

MAA LAND DEVELOPERS PRIVATE LIMITED

CIN: U45400WB2012PTC183651

Registered Office: TERMINUS BUILDING, 2ND FLOOR, UNIT NO- 216, BG/12, ACTION AREA- 1B, NEW TOWN, KOLKATA - 700156, INDIA.

Contact : 033 2516 0040; Email : mld2013pl@gmail.com

Directors' Report

Dear Members,

Your Directors take great pleasure in presenting the 10th Annual Report on the business and operations of your Company together with the audited standalone accounts for the year ended 31st March, 2022.

1. Financial Performance:-

The financial results of the company for the year are given below:-

PARTICULARS	(Rs. in Thousand)	
	Standalone	
	For the Year Ended	31-Mar-22
Total Revenue	1,414.17	2,015.50
Total Expenses	1,283.99	1,938.11
Profit/(Loss) before Tax	130.18	77.38
Less: Provision For Tax (Incl. Deferred Tax)	(33.85)	(17.14)
Less: Taxes for earlier years	-	-
Profit/(Loss) After Tax	96.33	60.24
Balance B/f from Last year	1,604.69	1,544.45
Balance available for appropriation	1,701.02	1,604.69

2. Dividend :-

In the view of the planned business growth, your Directors deems it proper to preserve the resources of the company for its activities and therefore do not propose any dividend for the financial year ended March 31,2022.

3. Transfer to Reserves :-

No amount was transferred to the reserves during the financial year ended 31st March, 2022.

4. Particulars of loans given, investments made, guarantee given and securities provided :-

The Company has not given any loans, investments, guarantee or have provided security pursuant to section 186 of the Companies Act, 2013.

5.Meeting of the Board of Directors:-

The Board meets at regular intervals to discuss and decide on business strategies/ policies and review the financial performance of the Company. During the financial year ended 31st March, 2022, the Board of Directors of the Company met 5 (Five) times on 26.06.2021; 01.09.2021; 5.11.2021; 30.11.2021 and 29.03.2022. The interval between two meetings was well within the maximum period mentioned under section 173 of the Companies Act, 2013.

Attendance of Directors at the Board Meetings

Sr. No.	Name of Directors	Date of Board Meeting with attendance				
		26.06.2021	01.09.2021	5.11.2021	30.11.2021	29.03.2022
1	Mr. Lal Mani Prasad	Present	Present	Present	Present	Present
2	Mr. Saroj Kumar Giri	Present	Present	Present	Present	Present
3	Mr. Niraj Kumar Singh	Present	Present	Present	Present	Present

6.State of the Company Affairs And Future Outlook

The company is engaged in the business of Land Development/ Sale. There has been no change in the business of the company during the financial year ended 31st March, 2022.

7. Event subsequent to the date of Balance Sheet :-

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

Mr. Lal Mani Prasad
DIN-05273143



Mr. Saroj Kumar Giri
DIN-07826165

8. Details of significant and material orders passed by the Regulators or Courts or Tribunals impacting the Going Concern Status and Company's Operations in future :-

No significant and material order has been passed by the regulators, courts, tribunals, impacting the going concern status and Company's operations in future.

9. Details of Subsidiary / Associate Companies / Joint Ventures :-

The Company does not have any Subsidiary, Joint Venture or an Associate Company.

10. Directors and Key managerial Personnel :-

There has been no change in the constitution of Board during the year under review, i.e. the struture of the Board remains the same.

In view of the applicable provisions of the Companies Act, 2013, the Company is not mandatorily required to appoint any whole time KMPs.

11. Change in the nature of business :-

There has been no change in the nature of business, services provided by the Company.

12. Particulars of Contracts or Arrangements with Related Parties :-

All related party transactions that were entered during the financial year ended 31st March, 2022 were on arm's length basis and were in the ordinary course of business. Therefore, the provisions of Section 188 of the Companies Act, 2013 were not attracted. Further, there are no material significant related party transactions during the year under review made by the Company with Promoters, Directors, Key Managerial Personnel or other designated persons which may have a potential conflict with the interest of the Company at large. Thus, disclosure in Form AOC-2 is not required.

13. Annual Return :-

The Company being a Private Limited Company is not required to maintain any website as per the provisions of the Act. Thus, it is not required to comply with the provisions of Section 92(3) of the Act and Since the erstwhile Rule 12 of Companies (Management and Administration) Rules, 2014 has been substituted through which the requirement of annexing MGT-9 for the Financial year ended March 31, 2022 with the Board's report is not required.

14. Statutory Auditor :-

To appoint M/s. M/s. Beriwal & Associates, Chartered Accountants (Firm registration No. 327662E), who has offered himself for appointment and confirmed his eligibility to be appointed as the Auditor in terms of Section 141 of the Companies Act, 2013, it is proposed to appoint him as Auditor of the Company to hold office for a a period of 3 year from the conclusion of this Annual General meeting (AGM) till the conclusion of the 13th AGM of the Company to be held in the year 2025, at such remuneration plus GST as applicable, out of pocket expenses, etc., as may be mutually agreed between the Board of Directors of the Company and the Auditor."

Pursuant to Sections 139, 141, and 142 of the Companies Act, 2013 and relevant rules prescribed there under, the Company has received certificate from the Auditor to the effect, inter alia, that they are not disqualified for such re-appointment under the provisions of applicable laws, the proposed appointment is as per the terms and the limits prescribed under the Companies Act, 2013 and no proceedings against them or any of their partners are pending with respect to matter of professional misconduct. Further, they have also provided their written consent for appointment as the statutory auditor of the Company.

15. Secretarial Auditors :-

The company do not require to appoint secretarial auditor, as required under Section 204 of the Companies Act, 2013 and Rules thereunder.

16. Cost Auditors :-

The company do not require to appoint cost auditor, as required under Section 148 of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014.

17. Internal Financial Control :-

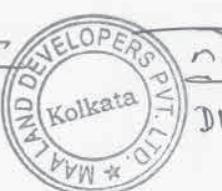
The Board has adopted the policies and procedures for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial disclosures.

18. Risk Management Policy :-

The Company has developed and implemented a risk management policy which identifies major risks which may threaten the existence of the Company. The same has also been adopted by your Board and is also subject to its review from time to time. Risk mitigation process and measures have been also formulated and clearly spelled out in the said policy.

19. Director's Response to the comments made by the Auditor in their report:-

The observations made in the Auditor's Report, read together with the relevant notes thereon are self explanatory & hence do not call for any further comments.


DIN-05273143 DIN-07826165

20. Declaration by Independent Directors:-

Your Company do not require to appoint Independent Director on the Board of the Company in terms of section 149 (6) of the Companies Act, 2013.

21. Fixed Deposits :-

Your Company has not accepted any deposit from the public/members under Section 73 of the Companies Act, 2013 read with the Companies (Acceptance of Deposits) Rules, 2014 during the year.

22. Particulars of employees :-

The Company has no employee in the category as specified under section 197 (12) of the Companies Act, 2013 read with Rule 5 (1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

23. Conservation of energy, technology absorption and foreign exchange income / outgo :

Since the Company's operations do not currently involve any manufacturing or processing activities, the particulars as required under Rule 8 of the Companies (Accounts) Rules, 2014 regarding conservation of energy and technology absorption, are not applicable.

There has been no Foreign Exchange earnings and outgo during the year.

24. Corporate Social Responsibility Policy :-

The Company do not require to constitute a Corporate Social Responsibility committee pursuant to section 135 of the Companies Act, 2013.

25. Transfer of amounts to Investor Education and Protection Fund :-

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

26. Information under the Sexual harassment of women at workplace (Prevention, Prohibition and redressal) Act, 2013 :-

The Company is committed to provide a safe and conducive work environment to its employees. During the year under review, no case of sexual harassment was reported.

27. Material Changes and Commitments:-

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

28. Fraud Reporting:

Pursuant to the provisions of Section 134(3) (ca) of the Companies (Amendment) Act, 2015, no fraud was reported by the Auditors under sub-section (12) of Section 143 of the Companies Act, 2013 read with Rule 13 of the Companies (Audit and Auditors) Rules, 2014.

29. Director's Responsibility Statement :-

Pursuant to section 134 (3) (c) of the Companies Act, 2013, the Board of Directors hereby state that:

- 1) In the preparation of the annual accounts for the year ended 31st March, 2022, applicable accounting standards have been followed and there are no material departures from the same;
- 2) We have selected such accounting policies 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 31st March, 2022 and of the profit of the Company for that period;
- 3) We have taken proper and sufficient care for the maintenance of 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 fraud and other irregularities;
- 4) We have prepared the annual accounts on a 'Going Concern' basis;
- 5) the Company being unlisted, sub clause (e) of section 134(3) of the Companies Act, 2013 pertaining to laying down internal financial controls is not applicable to the Company; and
- 6) We have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

30. Changes in Share Capital:-

During the Financial Year 2021-22, the Share Capital of the Company stood at Rs. 3,00,000/- and there is no change in Share Capital during the Financial Year 2021-22.

31. Shares:-

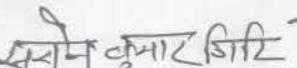
- a) Buy Back of Securities - The Company has not bought back any of its securities during the year under review.
- b) Sweat Equity - The Company has not issued any Sweat Equity Shares during the year under review.
- c) Bonus Shares - No Bonus Shares were issued during the year under review.
- d) Employees Stock Option - The Company has not provided any Stock Option Scheme to the employees.

32. Acknowledgment:-

Your Directors would like to express their sincere appreciation for the assistance and cooperation received from the financial institutions, banks, Government authorities, customers, vendors and members during the year under review. Your Directors also wish to place on record their deep sense of appreciation for the committed services by the Company's executives, staff and workers.

For and on behalf of the Board

Maa Land Developers Private Limited


Saroj Kumar Giri
Director
DIN: 05273143


Niraj Kumar Singh
Director
DIN: 07826165



Place: Kolkata

Date : 7th September, 2022



BERIWAL & ASSOCIATES

Chartered Accountants

2A, Ganesh Chandra Avenue, Kolkata - 700 013, W.B. India

Email : sunil.beriwal@hotmail.com
Independent Auditors' Report

To The Members of MAA LAND DEVELOPERS PRIVATE LIMITED

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying Standalone financial statements of M/s. **MAA LAND DEVELOPERS PRIVATE LIMITED** ("the Company") which comprises the Balance Sheet as at March 31, 2022, the Statement of Profit and Loss for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the 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 March 31, 2022, and profit for the year ended on that date.

Basis of Opinion

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

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's Report including Annexures to Board's 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 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 Management and Those Charged with Governance for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position and financial performance of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

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Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Report on Other Legal and Regulatory Requirements

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

1. A further description of the auditor's responsibilities for the audit of the financial statements is included in "Annexure "A" of this auditor's report.
2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013 are not applicable to the company
3. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - (c) The Balance Sheet, the Statement of Profit and Loss dealt with by this Report are in agreement with the relevant 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 31st March, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.
 - (f) 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:
 - (1) the Company does not have any pending litigations which would impact its financial position.
 - (2) the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - (3) There were no instances of transferring any amount to Investor Education and Protection Funds by the Company as there was no dividend declared in last 7 years.
 - (4) (i) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - (ii) The management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

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(3)

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

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

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

For Beriwal & Associates
Chartered Accountants
Firm Registration No. 327662E

S 21
Sunil Beriwal

Proprietor

Membership No. 055302

UDIN: 2205530284100W4630
Kolkata, The 7th day of September, 2022



ANNEXURE - A TO THE INDEPENDENT AUDITORS' REPORT

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- i) Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ii) 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 system in place and the operating effectiveness of such controls.
- iii) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- iv) 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.
- v) Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

For Beriwal & Associates
Chartered Accountants
Firm Registration No. 327662E

S. B. A.
Sunil Beriwal
Proprietor
Membership No. 055302

UDIN: 22055302RAZQ0W4620
Kolkata, The 7th day of September, 2022



MAA LAND DEVELOPERS PRIVATE LIMITED

Balance Sheet as at 31-Mar-22

(Rs. in Thousand)

	Particulars	Note No.	31-Mar-22	31-Mar-21
I	EQUITY & LIABILITIES			
1	<u>Shareholders' Funds</u>			
a)	Share Capital	"2"	300.00	300.00
b)	Reserves & Surplus	"3"	1,701.02	1,604.69
2	<u>Non Current Liabilities</u>			
a)	Long Term Borrowings	"4"	-	442.69
3	<u>Current Liabilities</u>			
a)	Short Term Borrowings	"5"	5,200.00	5,200.00
b)	Trade Payables		-	-
	(A) total outstanding dues of micro enterprises and small enterprises			
	(B) total outstanding dues of Creditors other than micro enterprises and small enterprises			
c)	Other Current Liabilities	"7"	33,302.02	32,757.34
d)	Short Term Provisions	"8"	402.92	376.27
	TOTAL		40,905.96	40,681.00
II	ASSETS			
	<u>Non Current Assets</u>			
1	a) Property, Plant and Equipment - Tangible Assets	"9"	498.96	709.36
b)	Deferred Tax Assets (net)	"10"	257.32	264.51
2	<u>Current Assets</u>			
a)	Inventories	"11"	8,517.89	8,687.98
b)	Trade Receivables	"12"	-	-
c)	Cash & Cash Equivalents	"13"	32.89	64.54
d)	Other Current Assets	"14"	31,598.91	30,954.60
	TOTAL		40,905.96	40,681.00

Significant Accounting Policies

01 - 21

Notes referred to above form an integral part of the Financial Statements

As per our report of even date attached

For Beriwal & Associates

For and on behalf of the Board

Firm Registration No. 327662E

Maa Land Developers Private Limited

Chartered Accountants

Sunil Beriwal

Proprietor

M No. 055302

UDIN: 220533B02RA200W4630



Saroj Kumar Giri

Director

DIN: 05273143



Niraj Kumar Singh

Director

DIN: 07826165

Place: Kolkata

Date : 7th September, 2022

MAA LAND DEVELOPERS PRIVATE LIMITED

Statement of Profit & Loss for the year ended

	Particulars	Note No.	31-Mar-22	(Rs. in Thousand) 31-Mar-21
I	Income Revenue from Operations	"15"	1,409.38	2,015.50
II	Other Income		4.79	-
III	Total Revenue (I+II)		1,414.17	2,015.50
IV	Expenses Purchases of Stock-In-Trade Changes in Inventories of Stock-In-Trade Employees Benefits Expenses Finance Costs Depreciation & Amortizations Other Expenses	"17" "18" "9" "19"	- 170.09 722.93 - 210.40 180.57	1,874.52 (900.08) 537.17 300.22 126.29
	Total Expenses		1,283.99	1,938.11
V	Profit before exceptional and extra-ordinary items and tax		130.18	77.38
VI	Exceptional Items		-	-
VII	Profit before extra-ordinary items and tax		130.18	77.38
VIII	Extra-ordinary Items		-	-
IX	Profit before Tax	(VII-VIII)	130.18	77.38
X	Tax Expense Current Tax Deferred Tax Income Tax for Earlier Years		26.65 7.20 -	26.04 (8.90) -
XI	Profit (Loss) for the period	(IX-X)	96.33	60.24
	Earning per Equity Share Basic Diluted		3.21 3.21	2.01 2.01

Significant Accounting Policies

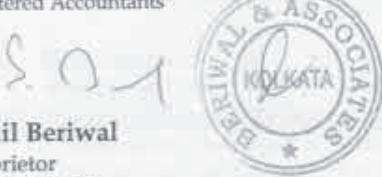
Notes referred to above form an integral part of the Financial Statements

As per our report of even date attached

For Beriwal & Associates

Firm Registration No. 327662E

Chartered Accountants



Sunil Beriwal

Proprietor

M. No. 055302

UDIN: 22055302BA2000W4630

For and on behalf of the Board

Maa Land Developers Private Limited

Saroj Kumar Giri

Director

DIN: 05273143



Niraj Kumar Singh

Director

DIN: 07826165

Place: Kolkata

Date : 7th September, 2022

Note No. "1" : Significant Accounting Policies**Company Information**

MAA LAND DEVELOPERS PRIVATE LIMITED ("the Company") is a company limited by shares, incorporated on 11/07/2012 is a private company domiciled in India having its registered and corporate office at TERMINUS BUILDING, 2ND FLOOR, UNIT NO-216, BG/12, ACTION AREA- 1B, NEW TOWN, KOLKATA- 700156.

The company is engaged in the business of Land Developing.

1.01. Basis of Preparation :

The financial statements have been prepared using historical cost convention and the accrual basis of accounting.

The Financial Statement are presented in accordance with Generally Accepted Accounting Principles in India, provisions of the Companies Act, 2013 and Accounting Standards notified by the Central Government under section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounting) Rules, 2014.

The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

1.02. Current/ Non-current classification

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in Schedule III of the Companies Act, 2013. Based on the nature of products and the time between acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 12 months for the purpose of current/ non-current classification of assets and liabilities.

1.03. Use of estimates :

The preparation of financial statements in conformity with Generally Accepted Accounting Principles ('GAAP') requires the management to make judgments, estimates and assumptions that affect the application of accounting policies and reported amounts of assets and liabilities (including contingent liabilities) as on the date of financial statements and the reported income and expenses during the reporting period. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Actual results could differ from these estimates. Any revision to accounting estimates is recognised prospectively in current and future periods.

1.04. Fixed Assets :

Fixed assets are stated at cost less accumulated depreciation as adjusted for impairment, if any. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use.

Gains or losses arising from de-recognition of fixed assets are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is de-recognized.

1.05. Depreciation :

Depreciation on Fixed Assets, has been provided on WDV Method at applicable rates based on the useful life of the assets as prescribed in Schedule II to the Companies Act, 2013.

Depreciation on fixed assets added/disposed off during the year is provided on pro-rata basis with respect to date of acquisition/disposal.

1.06. Inventories :

Inventories are valued at Cost or Market price, whichever is lower.

1.07. Income / Revenue Recognition :

a. Income is being recognised on accrual basis.

b. Purchase and Sales Discount are accounted for as and when payment is made and received respectively.

c. Sales and Purchases are net of returns & Discount if any, being integral part of the trade.

1.08. Employees benefit :

There is no present obligation of any post employment benefit including payment of gratuity during the year.

1.09. Taxes on Income :

Income-tax expense comprises of 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). Income-tax is recognised in the statement of profit and loss.

a. Current tax :

Current tax is measured at the amount expected to be paid (recovered from) the taxation authorities, using the applicable rates and tax laws.

b. Deferred tax :

Deferred Tax is recognised in respect of 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 period(s). 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 as on the balance sheet date. Deferred Taxes are recognised only to the extent that there is virtual certainty supported by convincing evidence that sufficient future taxable income will be available against which such deferred taxes will be realized.



c. Minimum alternate tax (MAT) :

Minimum alternate 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 Act 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 recognized as an asset is reviewed at each balance sheet date and written down to the extent the aforesaid convincing evidence no longer exists.

1.10. Earning per share :

The basic earnings per share ('EPS') is computed by dividing the net profit after tax attributable to the equity shareholders for the year by the weighted average number of equity shares outstanding during the year.

1.11. Cash and cash equivalents :

Cash and cash equivalents comprise cash and cash on deposit with banks and corporations. The Company considers all highly liquid investments with an original maturity at the date of purchase of three months or less and that are readily convertible to known amounts of cash to be cash equivalents.

1.12. Impairment of Assets :

The Company management periodically accesses using external and internal sources whether there is an indication that an assets may be impaired. Impairment occurs where the carrying value exceeds the present value of future cash flows expected to arise from the continuing use of the assets and its external disposal. The impairment loss is determined as the excess of the carrying amount are higher of the assets net sale price or present value as above determined. However, there is no impairment loss arised during the year.

1.13. Small & Medium Sized Company :

The company is Small and Medium sized Company (SMC) as defined in the General Instructions in respect of Accounting Standards notified under the Company Act. Accordingly, the Company has complied with the Accounting Standards as applicable to a Small and Medium-sized Company.

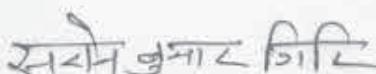
1.14. Provision, Contingent Liabilities and Contingent Assets :

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes.

1.15. Functional and Presentation Currency

The financial statements are presented in Indian Rupees (INR) which is the currency of the primary economic environment in which the company operates (the "functional currency"). The value are rounded to the nearest thousand, except when otherwise indicated.

For and on behalf of the Board
Maa Land Developers Private Limited



Saroj Kumar Giri

Director

DIN: 05273143

Place: Kolkata

Date : 7th September, 2022



Niraj Kumar Singh

Director

DIN: 07826165



MAA LAND DEVELOPERS PRIVATE LIMITED

Note no. "1" to "21" annexed to and forming part of accounts

(Rs. in Thousand)

NOTE

NO. PARTICULARS

		31-Mar-22	31-Mar-21		
		No.	Amount	No.	Amount
"2.1"	Share Capital				
"2.1"	Authorised : Equity Shares of ` 10/- each.				
	1,000,000	10,000		1,000,000	10,000
	Issued, Subscribed & Paid up : Equity Share (with Voting Rights) of ` 10/- each fully paid up				
	30,000	300		30,000	300
		300			300

"2.2" Reconciliation of the number and amount of Shares Outstanding

Equity Shares (with Voting Rights) of ` 10/- each, fully paid			
Shares outstanding at the beginning of the year	30,000	300	30,000
Add : Shares issued during the year	-	-	-
Less : Shares Bought Back/Surrendered/Redeemed	-	-	-
Shares Outstanding at the Closing of the Year	30,000	300	30,000
		300	

"2.3" Equity shares: The Company has only one class of equity shares having a par value of ` 10/- each. Each holder of equity share is entitled to one vote per share.

In the event of liquidation of the Company, the holder of equity shares will be entitled to receive assets of the Company. The distribution will be in proportion to the number of equity shares held by the equity shareholders.

"2.4" Shareholders holding more than 5% Shares

Classes of Shares : Equity Share

Name Of Shareholder

SAROJ KUMAR GIRI	16,962	56.54%	16,962	56.54%
RAM VINDO SINGH	1,708	5.69%	1,708	5.69%
LAL MANI PRASAD	1,094	3.65%	1,094	3.65%
TRIBHUVAN PRASAD SAH	1,758	5.86%	1,758	0.06
HARI SHANKAR PRASAD	1,562	5.21%	1,562	0.05
DILIP KUMAR SAH	5,107	17.02%	5,107	0.17
KIRAN SINGH	1,809	6.03%	1,809	0.06

"2.5" Shares held by promoters at the end of the year

Classes of Shares : Equity Shares of Rs. 10 each fully paid-up

Name of Promoters

No.	% of Holding	% change during the year
SAROJ KUMAR GIRI	16,962	56.54%
RAM VINDO SINGH	1,708	5.69%
LAL MANI PRASAD	1,094	3.65%
TRIBHUVAN PRASAD SAH	1,758	5.86%
HARI SHANKAR PRASAD	1,562	5.21%
DILIP KUMAR SAH	5,107	17.02%
KIRAN SINGH	1,809	6.03%

"2.6" As per records of the Company, the above shareholding represents both legal and beneficial ownerships of shares.

"3" Reserves & Surplus

Securities Premium

Amount	Amount	Amount	Amount
Balance at the beginning of the year	-	-	-
Add : Addition during the year	-	-	-
Less : Deduction during the year	-	-	-
Balance at the Closing of the Year			

"3.2" Surplus / (Deficit) in Statement of Profit & Loss

Balance at the beginning of the year

1,604.69	1,544.45
96.33	60.24
-	-
1,701.02	1,604.69
1,701.02	1,604.69

"4" Long Term Borrowings

Secured

(Secured, Considered Good)

Car Loan form HDFC Bank

107.10	803.47
107.10	360.77
-	442.69
	442.69

Less: Current Maturities of long term debt

(secured against hypothecation of Verna and t0)

"5" Short Term Borrowings

Loans repayable on Demand

Unsecured Loans and Advances

From Directors & their relatives

(Unsecured, Considered Good)

-Dilip Kumar Sah

-Sweta Kumari

-Kiran Singh

1,200.00	1,200.00
4,000.00	4,000.00
5,200.00	5,200.00

"6" Trade Payables

i) Micro Enterprises and Small Enterprises

total outstanding dues

ii) Creditors other than micro and small enterprises

total outstanding dues

Note # 6A. Trade Payable ageing

Particulars	Outstanding for following periods from due date of payments				
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
Undisputed Due :					
(i) MSME	-	-	-	-	-
(ii) Others	-	-	-	-	-
Disputed Due :					
(iii) MSME	-	-	-	-	-
(iv) Others	-	-	-	-	-

Note # 6B

The Company has not received information as required to be furnished as per section 22 of the Micro, Small and Medium Enterprises Development Act, 2006 from suppliers regarding their status under the said act. As per the management, no amount is outstanding to such suppliers and the Company has not received any claim from such suppliers under the aforesaid act.

"7" Other Current Liabilities

Current Maturities of long term debt

107.10

360.77

Other Payables

32,884.07

32,392.07

Advance Received against Land

Liabilities for Expenses

5.00

4.50

Audit Fees Payable

-

-

Filing Fees Payable

305.85

-

For Expenses

33,302.02

32,757.34

"8" Short Term Provisions

Provision for Taxation

376.27

350.23

Balance at the beginning of the year

26.65

26.04

Add : Addition during the year

-

-

Less : Deduction during the year

402.92

376.27

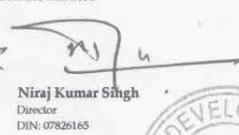
For and on behalf of the Board

Maa Land Developers Private Limited

Place: Kolkata
Date: 7th September, 2022

Saroj Kumar Giri
Director
DIN: 05273143

Niraj Kumar Singh
Director
DIN: 07826165



MAA LAND DEVELOPERS PRIVATE LIMITED

Note no. "1" to "21" annexed to and forming part of accounts

31-Mar-22

(Rs. in Thousand)

NOTE

NOTE NO.	PARTICULARS	31-Mar-22		31-Mar-21	
		Amount	Amount	Amount	Amount
"10"	Deferred Tax Assets (net)				
	Opening Deferred Tax Asset/(Liability)		264.51		255.62
	Fixed Assets				
	W.D.V. as per Income Tax Act	1,488.64		1,726.73	
	Net Fixed Assets as per Accounts	498.96		709.36	
	Timing Difference		989.68		1,017.37
	Unabsorbed Depreciation		-		-
	Business Loss		-		-
	Closing Deferred Tax Asset/(Liability)		257.32		264.51
"11"	Inventories	Mode of Valuation			
	Stock-in-Trade	Lower of Cost and Net Realisable Value		8,517.89	
				8,517.89	
					8,687.98
					8,687.98
"12"	Trade Receivables				
i)	<u>Secured Considered Good</u>				
	Debts exceeding six Months				
	Other Debts				
ii)	<u>Unsecured Considered Good</u>				
	Debts exceeding six Months				
	Other Debts				
	<i>Note # 12A: Trade Receivables ageing</i>				
		Outstanding for following periods from due date of payments			
	Particulars	Less than 6 months	6 months - 1 year	1 - 2 years	More than 2 years
					Total
	Undisputed Dues :				
(i)	Considered Good	-	-	-	-
(ii)	Considered Doubtful	-	-	-	-
	Disputed Dues :				
(iii)	Considered Good	-	-	-	-
(iv)	Considered Doubtful	-	-	-	-
"13"	Cash & Cash Equivalents				
i)	<u>Bank Balance</u>				
	Current Account with Scheduled Banks		3.91		12.07
ii)	Cash on hand (As certified by the management)		28.98		52.47
			32.89		64.54
"14"	Other Current Assets				
	Advance for Land		29,488.73		28,819.42
	Advance for Performance		1,855.00		1,880.00
	Deposit for Office		100.00		100.00
	TCS		-		-
	Advance Tax & TDS		155.18		155.18
			31,598.91		30,954.60

For and on behalf of the Board
Maa Land Developers Private Limited

Place: Kolkata
Date : 7th September, 2022

Saroj Kumar Giri
Director
DIN: 05273143



Niraj Kumar Singh
Director
DIN: 07826165



MAA LAND DEVELOPERS PRIVATE LIMITED

NOTE NO.
"9"

Property, Plant and Equipment

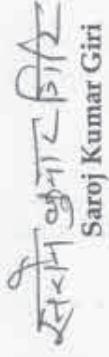
31 March 2022

(Rs. in Thousand)

PARTICULARS	Property, Plant and Equipment				Depreciation / Amortization as on 31.03.2022	Depreciation / Amortization For the Year	Depn. Adjustment	Net Carrying Amount for the year ended 31.03.2022	Net Block for the year ended 31.03.2021
	Gross Carrying Amount as on 01.04.2021	Additions	Disposals	Gross Carrying Amount as on 31.03.2022					
i) Tangible Assets									
Car-Bolero	793.44	-	-	793	730.21	19.37	-	749.58	43.86
Car 110	819.68	-	-	820	583.13	72.48	-	655.61	236.54
Car-Verna	1,052.37	-	-	1,052	808.81	74.63	-	883.43	243.56
Air Conditioner	34.50	-	-	35	33.03	0.66	-	33.69	1.47
Coffee Machine	15.60	-	-	16	14.94	0.30	-	15.23	0.66
Furniture & Fixture	737.15	-	-	737	577.01	41.46	-	618.47	160.14
Computer	31.90	-	-	32	28.15	1.50	-	29.65	3.75
Total	3,484.63	-	-	3,484.63	2,775.27	210.40	-	2,985.67	498.96
Previous Year	3,484.63	-	-	3,484.63	2,046.16	300.22	-	2,775.27	709.36

- 1) There is no impairment or reversal of impairment of assets during the year
- 2) There is no acquisition of assets through business combinations or through other adjustment during the year
- 3) There is no increase/ decrease/ write off of assets under reduction of capital or revaluation of assets during the year.

For and on behalf of the Board
Maa Land Developers Private Limited


Saroj Kumar Giri

Director
DIN: 05273143

Place: Kolkata

Date : 7th September, 2022




Niraj Kumar Singh

Director
DIN: 07826165



MAA LAND DEVELOPERS PRIVATE LIMITED

31-Mar-22

Note no. "1" to "21" annexed to and forming part of accounts

(Rs. in Thousand)

NOTE

NO.	PARTICULARS	31-Mar-22	31-Mar-21
<u>"15"</u>	<u>Revenue from Operations</u>		
	a) Sale of Land	1,409.38	2,015.50
		<u>1,409.38</u>	<u>2,015.50</u>
<u>"16"</u>	<u>Other Income</u>		
	Misc Income	4.79	-
		<u>4.79</u>	<u>-</u>
<u>"17"</u>	<u>Changes in Inventories of Stock-In-Trade</u>		
	Stock-In-Trade		
	Opening Stock	8,687.98	7,787.90
	Less: Closing Stock	8,517.89	8,687.98
		<u>170.09</u>	<u>(900.08)</u>
<u>"18"</u>	<u>Employees Benefit Expenses</u>		
	Salary & Wages	603.69	537.17
	Bonus	86.79	-
	Staff Welfare Expenses	32.45	-
		<u>722.93</u>	<u>537.17</u>
<u>"19"</u>	<u>Other Expenses</u>		
	Bank Charges	4.66	38.62
	Car Insurance	-	-
	Car Loan Interest	27.92	8.59
	Interest On Income Tax	-	-
	Business Promotion Event	-	-
	Office Maintenance	30.08	49.56
	Printing & Stationery	25.00	-
	Travelling Expenses	87.91	25.01
	Auditor's Remuneration	-	-
	- As Statutory Audit	5.00	4.50
	- As Tax Audit	-	-
		<u>180.57</u>	<u>126.29</u>

For and on behalf of the Board
Maa Land Developers Private Limited

S. K. Giri

Saroj Kumar Giri
Director
DIN: 05273143



N. K. Singh

Niraj Kumar Singh
Director
DIN: 07826165

Place: Kolkata
Date : 7th September, 2022



MAA LAND DEVELOPERS PRIVATE LIMITED

Note No. "20" Other Significant Notes

31-Mar-22

20.1. Related Party Transaction as per Accounting Standard -18

Nature of Transaction	Name	Related Party Description	31-Mar-22	31-Mar-21
Loan Received	Mrs. Kiran Singh		4,000.00	4,000.00
Loan Received	Mr. Dilip Kumar Sah	Director during the year	1,200.00	1,200.00
Loan Received	Sweta Kumari	Relative of Director	-	-
Advance for Performance	Awsar Construction Pvt Ltd	Common Director	242.00	-
Advance for Supply	Brain Gateway Limited	Common Director	1,855.00	1,880.00
		Total	7,297.00	7,080.00

20.2. Earning Per Share (Basic) as per Accounting Standard-20

In accordance with Accounting Standard 20 on 'Earnings Per Share' as notified under the Companies (Accounting Standards) Rules, 2006, the calculation of Basic and Diluted Earnings Per Share is as under :

Description	31-Mar-22	31-Mar-21
Profit / (Loss) after taxation as per statement of Profit & Loss	96.33	60.24
Weighted average number of Equity Shares (No. in Thousand)	30.00	30.00
Add: Dilutive Potential Equity Shares	-	-
No. of Equity Shares for Dilutive EPS (No. in Thousand)	30.00	30.00
Nominal Value of Shares	10.00	10.00
Earning Per Share (Basic & Diluted)	3.21	2.01

20.3. Estimated amount of contract remaining to be executed on Capital Account & not provided for.

20.4. Value of Imports during the year.

20.5. Contingent Liabilities.

20.6. Earnings/Expenditure in Foreign currency

20.7. The figures of previous years has been regrouped, re-arranged and reclassified wherever necessary to conform with the current year's classification.

Signatures to Notes No. "1" to "21" forming part of the Balance Sheet and Profit & Loss Statement.

For Beriwal & Associates

Firm Registration No. 327662E
Chartered Accountants

Sunil Beriwal
Proprietor
M No. 055302
UDIN: 22055302BA200W4630



Place: Kolkata
Date : 7th September, 2022

For and on behalf of the Board
Maa Land Developers Private Limited

Saroj Kumar Giri
Director
DIN: 05273143

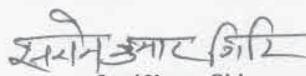
Niraj Kumar Singh
Director
DIN: 07826165

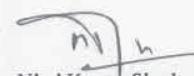


Note No. "21" OTHER STATUTORY INFORMATION

- i) There is no Immovable Property which is not held in the name of the Company.
- ii) The Company has not given any loans and advances to the related parties.
- iii) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- iv) The Company does not have borrowings from financial institutions on the basis of security of current assets and the monthly/quarterly statements filed by the company with financial institutions are in agreement with the books of accounts.
- v) The Company has not been declared as wilful defaulter by any bank or financial institution or other lender.
- vi) The Company does not have any transactions with companies struck off.
- vii) There are no charges or satisfaction yet to be registered with ROC beyond the statutory period.
- viii) The Company has complied 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.
- ix) The Company has not advanced or given loan or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) 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
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- x) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the company shall:
 - (a) 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
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- xi) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- xii) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- xiii) The company is not covered under section 135 of the Companies Act 2013 and hence, Corporate Social Responsibilities Activities are not required by compiled by the company.

For and on behalf of the Board
Maa Land Developers Private Limited


Saroj Kumar Giri
Director
DIN: 05273143


Niraj Kumar Singh
Director
DIN: 07826165

Place: Kolkata
Date : 7th September, 2022



xiv) Ratio Analysis as required are given below:

Particulars	Formula	31-Mar-22			31-Mar-21			Variance%
		Numerator Rs. in thousand	Denominator Rs. in thousand	Ratio	Numerator Rs. in thousand	Denominator Rs. in thousand	Ratio	
Current Ratio	Current assets/ Current liabilities	40,149.69	38,904.94	1.03	39,707.12	38,333.61	1.04	-0.37
Debt-Equity Ratio	Total debt/ Shareholder's Equity	5,200.00	2,001.02	2.60	5,642.69	1,904.69	2.96	-12.28
Debt Service Coverage Ratio	Earnings available for debt service/ Debt Service	Not Applicable			Not Applicable			-
Return on Equity Ratio	[Net Profits after taxes - Preference Dividend (if any)]/ Average Shareholder's Equity	96.33	1,952.86	0.05	60.24	923,177.34	0.00	75498.76
Inventory Turnover Ratio	Sales/ Average Inventory	1,409.38	8,602.94	0.16	2,015.50	3,898,293.99	0.00	31586.38
Trade Receivable Turnover Ratio	Net Credit Sales/ Average Accounts Receivable	1,409.38	-	-	2,015.50	-	-	-
Trade Payables Turnover Ratio	Net Credit Purchases/ Average Trade Payables	-	-	-	-	-	-	-
Net Capital Turnover Ratio	Net Sales/ Working Capital	1,409.38	1,244.75	1.13226	2,015.50	1,373.51	1.46741	-22.84
Net Profit Ratio	Net Profit/ Net Sales	96.33	1,409.38	0.068352	60.24	2,015.50	0.029888	128.69
Return on Capital Employed	Earnings before interest and taxes (EBIT)/ Capital Employed	130.18	7,201.02	0.018078	77.38	7,547.38	0.010253	76.32
Return on Investment	Income generated from investments/ Time weighted average investments	Not Applicable			Not Applicable			-

Reasons for Variance- Explanation for change in the ratio by more than 25% as compared to the preceding year.

- Return on Equity Ratio: Variance is due to decrease in Operations.
- Inventory Turnover Ratio: Variance is due to decrease in Operations.
- Net Profit Ratio: Variance is due to increase in Operations Margin.
- Return on Capital Employed: Variance is due to increase in Operations Margin.

xv) Other information pursuant to the provision of Schedule III of the Companies Act 2013 are not applicable and thereby not given.

Signatures to Notes No. "1" to "21" forming part of the Balance Sheet and Profit & Loss Statement.

For Beriwal & Associates

Firm Registration No. 327662E

Chartered Accountants

S 01



Sunil Beriwal

Proprietor

M No. 055302

UDIN: 2205530203A200W4630

Place: Kolkata

Date : 7th September, 2022

For and on behalf of the Board
Maa Land Developers Private Limited

Saroj Kumar Giri
Director
DIN: 05273143

Niraj Kumar Singh
Director
DIN: 07826165