

## INDEPENDENT AUDITOR'S REPORT

To the Members of **PML REALTORS PRIVATE LIMITED**

### Report on the Financial Statements

We have audited the accompanying financial statements of PML REALTORS PRIVATE LIMITED ("the Company"), which comprise the Balance Sheet as at March 31, 2021, and the Statement of Profit and Loss, Changes in Equity and cash flow statement for the year then ended, and a summary of significant accounting policies and other explanatory information, which we have signed under reference to this report.

### Management's Responsibility for the Financial Statements

Management is responsible for the matters stated in Section 134(5) of the Companies Act 2013 with respect to the preparation and presentation 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 Standards referred to in section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules 2014. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe that the audit



evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Opinion**

In our opinion and to the best of our information and according to the explanations given to us, the financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:

- (a) in the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2021 ;and
- (b) in the case of the Profit and Loss Account, changes in equity and cash flow for the year ended on that date.

### **Report on Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), as amended, issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by section 143(3) of the Act, we report that:
  - a. we have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
  - b. in our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those;
  - c. the Balance Sheet, and Statement of Profit and Loss dealt with by this Report are in agreement with the books of account;
  - d. in our opinion, the Balance Sheet, and Statement of Profit and Loss 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 written representations received from the directors as on March 31, 2021, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2021, from being appointed as a director in terms of section 164(2) of the Companies Act.
  - f. Report on the Internal Financial Controls under Clause (1) of Sub-section 3 of section 143 of the companies Act, 2013 ("the Act")- is enclosed in "Annexure B" attached to this report.



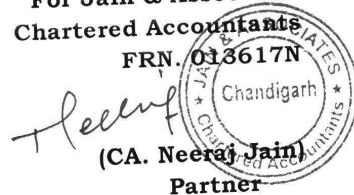
g. With respect to the other matters to be included in the Auditor's Report in accordance with rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- The Company does not have any pending litigations which would impact its financial position.
- The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

**Place: Chandigarh**  
**Dated: 28-05 2021**

**For Jain & Associates**  
**Chartered Accountants**

**FRN. 013617N**



**(CA. Neeraj Jain)**  
**Partner**

**M. No. 089477**

**UDIN: 21089477AAAA DT1064**

## “ANNEXURE A” TO THE AUDITORS’ REPORT

Referred to in paragraph 1 under the heading ‘Report on Other Legal & Regulatory Requirement’ of our report of even date to the financial statements of the Company for the year ended March 31, 2021:

I. In respect of its fixed assets:

It does not carry any Fixed Asset. Hence, this clause is not applicable.

II. In respect of its inventories:

(a) The management has conducted the physical verification of inventory at reasonable intervals.

(b) No discrepancies noticed on physical verification of the inventory as compared to books records.

III. According to the information and explanations given to us, the Company has not granted any loans, secured or unsecured, to companies, firms or other parties covered in the register maintained under Section 189 of the Companies Act, 2013.

IV. In our opinion and according to the information and explanations given to us, the company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 In respect of loans, investments, guarantees, and security, as applicable.

V. The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposit) Rules, 2015 with regard to the deposits accepted from the public are not applicable.

VI. In our opinion and according to the information and explanations given to us, the Company is not required to maintain cost records under section 148(1) of the Companies Act, 2013.

VII. According to the information and explanations given to us in respect of Statutory and other dues:

a) According to the records of the Company, undisputed statutory dues including Income-tax and service tax, to the extent applicable and any other statutory dues have generally been regularly deposited with the appropriate authorities.

b) As per the information and explanation given to us, no disputed amounts payable in respect of Income Tax, Service tax, value



added tax and TDS were outstanding as on 31.03.2021 for a period more than six months from the date of becoming payable.

- VIII. Based on our audit procedures and on the basis of information and explanations given by the management, we are of the opinion that the Company has not defaulted in the repayment of dues to financial institutions and banks.
- IX. Based upon the audit procedures performed and the information and explanations given by the management, the company has not raised moneys by way of initial public offer or further public offer including debt instruments and term Loans. Accordingly, the provisions of clause 3 (ix) of the Order are not applicable to the Company and hence not commented upon.
- X. Based upon the audit procedures performed and the information and explanations given by the management, we report that no fraud by the Company or on the company by its officers or employees has been noticed or reported during the year.
- XI. Based upon the audit procedures performed and the information and explanations given by the management, the managerial remuneration has been paid or provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act.
- XII. In our opinion, the Company is not a Nidhi Company. Therefore, the provisions of clause 4 (xii) of the Order are not applicable to the Company.
- XIII. In our opinion, all transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 and the details have been disclosed in the Financial Statements as required by the applicable accounting standards.
- XIV. Based upon the audit procedures performed and the information and explanations given by the management, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Accordingly, the provisions of clause 3 (xiv) of the Order are not applicable to the Company and hence not commented upon.
- XV. In our Opinion and according to information and explanations provided to us, the company has not entered into any non-cash transactions with directors or persons connected with him during the year. Hence provisions of section 192 of the companies Act, 2013 are not applicable.
- XVI. In our opinion, the company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly,

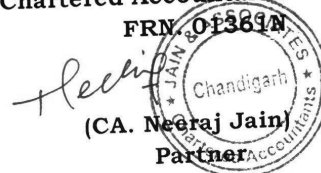


the provisions of clause 3 (xvi) of the Order are not applicable to the Company and hence not commented upon.

**Place: Chandigarh**  
**Dated: 28-05-2021**

**For Jain & Associates**  
**Chartered Accountants**

**FRN. 013891N**



**(CA. Neeraj Jain)**

**Partner**

**M. No. 089477**

**UDIN: 21089477 AAAA DT1064**

**“ANNEXURE B” TO THE INDEPENDENT AUDITOR’S REPORT OF EVEN  
DATE ON THE STANDALONE FINANCIAL STATEMENTS OF M/s PML  
REALTORS PRIVATE LIMITED**

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

We have audited the internal financial controls over financial reporting of M/s PML REALTORS PRIVATE LIMITED as of 31-Mar-2021 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

**Management’s Responsibility for Internal Financial Controls**

The Company’s management is responsible for establishing and maintaining internal financial controls. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

**Auditors’ Responsibility**

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



over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. We believe that the audit evidence I/we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

#### **Meaning of Internal Financial Controls Over Financial Reporting**

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that

- (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and
- (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

#### **Inherent Limitations of Internal Financial Controls Over Financial Reporting**

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



### Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31-Mar-2021, based on "the internal control over financial reporting criteria established by the company considering the essential components of internal control stated in the Guidance note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India".

Place: Chandigarh  
Dated: 28-05-2021

For Jain & Associates  
Chartered Accountants

FRN: 01361N

*Neeraj Jain*  
(CA. Neeraj Jain)  
Partner


M. No. 089477


UDIN: 21089477AAAA DT 10/6/21

Particulars	Note	Amount In Rupees	
		As on 31 March 21	As on 31st March 20
<b>ASSETS</b>			
<b>(1) Non-Current Assets</b>			
(a) Property, Plant and Equipment		-	-
(b) Intangible Assets		-	-
(c) Capital Work in Progress		-	-
(d) Financial Assets		-	-
1. Investment	1	-	293,575.00
2. Trade receivables		-	-
3. Loans		-	-
4. Others		10,959.36	13,673.32
(e) Deferred Tax Asset( Net)	2	-	-
(f) Other Non Current Assets	3	176,755.60	353,511.20
<b>(2) Current Assets</b>			
(a) Inventories		10,701,200.00	10,701,200.00
(b) Financial Assets			
(i) Investments			
(ii) Trade Receivables		37,500,000.00	
(iii) Cash and cash equivalents	4	868,424.48	59,610,307.48
(iv) Bank Balance other than iii above			
(v) Loans	5	210,677,175.00	181,531,050.00
(c) Current Tax Assets (Net)	6	3,336,250.49	159,238.39
(d) Other Current Assets	7	159,800.00	167,175.00
<b>TOTAL- ASSETS</b>		<b>263,430,564.93</b>	<b>252,829,730.39</b>
<b>EQUITY AND LIABILITIES</b>			
<b>(1) EQUITY</b>			
a) Equity Share Capital	8	250,000,000.00	250,000,000.00
b) Other Equity	9	11,245,673.69	2,642,380.21
<b>(2) LIABILITIES</b>			
<b>Non-Current Liabilities</b>			
(a) Financial Liabilities			
i) Borrowings			
ii) Trade Payables			
(a) Total outstanding dues of micro enterprises & Small enterprises			
(b) Total outstanding dues of creditors other than micro enterprises & Small enterprises			
iii) Other Financial Liabilities			
(b) Provisions			
(c) Deferred Tax Liabilities( Net)			
(d) Other Non Current Liabilities			
<b>(2) Current Liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings			
(ii) Trade Payables			
(a) Total outstanding dues of micro enterprises & Small enterprises			
(b) Total outstanding dues of creditors other than micro enterprises & Small enterprises			
(ii) Other Financial Liabilities	10	66,724.65	59,023.00
(b) Other Current Liabilities	11	2,118,166.60	128,327.18
(c) Provisions			
(d) Current Tax Liabilities (Net)			
<b>TOTAL - EQUITY AND LIABILITIES</b>		<b>263,430,564.93</b>	<b>252,829,730.39</b>

Accounting Policies and Notes referred to above form an integral part of the standalone financial statements

For and on behalf of the Board of Directors

  
 Sat Paul Bansal  
 (Director)  
 DIN 00077499  
 H.No. 749, Sector 8  
 Chandigarh

  
 Rajveer Bansal  
 (Director)  
 DIN 00077230  
 H.No. 749, Sector 8  
 Chandigarh

  
 Shweta Jain  
 CFO  
 M. No 544176  
 101, Tower 5, Royal Estate II, Peermuchalla  
 Zirakpur

Place: Chandigarh  
Date: 28 May 2021

Auditor's Report  
As per our separate report of even date

For JAIN & ASSOCIATES  
Chartered Accountants  
FRN: 01361N



CA. NEERAJ JAIN  
 Partner  
 M. No. 089477  
 S.C.O.178, SECTOR -5,  
 Panchkula  
 UDIN 21089477AAAA DT 1064

Particulars	Note No.	Amount In Rupees	
		For the period ending 31.03.2021	For the period ending 31.03.2020
<b>REVENUE</b>			
I Revenue from Operations	12	110,000,000.00	-
II Other Income	13	2,684,853.07	3,137,856.87
		<b>112,684,853.07</b>	<b>3,137,856.87</b>
III. Total Income (I+II)			
IV. Expenses:			
Purchases	14	100,000,000.00	10,701,200.00
Changes in Inventories of Stock in Trade	15	-	(10,701,200.00)
Employee Benefits Expenses	16	964,340.31	974,721.00
Finance Costs	17	574,305.70	1,841.63
Other Expenses	18	480,072.52	547,781.89
		<b>102,018,718.53</b>	<b>1,524,344.52</b>
Total Expenses			
V. Profit before exceptional & extraordinary items & tax (III-IV)		10,666,134.54	1,613,512.35
VI. Exceptional Items			
VII. Profit before extraordinary items & tax (V-VI)		10,666,134.54	1,613,512.35
VIII. Extraordinary Items			
IX. Profit before Tax( VII-VIII)		10,666,134.54	1,613,512.35
X. Tax Expense:			
(1) Current tax		2,060,127.11	68,566.18
(2) Deferred tax		2,713.95	(27,452.55)
XI. Profit/(Loss) for the period from continuing operations (IX-X)		8,603,293.48	1,572,398.72
XII. Profit/(Loss) for the period from discontinued operations			-
XIII. Tax Expense of Discontinued operations			-
Profit/(Loss) for the period from discontinued operations after tax (XII-XIII)			-
XIV. operations after tax (XI-XIII)		8,603,293.48	1,572,398.72
XV. Profit (Loss) for the period (XI + XIV)			
X. Earnings per equity share:			
(1) Basic and Diluted		0.34	0.06

Accounting Policies and Notes referred to above form an integral part of the standalone financial statements

For and on behalf of the Board of Directors

Auditor's Report  
As per our separate report of even date

Sat Paul Bansal  
(Director)  
DIN 00077499  
H.No. 749, Sector 8  
Chandigarh

Rajeev Bansal  
(Director)  
DIN 00077230  
H.No. 749, Sector 8  
Chandigarh

Shweta Jain  
CFO  
M. No 544176  
101, Tower 5, Royal Estate II, Peermuchalla  
Zirakpur

For JAIN & ASSOCIATES  
Chartered Accountants  
FRN: 01361N  
Chandigarh

CA. NEERAJ JAIN  
Partner  
M. No. 089477  
S.C.O.178, SECTOR -5,  
Panchkula  
UDIN 21089477 AAAAOT 1064

Place: Chandigarh  
Date: 28 May 2021

**PML REALTORS PRIVATE LIMITED**  
**STATEMENT OF CHANGES IN EQUITY**  
**CIN: U70109CH2017PTC041807**

Registered Address: SCO 827-828, 2nd Floor, Sec 22A, Chandigarh-160022

**A Equity Share Capital**

Changes in equity share capital for the year ended 31st March, 2021

Particulars	Amount (Rs)
Balance at the beginning of the reporting period	250,000,000
Changes in equity share capital during the year	-
Balance at the end of the reporting period	250,000,000

Changes in equity share capital for the year ended 31st March, 2020

Particulars	Amount (Rs)
Balance at the beginning of the reporting period	250,000,000
Changes in equity share capital during the year	-
Balance at the end of the reporting period	250,000,000

**B Other Equity**

Changes in other equity for the year ended 31st March, 2021

Amount (Rs)

Particulars	Reserves and Surplus			Total
	Security premium Reserve	Retained Earnings	Statutory reserve	
Balance as on 01.04.2020	-	2,642,380	-	2,642,380
Net Profit / Loss for the year	-	8,603,293	-	8,603,293
Security premium reserve during the year	-	-	-	-
Remeasurements of net defined benefit plans	-	-	-	-
Balance as on 31.03.2021	-	11,245,674	-	11,245,674

Changes in other equity for the year ended 31st March, 2020

Amount (Rs)

Particulars	Reserves and Surplus			Total
	Security premium Reserve	Retained Earnings	Statutory reserve	
Balance as on 01.04.2019	-	1,069,981	-	1,069,981
Net Profit / Loss for the year	-	1,572,399	-	1,572,399
Security premium reserve during the year	-	-	-	-
(a) Remeasurements of net defined benefit plans	-	-	-	-
Balance as on 31.03.2020	-	2,642,380	-	2,642,380

**AUDITOR'S REPORT:**

As per our separate report of even date attached

Sat Paul Bansal  
**(Director)**  
DIN 00077499  
H.No. 749, Sector 8  
Chandigarh

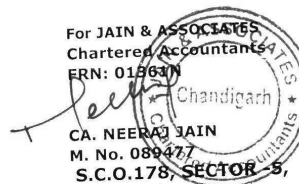
Rajneesh Bansal  
**(Director)**  
DIN 00077230  
H.No. 749, Sector 8  
Chandigarh

Shweta Jain  
**CFO**

M. No 544176  
101, Tower 5, Royal Estate II, Peermuchalla  
Zirakpur

Date: 28 May 2021

For JAIN & ASSOCIATES  
Chartered Accountants  
ERN: 015637



CA. NEERAJ JAIN  
M. No. 089477  
S.C.O.178, SECTOR-5,  
Panchkula  
UDIN: 21089477AAAADT1064

**A. Basis of Preparation of Financial Statements**

These financial statements are prepared in accordance with Indian Accounting Standard (IndAS), under the historical cost convention on the accrual basis except for certain financial instruments which are measured at fair values and defined benefit plans which have been measured at actuarial valuation as required by relevant Ind ASs, the provisions of the Companies Act, 2013 ('the Act') (to the extent notified). The Ind AS are prescribed under Section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and relevant amendment rules issued there after.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

**B. Basis of measurement**

The Ind AS Financial Statements have been prepared on a going concern basis using historical cost convention and on an accrual method of accounting, except for certain financial assets which have been measured at fair value as described below and defined benefit plans which have been measured at actuarial valuation as required by relevant Ind ASs.

**C. Use of Estimates**

The preparation of financial statements requires estimates and assumptions to be made that affect the reported amount of assets and liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Difference between the actual results and estimates are recognized in the period in which the results are known/ materialized.

**D. Cash and cash equivalents**

Cash and cash equivalents in the balance sheet comprise cash at banks and cash in hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value in accordance with IND AS 7. For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above.

**E. Revenue Recognition**

Revenue is recognized only when it can be reliably measured and it is reasonable to expect ultimate collection. Interest income is recognized on time proportion basis taking into account the amount outstanding and rate applicable.

**F. Employee Benefits**

Gratuity Liability as on 31st March 2021 has been provided for on basis of actuarial valuation basis Projected unit credit method in accordance with IND AS-19. Leave encashment which are short term compensated absences are charged to profit and loss account of the year in which it is due.

**G. Provision for Current and Deferred Tax****Current income tax**

Provision for current tax is made after taking into consideration benefits admissible under the provisions of the Income-tax Act, 1961. Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax resulting from "timing difference" 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.

**H. Provisions, Contingent Liabilities and Contingent Assets**

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources. Contingent Liabilities are not recognized but are disclosed in the notes except for contingent provision against standard assets as prescribed by RBI guidelines. Contingent Assets are neither recognized nor disclosed in the financial statements.

**I. Classification of Current / Non Current Assets**

All assets and liabilities are presented as Current or Non-current as per the Company's normal operating cycle and other criteria set out in Schedule III to The Companies Act, 2013. Based on the nature of products and the time between the acquisition of assets for processing and their realization, the Company has assumed its operating cycle as 12 months for the purpose of Current / Non current classification of assets and liabilities.



		Amount In Rupees	
	PARTICULARS	AS ON 31.03.2021	AS ON 31.03.2020
A.	<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
	Profit before Tax and Extraordinary items	10,666,135	1,613,512
	Adjustment for:		
	Depreciation	-	-
	Profit before working Capital Changes	10,666,135	1,613,512
	Adjustment for :		
	Net changes in operating Assets & Liabilities	-	(10,701,200)
	Increase/Decrease in stock	(66,646,125)	(4,800,000)
	Short Term Loans & Advances	(3,169,637)	65,465
	Other Current Assets	176,756	176,756
	Other Non Current Assets	-	-
	Trade Payables	7,702	(30,981)
	Other Current Liabilities	1,989,839	(471,248)
	Short Term Provisions	(67,641,465)	(15,761,208)
	Cash generated from operations	(2,060,127)	(68,566)
	Income Taxes Paid	(59,035,458)	(14,216,262)
	Cash generated from operation before extraordinary items	(59,035,458)	(14,216,262)
	Dividend Received	(59,035,458)	(14,216,262)
	Net Cash flow from operating activities		
B.	<b>CASH FLOW FROM LENDING AND INVESTING ACTIVITIES</b>		
	Purchase of Fixed Assets	293,575	73,825,640
	Increase/Decrease in Non Current Investments	293,575	73,825,640
	Net cash used in lending and investing activities		
C.	<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
	Increase in Capital		
	Borrowings (Net of Repayments)		
	Long Term Borrowings		
	Short Term Borrowings		
	Net cash flow after financing activities	-58,741,883	59,609,378
	Cash and Cash equivalent at the beginning of the year	59,610,307	929
	Cash and Cash equivalents at the end of the year	868,424	59,610,307

For and on behalf of the Board of Directors:

Auditor's Report  
As per our separate report of even date

Sat Paul Bansal

Rajneesh Bansal

(Director)

(Director)

DIN 00077499

DIN 00077230

H.No. 749, Sector 8

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Chandigarh

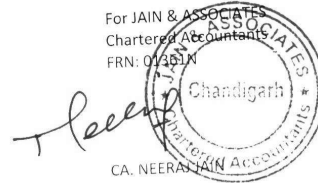
Chandigarh

Shweta Jain  
CFO

M. No 544176

101, Tower 5, Royal Estate II, Peermuchalla  
Zirakpur

For JAIN & ASSOCIATES  
Chartered Accountants  
FRN: 014511



CA. NEERAJ JAIN

Partner

M. No. 089477

S.C.O. 178, SECTOR -5,

Panchkula

UDIN 21089477 AAAAD11064

Place : Chandigarh.  
Date : 28 May 2021

**NOTES ON FINANCIAL STATEMENTS****Note 1 : INVESTMENTS**

Particulars	As on 31st March 2021	As on 31st March 2020
	Amount ( In Rs.)	Amount ( In Rs.)
Investment in Paul Tech Park LLP (formerly known as Paul & Singla Realtors LLP)	-	293,575.00
<b>Total</b>	-	<b>293,575.00</b>

**Note 2: DEFERRED TAX LIABILITIES/TAX ASSET**

Particulars	As on 31st March 2021	As on 31st March 2020
	Amount ( In Rs.)	Amount ( In Rs.)
Opening Balances	13,673.32	-13,779.24
Add : Deferred Tax Asset	-2,713.95	27,452.55
<b>Total</b>	<b>10,959.36</b>	<b>13,673.32</b>

**Note 3 : OTHER NON CURRENT ASSETS**

Particulars	As on 31st March 2021	As on 31st March 2020
	Amount ( In Rs.)	Amount ( In Rs.)
PRELIMINARY EXP	353,511.20	530,266.80
Less - Amortised during the year	176,755.60	176,755.60
<b>Total</b>	<b>176,755.60</b>	<b>353,511.20</b>

**Note 4 : CASH & BANK BALANCE**

Particulars	As on 31st March 2021	As on 31st March 2020
	Amount ( In Rs.)	Amount ( In Rs.)
<b>A. Cash and cash equivalents</b>		
i) Cash in hand		
ii) In Current Accounts	868,424.48	59,610,307.48
<b>B. Other Balances with Banks</b>		
i) In Term Deposit Accounts with > 3 month and <12 months maturity	-	-
ii) In earmarked Term Deposit Accounts	-	-
<b>Total</b>	<b>868,424.48</b>	<b>59,610,307.48</b>

**Note 5 : LOANS**

Particulars	As on 31st March 2021	As on 31st March 2020
	Amount ( In Rs.)	Amount ( In Rs.)
Loans to Related Parties	108,021,125.00	-
<b>Other Loan</b>		
Loans Receivables considered good - Secured;	102,656,050.00	181,531,050.00
Loans Receivables considered good - Unsecured	-	-
<b>Total</b>	<b>210,677,175.00</b>	<b>181,531,050.00</b>



**Note 8 : EQUITY CAPITAL**

A. Authorised, Issued, Subscribed & Paid up Share Capital and Par Value per Share				
Particulars	As on 31st March 2021 Number	As on 31st March 2021 Amount ( In Rs.)	As on 31st March 2020 Number	As on 31st March 2020 Amount ( In Rs.)
<b>Authorised</b> Equity Shares of Rs. 10 each	50,000,000	500,000,000	50,000,000	500,000,000
<b>Issued</b> Equity Shares of Rs. 10 each	25,000,000	250,000,000	25,000,000	250,000,000
<b>Subscribed &amp; fully Paid up</b> Equity Shares of Rs. 10 each	25,000,000	250,000,000	25,000,000	250,000,000
<b>Total</b>	<b>25,000,000.00</b>	<b>250,000,000.00</b>	<b>25,000,000.00</b>	<b>250,000,000.00</b>

The Company has one class of equity shares having a par value of Rs 10/- per share. Each shareholder is eligible for one vote per share held. In the event of liquidation, equity shareholders are eligible to receive the remaining assets of the company after distribution of all preferential amount, in proportion to their shareholding.

There are no share in the preceding five years allotted as fully paid up without payment being received in cash/ Bonus shares/ Bought Back.

There are no shares reserved for issue under options and contracts/ commitments for sale of shares / disinvestments.

**B. Reconciliation of Number of Shares Outstanding at the beginning and end of the year**

Particulars	Equity Shares As on 31st March 2021 Number	Equity Shares As on 31st March 2020 Number
Shares outstanding at the beginning of the year	25,000,000.00	250,000,000.00
Shares Issued during the year	-	-
Shares bought back during the year	-	-
<b>Shares outstanding at the end of the year</b>	<b>25,000,000.00</b>	<b>250,000,000.00</b>

**C. Shares in the company held by each shareholder holding more than 5% shares**

Name of Shareholder (Mr./Mrs.)	Equity Shares As on 31st March 2021		Equity Shares As on 31st March 2020	
	Number	% of Holding	Number	% of Holding
Paul Merchants Limited (Holding Company)	24,999,999	100.00	24,999,999	100.00
Mr. Sat Paul Bansal ( As a nominee of Paul merchants limited)	-	-	1	-
Mr. Rajneesh Bansal ( As a nominee of Paul merchants limited)	1	0.00	-	-
<b>Total</b>	<b>25,000,000</b>	<b>100</b>	<b>25,000,000</b>	<b>100</b>

**Note 9: OTHER EQUITY**

Particulars	As on 31st March 2021 Amount ( In Rs.)	As on 31st March 2020 Amount ( In Rs.)
<b>A. Securities Premium</b>		
Opening Balance	-	-
Add : Securities premium credited on Share issue	-	-
Less : Premium Utilised	-	-
<b>Closing Balance</b>		
<b>B. Retained Earnings</b>		
Opening balance	2,642,380.21	1,069,981.49
(+) Net Profit For the current year	8,603,293.48	1,572,398.72
<b>Closing Balance</b>	<b>11,245,673.69</b>	<b>2,642,380.21</b>
<b>Total</b>	<b>11,245,673.69</b>	<b>2,642,380.21</b>

**Nature and purpose of reserve**

**Retained Earnings:** This Reserve represents the cumulative profits of the Company. This Reserve can be utilized in accordance with the provisions of the Companies Act, 2013.



**Note 6 : CURRENT TAX ASSETS**

Particulars	As on 31st March 2021 Amount ( In Rs.)	As on 31st March 2020 Amount ( In Rs.)
Advance Tax & TDS GST	3,299,538.49 36,712.00	153,118.39 6,120.00
<b>Total</b>	<b>3,336,250.49</b>	<b>159,238.39</b>

**Note 7 : OTHER CURRENT ASSETS**

Particulars	As on 31st March 2021 Amount ( In Rs.)	As on 31st March 2020 Amount ( In Rs.)
Advance to vendor Security Deposits	- 159,800.00	7,375.00 159,800.00
<b>Total</b>	<b>159,800.00</b>	<b>167,175.00</b>

**Note 10: OTHER CURRENT LIABILITIES**

Particulars	As on 31st March 2021 Amount ( In Rs.)	As on 31st March 2020 Amount ( In Rs.)
Salary Payable	36,158.00	39,218.00
Audit Fees Payable	25,000.00	15,000.00
Staff Welfare Fund	5,208.00	3,888.00
Expense Payable	358.65	917.00
<b>Total</b>	<b>66,724.65</b>	<b>59,023.00</b>

**Note 11: PROVISIONS**

Particulars	As on 31st March 2021 Amount ( In Rs.)	As on 31st March 2020 Amount ( In Rs.)
Bonus Payable	14,477.00	31,354.00
Leave Encashment Payable	8,690.00	-
Provision for Gratuity	33,422.31	28,407.00
Income tax Provision	2,061,577.29	68,566.18
<b>Total</b>	<b>2,118,166.60</b>	<b>128,327.18</b>

**Note 12: Sales**

Particulars	For the Period Ending 31.03.21 Amount ( In Rs.)	For the Period Ending 31.03.20 Amount ( In Rs.)
Sale of land	110,000,000.00	-
<b>Total</b>	<b>110,000,000.00</b>	<b>-</b>

**Note 13: Other Income**

Particulars	For the Period Ending 31.03.21 Amount ( In Rs.)	For the Period Ending 31.03.20 Amount ( In Rs.)
Interest Income	2,684,853.07	1,514,227.98
Dividend Income	-	1,249,747.54
Profit/Loss on Redemption of Mutual Funds	-	299,677.35
Miscellaneous Income	-	74,204.00
<b>Total Revenue From Operations</b>	<b>2,684,853.07</b>	<b>3,137,856.87</b>



Note 14: Purchases		
Particulars	For the Period Ending 31.03.21 Amount ( In Rs.)	For the Period Ending 31.03.20 Amount ( In Rs.)
Land	100,000,000.00	10,701,200.00
<b>Total</b>	<b>100,000,000.00</b>	<b>10,701,200.00</b>

Note 15: Changes in Stock in Trade		
Particulars	For the Period Ending 31.03.21 Amount ( In Rs.)	For the Period Ending 31.03.20 Amount ( In Rs.)
Closing Stock	10,701,200.00	10,701,200.00
Opening Stock	10,701,200.00	-
<b>Net (Increase) / Decrease</b>	<b>-</b>	<b>(10,701,200.00)</b>

Note 16: EMPLOYEE BENEFIT EXPENSES		
Particulars	For the Period Ending 31.03.21 Amount ( In Rs.)	For the Period Ending 31.03.20 Amount ( In Rs.)
Salaries & Allowances	908,591.00	941,001.00
Leave Encashment	19,114.00	-
Gratuity	5,015.31	-
Bonus	31,620.00	33,720.00
<b>Total</b>	<b>964,340.31</b>	<b>974,721.00</b>

Note 17: FINANCE COSTS		
Particulars	For the Period Ending 31.03.21 Amount ( In Rs.)	For the Period Ending 31.03.20 Amount ( In Rs.)
Bank Charges	360.00	1,841.63
Interest Expenses	573,945.70	-
<b>Total</b>	<b>574,305.70</b>	<b>1,841.63</b>

Note 18: OTHER EXPENSES		
Particulars	For the Period Ending 31.03.21 Amount ( In Rs.)	For the Period Ending 31.03.20 Amount ( In Rs.)
Stationery & Telephone expenses	4,605.00	1,417.00
Audit fees-Statutory and Tax Audit	25,000.00	15,000.00
Rates and taxes	9,507.00	111,310.29
Preliminary exp	176,755.60	176,755.60
Rent	169,924.00	185,658.00
Legal & Professional Fee	94,280.92	57,641.00
<b>Total</b>	<b>480,072.52</b>	<b>547,781.89</b>

**Note 19: Related Party Disclosures**  
(As per Ind AS 24 issued by ICAI)

A. List of Related Parties having control or significant influence	
Name of Related Party	Relationship
Sh. Sat Paul Bansal	Director
Sh. Rajneesh Bansal	Director
Mrs SARITA RANI BANSAL	Whole time director
Mr VIGYAN PRAKASH ARORA	Independent director
Ms ARSHDEEP KAUR	Independent director
Paul Merchants Limited	Holding Company
Sh. Chandan Kapoor	Company Secretary up to 16.03.2021
Ms Shweta Jain	CFO
Paul Merchants Finance Pvt Ltd	Fellow Subsidiary
Paul Tech Park LLP (formerly known as Paul & Singla Realtors LLP)	LLP in which holding company is a Designated Partner



B. List of Related Party along with Transactions in Ordinary Course of Business

For the Period ended 31st March 2021

Nature of Transaction	Key Management Personnel	Paul Merchants Ltd. ( Holding company )	Related Party
Rent paid		169,924	
Remuneration paid to Key Management	959,325		2,684,853
Interest Income on Loan from Paul Merchants Finance Pvt LTd			573,946
Interest Expense on Loan to Paul Merchants Finance Pvt LTd			426,125
Loan to Paul Tech Park LLP (formerly known as Paul & Singla Realtors LLP)			
<b>Total</b>	<b>959,325</b>	<b>169,924</b>	<b>3,684,924</b>

For the Period ended 31st March 2020

Nature of Transaction	Key Management Personnel	Paul Merchants Ltd. ( Holding company )	Related Party
Rent paid		185,658	
Remuneration paid to Key Management	974,721		1,514,228
Interest Income on Loan from Paul Merchants Finance Pvt LTd			168,375
Investment in Paul Tech Park LLP (formerly known as Paul & Singla Realtors LLP)			
<b>Total</b>	<b>974,721</b>	<b>185,658</b>	<b>1,682,603</b>

There are no other transactions with related parties which are not in ordinary course of business or not at arm's length.

Note 20: Disclosure under Section 22 of The Micro, Small and Medium Enterprises Development Act, 2006

Particulars	Amount (Rs.)
the principal amount and the interest due thereon (to be shown separately) remaining unpaid to any supplier as at the end of each accounting year	NIL
the amount of interest paid by the buyer in terms of section 16, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year	NIL
the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this act	NIL
the amount of interest accrued and remaining unpaid at the end of each accounting year	NIL
the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under Section 23	NIL



**Note 21: Disclosure under Rule 16A of the Companies (Acceptance of Deposits) Rules, 2014**

Particulars	Amounts (Rs.)
Received from Directors	NIL
Received from relatives of Directors	NIL

**Note 22: Other Notes**

1. As per information available to the company there are no outstanding dues owed to Small Scale undertakings as on 31.03.2021.
  2. Balance under Sundry Debtors, Sundry Creditors, Loans & Advances and Other Receivable and Payables are subject to confirmation
  3. Additional information pursuant to Schedule III (Division II) part I & II of the Companies Act, 2013 other than stated above is either Nil or Not Applicable.
- Accounting Policies and Notes 1 to 20 form integral part of Accounts for the year ending 31<sup>st</sup> March 2021.

  
Sat Paul Bansal  
(Director)  
DIN 00077499  
H.No. 749, Sector 8  
Chandigarh

  
Rajneesh Bansal  
(Director)  
DIN 00077230  
H.No. 749, Sector 8  
Chandigarh

  
Shweta Jain  
CFO

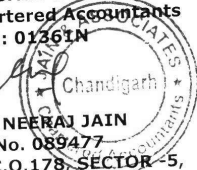
M. No 544176  
101, Tower 5, Royal Estate II, Peermuchalla  
Zirakpur

Place: Chandigarh  
Date: 28 May 2021

**AUDITOR'S REPORT**

As per our separate report of even date attached

  
For JAIN & ASSOCIATES  
Chartered Accountants  
FRN: 01261N

  
CA. NEERAJ JAIN  
M. No. 089477  
S.C.O. 178, SECTOR-5,  
Panchkula  
UDIN: 31089477 AAAA DT 1064