements have been prepared on accrual and going concern basis under the historical cost convention and comply in all material respects with the mendatory Accounting Standards issued by the ICAI

Accounting policies not specifically referred to otherwise be are consistent and in consonance with generally accepted accounting princi-ples and are those used in the previous year.

B Use of Estimates

The preparation of the financial statements in conformity with Indian GAAP requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

C Fixed Assets

Fixed Assets are stated at cost net of irrecoverable taxes less accumulated depreciation and impairment loss, if any.

D Depreciation and Amortisation

Depreciation of Fixed Assets is provided to the extent of depreciable amount on straight line method at the rates and in the manner prescribed in Schedule II to the Companies Act, 2013 over their useful life.

E Investments

Long Term/ Non-Current Investments are valued at cost. Provision is made to recognize a decline, other than temporary, in the opinion of the management.

F Provision for Current and Deferred Tax

Provision for current tax is made after taking into consideration benefits admissible under the provisions of the Income Tax Act, 1961. Deferred Tax resulting from "timing differences" between taxable and accounting income is accounted for using the tax rates and laws that are enacted or substantively enacted as on the balance sheet date. Deferred Tax Asset is recognized and carried forward only to the extent that there is a virtual certainty that the asset will be realised in future. Deferred tax assets are recognised only if there is reasonable certainty that they will be realised and reviewed for the appropriateness of their respective carrying values at each balance sheet date.

VALUE HOMES REALTECH PVT. LTD.
Kajalkumar Maity
Director

VALUE HOMES REALTECH PVT. LTD.
Swapan
Director

O. K. LODHA & CO.
(M.No. 415671)
KOLKATA
Chartered Accountants

VALUE HOMES REALTECH PRIVATE LIMITED
CIN: U70200WB2021PTC243799
Ramkrishnapally, Gouranganagar, Aswini Nagar, North 24 Parganas, Deshbandhunagar, West Bengal- 700159

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

3: SHARE CAPITAL

Rupees in '000

Particulars	As at 31.03.2024		As at 31.03.2023	
	Number	Rs.	Number	Rs.
(a) Authorised				
Equity shares of Rs. 10 each with voting rights	1,50,000	1,500	1,50,000	1,500
(b) Issued, Subscribed and fully paid up				
Equity shares of Rs. 10 each with voting rights	10,000	100	10,000	100
Total	10,000	100	10,000	100

(c) Terms/rights attached to equity shares:

The Company has only one class of equity shares having a par value of Rs.10 per share. Each equity shares holder is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the company after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders. The equity shareholders of the company are entitled to get the dividend as and when proposed by the Board of Directors and approved by shareholders in the ensuing Annual General Meeting.

(d) The reconciliation of the number of shares is set out below:

Particulars	As at 31.03.2024		As at 31.03.2023	
	Number	Rs.	Number	Rs.
Equity Shares at the beginning of the year	10,000	100	10,000	100
Add : Shares Issued during the year	-	-	-	-
Equity Shares at the end of the year	10,000	100	10,000	100

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

Class of shares / Name of shareholder	As at 31.03.2024		As at 31.03.2023	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares with voting rights				
1. Kajal Kumar Mallick	2,500	25.0	5,000	50
2. Swapan Kumar Das	2,500	25.0	5,000	50
3. Dipayan Halder	2,500	25.0	-	-
4. Kamlesh Banik	1,250	12.5	-	-
5. Rita Banik	1,250	12.5	-	-

(f) Details of shares held by promoters:

Promoter's Name	Particulars	Current Year				
		Share at beginning		Share at end		Change %
		Number of shares	% of Holding	Number of shares	% of Holding	
1. Kajal Kumar Mallick	Equity Shares [NV : 10]	5,000	50.0	2,500	25.0	-25.0
2. Swapan Kumar Das	Equity Shares [NV : 10]	5,000	50.0	2,500	25.0	-25.0
3. Dipayan Halder	Equity Shares [NV : 10]	-	-	2,500	25.0	25.0
4. Kamlesh Banik	Equity Shares [NV : 10]	-	-	1,250	12.5	12.5
5. Rita Banik	Equity Shares [NV : 10]	-	-	1,250	12.5	12.5

Promoter's Name	Particulars	Previous Year				
		Share at beginning		Share at end		Change %
		Number of shares	% of Holding	Number of shares	% of Holding	
1. Kajal Kumar Mallick	Equity Shares [NV : 10]	5,000	50.0	5,000	50.0	-
2. Swapan Kumar Das	Equity Shares [NV : 10]	5,000	50.0	5,000	50.0	-

4: RESERVES & SURPLUS

Rupees in '000

Particulars	As at 31.03.2024	As at 31.03.2023
	Rs.	Rs.
a) Securities Premium		
Opening balance	-	-
Add: Addition during the year	-	-
Closing balance	-	-
b) Profit & Loss A/c		
Opening balance	-296	-77
Add: Profit / (Loss) for the year	-156	-218
Closing balance	-452	-296
Total	-452	-296

VALUE HOMES REALTECH PVT. LTD.
Kajal Kumar Mallick
Director

O. K. LODHA & CO. (M.No. 415971) KOLKATA Chartered Accountants

VALUE HOMES REALTECH PVT. LTD.
Swapan
Director

VALUE HOMES REALTECH PRIVATE LIMITED
CIN: U70200WB2021PTC243799
Ramkrishnapally, Gouranganagar, Aswini Nagar, North 24 Parganas, Deshbandhunagar, West Bengal- 700159

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

5: LONG-TERM BORROWINGS

Rupees in '000

Particulars	As at 31.03.2024	As at 31.03.2023
	Rs.	Rs.
Unsecured Loan		
Loan From Director		
Kamlesh Banik	7,500	7,500
Kajal Kumar Mallick	1,500	115
Swapan Kumar Das	1,551	101
Total	10,551	7,716

6: OTHER LONG-TERM LIABILITIES

Particulars	As at 31.03.2024	As at 31.03.2023
	Rs.	Rs.
Other Long term Liabilities	-	-
Total	-	-

7: LONG-TERM-PROVISION

Particulars	As at 31.03.2024	As at 31.03.2023
	Rs.	Rs.
Long Term Provision	-	-
Total	-	-

8: SHORT TERM BORROWINGS

Particulars	As at 31.03.2024	As at 31.03.2023
	Rs.	Rs.
Short Term Borrowing	-	-
Total	-	-

9: TRADE PAYABLE

Particulars	As at 31.03.2024	As at 31.03.2023
	Rs.	Rs.
Creditors for Goods and Services	-	-
Total	-	-

Current Year		Trade Payable				
Sl. No.	Particulars	Outstanding for following periods from due date of payment				
		Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i	MSME	-	-	-	-	-
ii	Others	-	-	-	-	-
iii	Disputed Dues - MSME	-	-	-	-	-
iv	Disputed Dues - Others	-	-	-	-	-
	Total	-	-	-	-	-

Previous Year		Trade Payable				
Sl. No.	Particulars	Outstanding for following periods from due date of payment				
		Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i	MSME	-	-	-	-	-
ii	Others	-	-	-	-	-
iii	Disputed Dues - MSME	-	-	-	-	-
iv	Disputed Dues - Others	-	-	-	-	-
	Total	-	-	-	-	-

10: OTHER CURRENT LIABILITIES

Particulars	As at 31.03.2024	As at 31.03.2023
	Rs.	Rs.
Audit Fees Payable	70	35
Professional Tax Payable	3	-
Other Payable	181	-334
Total	253	-299

11: SHORT-TERM-PROVISION

Particulars	As at 31.03.2024	As at 31.03.2023
	Rs.	Rs.
Provision for Income Tax	-	-
Total	-	-

VALUE HOMES REALTECH PVT. LTD.
Kajal Kumar Mallick
Director

G. K. LODHA & CO.
M. No. 15671
KOLKATA
Chartered Accountants

VALUE HOMES REALTECH PVT. LTD.
Swapan Kr
Director

VALUE HOMES REALTECH PRIVATE LIMITED
CIN: U70200WB2021PTC243799
Ramkrishnapally, Gouranganagar, Aswini Nagar, North 24 Parganas, Deshbandhunagar, West Bengal- 700159

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

12: PROPERTY, PLANT AND EQUIPMENT

Figures in Rs. '000

Sl No.	PARTICULARS	Rate of Depreciation	GROSS BLOCK				DEPRECIATION				NET BLOCK	
			As at 01.04.2023	Addition During the year	Sales/ Adjustment	As at 31.03.2024	Upto 01.04.2023	For the Year	Sales/ Adjustment	Upto 31.03.2024	As at 31.03.2024	As at 31.03.2023
	TOTAL		-	-	-	-	-	-	-	-	-	-
	PREVIOUS YEAR		-	-	-	-	-	-	-	-	-	-
	Capital work-in-progress		-	-	-	-	-	-	-	-	-	-

G. K. LODHA & CO.
M.No. 416071
KOLKATA
Chartered Accountants

VALUE HOMES REALTECH PVT. LTD.
Kajalkumar Mallik
Director

VALUE HOMES REALTECH PVT. LTD.
Swapan
Director

VALUE HOMES REALTECH PRIVATE LIMITED
CIN: U70200WB2021PTC243799
Ramkrishnapally, Gouranganagar, Aswini Nagar, North 24 Parganas, Deshbandhunagar, West Bengal- 700159

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

13: NON-CURRENT INVESTMENT

Rupees in '000

Particulars	As at 31.03.2024	As at 31.03.2023
	Rs.	Rs.
Investment	-	-
Total	-	-

14: LONG-TERM LOANS & ADVANCES

Particulars	As at 31.03.2024	As at 31.03.2023
	Rs.	Rs.
Advances against Land		
For Nakshatra	2,500	-
For Goyal Site	7,000	-
Total	9,500	-

15: DEFFRRED TAX ASSETS

Particulars	As at 31.03.2024	As at 31.03.2023
	Rs.	Rs.
Opening Balance	-	-
Add : During the year	-	-
Total	-	-

16: CURRENT INVESTMENTS

Particulars	As at 31.03.2024	As at 31.03.2023
	Rs.	Rs.
Investment		
Total	-	-

17: INVENTORIES

Particulars	As at 31.03.2024	As at 31.03.2023
	Rs.	Rs.
Stock of Traded Goods	787	45
Total	787	45

18: TRADE RECEIVABLES

Particulars	As at 31.03.2024	As at 31.03.2023
	Rs.	Rs.
Trade receivables outstanding for a period less than six months from the date they are due for payment	-	-
Unsecured, considered good Outstanding for more than six months	-	-
Total	-	-

19: CASH & CASH EQUIVALENTS

Particulars	As at 31.03.2024	As at 31.03.2023
	Rs.	Rs.
Balance with Banks		
- Axis Bank	91	76
Cash in Hand	74	100
Total	165	176

20: SHORT TERM LOANS & ADVANCES

Particulars	As at 31.03.2024	As at 31.03.2023
	Rs.	Rs.
Advance against Land		
For Goyal Site	-	7,000
Total	-	7,000

21: OTHER CURRENT ASSETS

Particulars	As at 31.03.2024	As at 31.03.2023
	Rs.	Rs.
Deposit With Government Authority		
TDS Receivable	-	-
Total	-	-

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Rajal Kumar Mallik
Director

VALUE HOMES REALTECH PVT. LTD.
Swapan ...

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NOTES FORMING PART OF THE FINANCIAL STATEMENTS

Rupees in '000

22: REVENUE FROM OPERATION

Particulars	For the year ended 31.03.2024 Rs.	For the year ended 31.03.2023 Rs.
Income	-	-
Total	-	-

23: OTHER INCOME

Particulars	For the year ended 31.03.2024 Rs.	For the year ended 31.03.2023 Rs.
Other Income	-	-
Total	-	-

24: Purchase of Stock in Trade / Cost of Material Consumed

Particulars	For the year ended 31.03.2024 Rs.	For the year ended 31.03.2023 Rs.
Purchase (Net of Discount)	-	-
Direct Expenses	742	
Total	742	

25: CHANGES IN INVENTORIES OF STOCK IN TRADE

Particulars	For the year ended 31.03.2024 Rs.	For the year ended 31.03.2023 Rs.
Opening balance	45	-
Closing Balance	787	
Total	-742	

26: EMPLOYEE BENEFIT EXPENSES

Particulars	For the year ended 31.03.2024 Rs.	For the year ended 31.03.2023 Rs.
Salaries & Bonus	-	-
Director's Remuneration	-	-
Total	-	-

27: FINANCE COSTS

Particulars	For the year ended 31.03.2024 Rs.	For the year ended 31.03.2023 Rs.
Bank Charges	-	11
Total	-	11

28: SELLING & DISTRIBUTION AND OTHER EXPENSES

Particulars	For the year ended 31.03.2024 Rs.	For the year ended 31.03.2023 Rs.
Other Expenses		
Audit Fees	35	35
ROC Charges	51	-
Professional fee	60	15
Printing & Stationery	-	10
Trade License	4	-
Brokerage	-	100
General Expenses	5	8
Office Expenses (Purchase Accounts)	-	38
Professional Tax	3	-
Total	156	207

G. K. LODHA & CO.
M. No. 415671
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VALUE HOMES REALTECH PVT. LTD.
Rajatkumar Mallik
Director

VALUE HOMES REALTECH PVT. LTD.
Swapan
Director

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NOTES FORMING PART OF THE FINANCIAL STATEMENTS

29 Contingent Liabilities not provided for: Nil

30 Based upon information available with the Company, there is no balance due to vendor covered under the Micro, Small and Medium Enterprises Development Act, 2006. There is no interest liability either paid or payable under the terms of the said Act.

31 **Earnings Per Share:**

Sl. No.	Particulars	31.03.2024	31.03.2023
		Rupees in '000 (except per share figure)	
a.	Net Profit after tax as per Statement of Profit and Loss attributable to Equity Shareholders	-156	-218
b.	Weighted average number of Equity Shares used as denominator for calculating EPS	10,000	10,000
c.	Basic & Diluted Earnings per share (Rs.)	-15.63	-21.82
d.	Face Value per Share (Rs.)	10	10

32 **Related Party Disclosures:**

(i) List of Related Parties where control exists and related parties with whom transactions have taken place and relationships:

Sl. No.	Name of the Related Party	Relationship
1	Kajal Kumar Mallick	Director
2	Swapan Kumar Das	Director
3	Kamlesh Kumar Banik	Director

(ii) Transactions during the year with related parties:

Rupees in '000

Sl. No.	Nature of Transactions	Kajal Kumar Mallick	Swapan Kumar Das	Kamlesh Kumar Banik
		Rs.	Rs.	Rs.
1	Loans Paid	65	-	-
2	Loans Received	1,450	1,450	-
3	Closing Balance - Loan O/s	1,500	1,551	7,500

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

34 **Additional regulatory information pursuant to Ministry of Company Affairs Notification dated March 24, 2021:**

A **Title deeds of Immovable Property**
The Company has no Immovable Property as on 31st March 2024

B **Loans or advances in the nature of loans are granted to promoters, directors, KMPs and the related parties**
There is no Loan/Advance to Promoters, Directors, KMP and the related Parties.

C **Details of Benami Property held**
There have been no proceedings initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) and Act, 1988 (45 of 1988) and rules made thereunder.

D **Borrowings from banks or financial institutions on the basis of security of Current Assets**
The Company has not availed any borrowings from banks or financial institutions on the basis of Current Assets.

E **Wilful Defaulter**
The Company has not been declared a wilful defaulter by any bank or financial institution or other lender.

F **Relationship with Struck off Companies**
The Company has not entered into any transactions with the companies struck off under section 248 of the Companies Act, 2013 or section 560 of the Companies Act, 1956.

G **Registration of charges or satisfaction with Registrar of Companies (ROC)**
No Registration of Charges or Satisfaction with the registrar of Companies (ROC) done within the statutory period .

H **Compliance with number of layers of Companies**
The Company has no subsidiaries or investments in other companies, accordingly compliance with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017, are not applicable.

I **Compliance with approved Scheme(s) of Arrangements**
There are no Scheme of Arrangements approved by the Competent Authority in terms of section 230 to 237 of the Act.

J **Corporate Social Responsibility (CSR)**
The Company is not required to undertake Corporate Social Responsibility (CSR) activities in accordance with Section 135 of the Companies Act, 2013.

K **Details of Crypto Currency or Virtual Currency**
The Company has not traded or invested in Crypto Currency or Virtual Currency during the financial year.

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NOTES FORMING PART OF THE FINANCIAL STATEMENTS

35 **Additional regulatory information pursuant to Ministry of Company Affairs Notification dated March 24, 2021:**

I. Ratios

Sl. No.	Ratio	Numerator	Denominator	Numerator / Denominator		Current Year Ratio	Numerator / Denominator		Previous Year Ratio	% Change	Reasons
1	Current Ratio	Current Assets	Current Liabilities	9,52,139	2,53,060	3.76	72,20,669	-2,99,430	-24.11	-	
2	Debt-Equity Ratio	Total Debt	Shareholder's Equity	1,05,51,000	-3,51,921	-29.98	77,15,700	-1,95,601	-39.45	-	
3	Debt Service Coverage Ratio	EBIDT + Non cash expense	Interest + Principal Repayment	-1,56,320	-	-	-2,18,220	-	-	-	–
4	Return on Equity Ratio	Net Profits after taxes – Preference Dividend (if any)	Average Shareholder's Equity	-1,56,320	-2,73,761	0.57	-2,18,220	-86,491	2.52	-	–
5	Inventory Turnover Ratio	Cost of Goods Sold	Average Inventory	-	4,15,960	-	-	22,550	-	-	–
6	Trade Receivables Turnover Ratio	Net Credit Sales	Average Trade Receivables	-	-	-	-	-	-	-	–
7	Trade Payables Turnover Ratio	Net Credit Purchases	Average Trade Payables	-	-	-	-	-	-	-	–
8	Net Capital Turnover Ratio	Net Sales	Average Working Capital	-	41,09,589	-	-	37,64,134	-	-	–
9	Net Profit Ratio	Net Profit	Net Sales	-1,56,320	-	-	-2,18,220	-	-	-	–
10	Return on Capital Employed	EBIT	Capital Employed	-1,56,320	1,01,99,079	-0.02	-2,18,220	75,20,099	-0.03	-	–
11	Return on Investment	Net Profit / Net Investment	Net Profit / Net Investment	-1,56,320	-	-	-2,18,220	-	-	-	–

As per our report of even date attached
For G K Lodha & Co.
Chartered Accountants
FRN: 329866E

G. K. LODHA & CO. M. NO. ... KOLKATA Chartered Accountants

CA Gopal Krishna Lodha
Proprietor
Membership No: 415671
Place: Kolkata
Dated: 22-08-2024
UDIN: 24415671BKCCSM1875

18 Rabindra Sarani
Poddar Court, Gate No. 2
5th Floor, Room No. 522
Kolkata - 700 001

For and on behalf of the Board
VALUE HOMES REALTECH PVT. LTD.
Rajal Kumar Mallik
Director
Kajal Kumar Mallick
Director
DIN: 09104276

VALUE HOMES REALTECH PVT. LTD.
Swapan
Swapan Kumar Das Director
Director
DIN: 02081889