

JANAK NANDINI BUILDWELL PRIVATE LIMITED
REG.OFFICE:- FLAT NO. 201, PEARL PREMIER 4, JAMNA LAL BAJAJ MARG ,
OPP.HOTEL RAJ MAHAL PALACE, C-SCHEME, JAIPUR -302001, RAJASTHAN
E-mail ID: accountrambhajo@gmail.com, Contact No.: 01414005830
CIN: U70101RJ2013PTC041971

Board's Report

To
The Members of
JANAK NANDINI BUILDWELL PRIVATE LIMITED

Your Directors have pleasure in presenting the 10th Annual Report of your Company together with the Audited Statement of Accounts and the Auditors' Report of your company for the financial year ended 31st March, 2023

1. Financial Highlights

The financial performance of your company for the year ending March 31, 2023 is summarized below:

(Amount in Thousand)

Particulars	2022-23	2021-22
Revenue from Operations	81,335.06	0.00
Other Income	0.00	0.00
Profit before Interest and Depreciation and Tax	10,866.07	4,785.45
Finance Cost	9,161.37	4,938.37
Depreciation	0.00	0.00
Net Profit before Tax	1,704.70	-152.92
Tax Expense	159.31	0.00
Deferred Tax	0.00	0.00
Net Profit after Tax	1,545.39	-152.92

2. State of company's affairs and future outlook

During the reporting period company's performance was satisfactory in terms of revenue generation as the same has generated total revenue of Rs. 81,335.06 (Amount in Thousands). Further, after meeting out all the administrative and other expenditures, the company has incurred Net Profit of Rs. 1,545.39(Amount in Thousand). The Net Profit of the Company is increased by Rs. 1,698.31 (Amount in Thousand) in comparison to Net Loss in Previous

Financial year of Rs. 152.92(Amount in Thousand). The Board is taking the necessary steps to improve the performance of the Company and to have better working results in the coming years.

3. Transfer to reserves in terms of section 134 (3) (j) of the Companies Act, 2013

Company has not transferred any amounts in the Reserves in terms of Section 134(3)(J) of the Companies Act, 2013.

4. Dividend

No Dividend was declared for the current financial year due to loss incurred by the Company.

5. Change in Nature of Business

During the period under review the Company has not changed its line of business in such a way which amounts to commencement of any new business or discontinuance, sale or disposal of any of its existing businesses or hiving off any segment or division.

6. 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 statements relate on the date of this report

7. Share Capital

There has been no change in the share capital of the company during the year under review.

8. Transfer of unclaimed dividend to Investor Education and Protection Fund

There was no unclaimed/unpaid dividend, application money, debenture interest and interest on deposits as well as the principal amount of debentures and deposits, remaining unclaimed/unpaid in relation to the Company hence the Company is not required to transfer any amount to Investor Education and Protection Fund (IEPF).

9. Particulars of Loans, Guarantees and Investments

The Board of directors of the company has power to make investment or to grant loans or giving of guarantee(s) or provide any security(ies) up to the limit as per section 186(2) i.e. higher of sixty percent of paid up share capital, free reserves and securities premium account or hundred percent of free reserves and securities premium account, whichever is higher.

The Company has obtained Necessary approval under Section 186 and Section 185 of the Companies Act, 2013 wherever required.

The details of investments covered under the provisions of Section 186 of the Companies Act, 2013, are given in the respective notes to the Financial Statements of the Company.

10. Information about Subsidiary/ JV/ Associate Company

Company does not have any Subsidiary, Joint venture or Associate Company.

11. Deposits

During the year under review, your Company has not invited any deposits from public/shareholders as per Section 73 of the Companies Act, 2013 read with Companies (Acceptance of Deposits) Rules, 2014.

12. Disclosure relating to the provision of Section 73 of Companies Act,2013 read with rule (2) (1)(c)(viii) of The Companies (Acceptance of Deposit) Rules 2014.

Being a small company disclosure required under Section 134 (3) (Q) read with rule (8) (5) (v) of company accounts rules of Company Act 2013 is not required for small companies.

13. Related Party Transactions

All related party transactions that were entered into during the financial year were on an arm's length basis. There are no materially significant related party transactions 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. Hence AOC-2 is not applicable.

The other details forming part of the Related Party Transactions is as per Note No 27 of the Notes to Financial Statements.

14. Directors and Key Managerial Personnel

There has been no Change in the constitution of Board during the year.

Composition of board of directors as on 31-03-2023 is as following:

S.No.	Name	Designation	DIN	Date of Appointment
1	Abhishek Gilara	Director	03499248	03 December 2014
2	Deepa Gilara	Director	07027714	03 December 2014
3	Kiran Gilara	Director	07027708	03 December 2014
4	Nitin Gilara	Director	03499237	02 April 2013
5	Prateek Gilara	Director	03499186	03 December 2014
6	Rachna Gilara	Director	07027706	03 December 2014
7	Swati Gilara	Director	03645649	02 April 2013
8	Vipul Gilara	Director	03499259	02 April 2013

15. Declaration by Independent Directors

The Company does not require to appoint Independent Directors. Hence the same clause is not applicable.

16.1 Number of Meeting of Board of Directors

During the Financial Year the Company held 6 board meetings of the Board of Directors as per Section 173 of Companies Act, 2013 which is summarized below. The provisions of Companies Act, 2013 were adhered to while considering the time gap between two meetings.

S.No.	Date of Meeting	Board Strength	No. of Directors Present
1.	30/04/2022	8	8
2.	09/08/2022	8	8
3.	29/09/2022	8	8
4.	18/01/2023	8	8
5.	25/02/2023	8	8
6.	25/03/2023	8	8

16.2 General Meeting

S.No.	Meeting Type	Date Of Meeting
1.	Extra Ordinary General Meeting	20/03/2023

17. Composition of Audit Committee

As per the provision of Section 177 along with rules prescribed under the Companies Act, 2013, the company is not required to constitute Audit Committee.

18. Nomination and Remuneration Committee

The provisions of Section 178(1) relating to constitution of Nomination and Remuneration Committee are not applicable to the Company and hence the Company has not devised any policy relating to appointment of Directors, payment of Managerial remuneration, Directors qualifications, positive attributes, independence of Directors and other related matters as provided under Section 178(3) of the Companies Act, 2013.

19. Board Evaluation

The provision of section 134(3) (p) relating to board evaluation is not applicable on the company.

20. Directors Responsibility Statement

Pursuant to Section 134(5) of the Companies Act, 2013 the Board of Directors of the Company confirms that-

- (a) In the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures;
- (b) The directors had 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 at the end of the financial year and of the profit of the company for that period;
- (c) The directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
- (d) The directors had prepared the annual accounts on a going concern basis; and
- (e) Company being unlisted sub clause (e) of section 134(5) is not applicable.
- (f) The directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

21. Internal control systems and their adequacy

The Companies Act, 2013 re-emphasizes the need for an effective Internal Financial Control system in the Company. The system should be designed and operated effectively. Rule 8(5) (viii) of Companies (Accounts) Rules, 2014 requires the information regarding adequacy of Internal Financial Controls with reference to the financial statements to be disclosed in the Board's report. To ensure effective Internal Financial Controls the Company has laid down the following measures:

All operations are executed through Standard Operating Procedures (SOPs) in all functional activities for which key manuals have been put in place. The manuals are updated and validated periodically.

All legal and statutory compliances are ensured on a monthly basis. Non-compliance, if any, is seriously taken by the management and corrective actions are taken immediately. Any amendment is regularly updated by internal as well as external agencies in the system.

Approval of all transactions is ensured through a preapproved Delegation of Authority Schedule which is reviewed periodically by the management.

The Company follows a robust internal audit process. Transaction audits are conducted regularly to ensure accuracy of financial reporting, safeguard and protection of all the assets. Fixed Asset verification of assets is done on an annual basis. The audit reports for the above audits are compiled and submitted to Managing Director and Board of Directors for review and necessary action.

22. Annual Return

The provisions of section 134 (3) (a) of the Companies Act 2013 prescribes the Company to mention the web address, if any, where the Annual Return referred to in sub section (3) of Section 92 of the Act has been placed. Since the Company does not have a website the provisions of section 134 (3) (a) are not applicable to the company.

23. Corporate Social Responsibilities (CSR)

The company does not meet the criteria of Section 135 of Companies Act, 2013 read with the Companies (Corporate Social Responsibility Policy) Rules, 2014 so there is no requirement to constitution of Corporate Social Responsibility Committee.

24. Energy conservation, technology absorption & Foreign Exchange Earnings and Outgo

(A) Conservation of energy:

Steps taken / impact on conservation of energy, with special reference to the following:

- (i) Steps taken or impact on conservation of energy: Not Applicable.
- (ii) Steps taken by the company for utilizing alternate sources of energy including waste generated: Not Applicable.
- (iii) Capital investment on energy conservation equipment: Nil

(B) Technology absorption:

- (i) Efforts, in brief, made towards technology absorption: Nil
- (ii) Benefits derived as a result of the above efforts, e.g., product improvement, cost reduction, product development, import substitution, etc.: Nil
- (iii) In case of imported technology (imported during the last 3 years reckoned from the beginning of the financial year), following information may be furnished: Nil
 - (a) Details of technology imported: N.A.
 - (b) Year of import: N.A.
 - (c) Whether the technology been fully absorbed: N.A.
 - (d) If not fully absorbed, areas where absorption has not taken place, and the reasons therefore: N.A.
- (iv) The expenditure incurred on Research and Development: N.A.

(C) Foreign exchange earnings and Outgo

Earnings	Nil
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Outgo	Nil
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25. Business Risk Management

The Company does not have any Risk Management Policy as the elements of risk threatening the Company's existence are very minimal.

26. Significant and Material Orders Passed By The Regulators Or Courts

There are no significant material orders passed by the Regulators / Courts which would impact the going concern status of the Company and its future operations.

27. Auditors:

♦ Statutory Auditors & their Report

At the Annual General Meeting held on 30 Sep 2019, M/s VKG & COMPANY, Chartered Accountants (Firm Registration Number 014547C) was appointed as statutory auditors of the company to hold office till the conclusion of the Annual General Meeting to be held for the financial year 2023-2024.

Company has received certificate from the Auditors to the effect they are not disqualified to continue as statutory auditors under the provisions of applicable laws.

There are observations (including any qualification, reservation, adverse remark or disclaimer) of the Auditors in their Audit Report that may call for any explanation from the Directors. Further, the notes to accounts referred to in the Auditor's Report are self-explanatory.

Qualification: With the reference to notes no 5(b) of trade payables, notes no 6 for advance received against immovable property and note no 10 of trade receivable as at 31 march 2023 in the absence of third party confirmation, reconciliation if any and others supportive audit evidence we are unable to comment upon such balances.

Management Reply: The company has requested to all the sundry debtors and sundry creditors to provide the confirmation, reconciliation and It will be provided as soon as company received.

♦ Cost Auditor

The Cost Audit in pursuant to section 148 of the Companies Act, 2013 read with Companies (Cost Records and Audit) Rules, 2014 is not applicable on the company.

♦ Secretarial Auditor

The Secretarial Audit is not applicable on the company as it is not covered under the provisions of Section 204 of the Companies Act, 2013 and The Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

28. Statement regarding compliances of applicable Secretarial Standards

The Directors have devised proper systems to ensure compliance with the provisions of all applicable Secretarial Standards and that such systems are adequate and operating effectively.

29. Disclosure under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013

The Company has in place an Anti-Sexual Harassment Policy in line with the requirements of The Sexual Harassment of Women at the Workplace (Prevention, Prohibition & Redressal) Act, 2013.

Further the Company was committed to provide a safe and conducive work environment to its employees during the year under review. Your Directors further state that during the year under review, there were no cases filed pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

Internal Complaints Committee (ICC) has been set up to redress complaints received regarding sexual harassment. All employees (permanent, contractual, temporary, trainees) are covered under this policy.

30. Information Pursuant To Rule-5 Of The Companies (Appointment And Remuneration) of Managerial Person, Rule, 2014 Of The Companies Act, 2013:

None of the employee is in receipt of remuneration in excess of the limits prescribed under Rule 5(2) of Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 i.e. The company has not employed any employee for any post that has paid remuneration in excess of Rs. 1,02,00,000/- per annum or in excess of Rs. 8,50,000/- per month.

31. Vigil Mechanism / Whistle Blower Policy

The Provisions of Vigil Mechanism under Section 177(9) and (10) of the Companies Act, 2013 are not applicable to the company.

32. Details of proceedings under Insolvency and Bankruptcy Code, 2016

No application is made and/or no proceedings are pending under Insolvency and Bankruptcy Code, 2016 in favour and/or against the Company during the year and after the end of the financial year till the signing of this Board Report.

33. Details of difference between amount of valuation done at the time of one time settlement and valuation done while taking the loan.

The said provisions are not applicable to the company.

34. Credit Rating of Securities

The Company has not obtained any credit rating of its securities.

35. Fraud Reporting

During the year under review, Auditors of the company have not reported any instances of frauds committed in the Company by its Officers or Employees to the Audit Committee under section 143(12) of the Companies Act, 2013, details of which needs to be mentioned in this Report.

36. Cautionary Statement

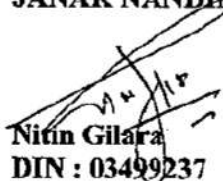
The statements contained in the Board's Report contain certain statements relating to the future and therefore are forward looking within the meaning of applicable laws and regulations.

Various factors such as economic conditions, changes in government regulations, tax regime, other statutes, market forces and other associated and incidental factors may however lead to variation in actual results.

37. Acknowledgement

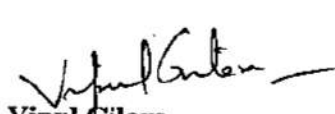
Your Directors wish to express their grateful appreciation to the continued co-operation received from the Banks, Government Authorities, Customers, Vendors and Shareholders during the year under review. Your Directors also wish to place on record their deep sense of appreciation for the committed service of the Executives, staff and Workers of the Company.

For & on behalf of the Board of Directors
JANAK NANDINI BUILDWELL PRIVATE LIMITED



Nitin Gilara
DIN : 03499237
Director

R/o : 31, Karni Nagar Queens Road, Vaishali Nagar,
Jaipur ,302021, Rajasthan, India

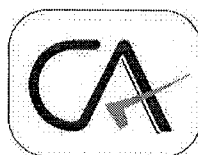


Vipul Gilara
DIN : 03499259
Director

R/o : 31, Karni Nagar Queens Road, Vaishali
Nagar, Jaipur ,302021, Rajasthan, India

Date: 29/09/2023

Place: Jaipur



INDEPENDENT AUDITORS' REPORT

To
The Members of JANAK NANDANI BUILDWELL PRIVATE LIMITED

Report on the audit of the financial statements

Opinion

We have audited the accompanying financial statements of **JANAK NANDANI BUILDWELL PRIVATE LIMITED** ("the Company"), which comprise the balance sheet as at March 31, 2023, and the Statement of Profit and Loss and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

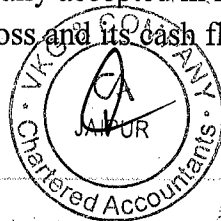
In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally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

Basis for Qualified Opinion

With reference to Note no. 5(b) of trade payables, Note No. 6 for Advance received against immovable property and Note No. 10 of Trade Receivable as at 31st March, 2023, in the absence of third-party confirmation, reconciliation, if any and other supportive audit evidence, we are unable to comment upon such balances.

Qualified Opinion

In our opinion and to the best of our information and according to the explanations given to us, except for the effects of the matter described in the Basis for Qualified Opinion paragraph above and read with points mentioned in Emphasis of Matter paragraph, the aforesaid 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, of the state of affairs of the Company as at 31st March, 2023, and its loss and its cash flows for the year ended on that date.



Information other than the financial statements and auditors' report thereon

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information required u/s 134(3) of the Companies Act included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the financial statements and our auditor's report thereon.

Our opinion on the 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 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 during the course of our audit or otherwise appears to be materially misstated.

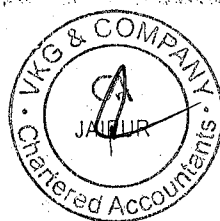
If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's responsibility for the financial statements

The Company's board of directors are responsible for the matters stated in section 134 (5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows 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 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.

The board of directors are also responsible for overseeing the Company's financial reporting process.



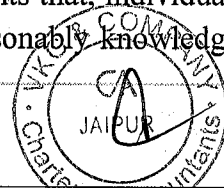
Auditor's responsibilities for the audit of the financial statements

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.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, 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
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable



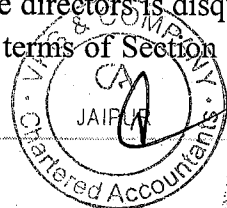
user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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

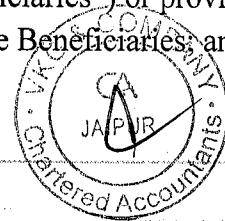
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other legal and regulatory requirements

- 1) This report does not contain a statement on the matters specified in paragraph 3 and 4 of the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, since company is small company as per the MCA Notification No. G.S.R. 700(E) Dated 15th September, 2022, therefore, in our opinion and according to the information and explanations given to us, the said Order is not applicable to the Company.
- 2) As required by Section 143(3) of the Act, we report that:
 - a) Except for the matters described in the Basis for Qualified Opinion section of our report, 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) Except for the matters described in the Basis for Qualified Opinion section of our report, 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, and the cash flow statement dealt with by this report are in agreement with the books of account;
 - d) In our opinion, the aforesaid financial statements comply with the accounting standards specified under section 133 of the Act, read with rule 7 of the Companies (Accounts) Rules, 2014, as amended from time to time;
 - e) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the board of directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164 (2) of the Act;



- f) The qualification remarks relating to maintenance of accounts and other matters connected therewith are as stated in the Basis for Qualified Opinion paragraph above.
- g) In our opinion and according to the information and explanations given to us, reporting under clause (i) of sub-section (3) of Section 143 of the Act on adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls is not applicable to the Company as per Notification No. GSR 583(E), dated 13th June, 2017 issued by Ministry of Corporate Affairs.
- h) The Company being a private limited company, the other matters to be included in the Auditor's Report in accordance with the requirements of section 197 (16) of the Act, as amended, in respect of whether the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act is not applicable; and
- i) 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;
- a. The Company does not have any pending litigations which would impact its financial position;
- b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
- c. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company
- d. (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



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

e. No dividend have been declared or paid during the year by the company.

f. As proviso to rule 3(1) of the Companies (Accounts) Rules, 2014 is mandatory only w.e.f April 1, 2023, for the Company, reporting under this clause is not applicable.

For VKG and Company

Chartered Accountants

Firm Registration No. 014547C

Vivek Agarwal
(Vivek Agarwal)

Partner

Membership No. 422826

UDIN : 23422826BGTUJO 7480

Place : Jaipur

Date : 29/09/2023

JANAK NANDINI BUILDWELL PRIVATE LIMITED

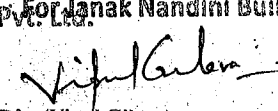
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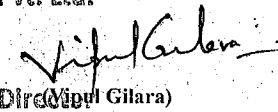
BALANCE SHEET AS AT 31ST MARCH, 2023

(₹ in Thousand)

PARTICULARS	Note No.	As at 31st March, 2023	As at 31st March, 2022
I. EQUITY AND LIABILITIES			
(1) Shareholder's Funds			
(a) Share Capital	2	100.00	100.00
(b) Reserves and Surplus	3	431.11	-1,114.28
(c) Money received against Share warrants		0.00	0.00
(2) Share Application Money pending allotment		0.00	0.00
(3) Non-Current Liabilities			
(a) Long-Term Borrowings		0.00	0.00
(b) Deferred Tax Liabilities (Net)		0.00	0.00
(c) Other Long Term Liabilities		0.00	0.00
(d) Long-Term Provisions		0.00	0.00
(4) Current Liabilities			
(a) Short-Term Borrowings	4	2,26,223.38	2,28,798.30
(b) Trade Payables	5		
(A) Total outstanding dues of micro enterprises and small enterprises	5(a)	0.00	0.00
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises	5(b)	6,331.81	169.46
(c) Other Current Liabilities	6	17,103.48	503.07
(d) Short-Term Provisions	7	7,176.16	0.00
TOTAL		2,57,365.94	2,28,456.55
II. ASSETS			
(1) Non-Current Assets			
(a) Property, Plant & Equipment and Intangible Assets			
(i) Property, Plant & Equipment		0.00	0.00
(ii) Intangible Assets		0.00	0.00
(iii) Capital work-in-progress		0.00	0.00
(iv) Intangible assets under development		0.00	0.00
(b) Non-Current Investments		0.00	0.00
(c) Deferred Tax Assets (Net)		0.00	0.00
(d) Long-Term Loans and Advances		0.00	0.00
(e) Other Non-Current Assets	8	86.76	359.99
(2) Current Assets			
(a) Current Investments		0.00	0.00
(b) Inventories	9	1,75,257.57	2,27,749.26
(c) Trade Receivables	10	18,903.88	0.00
(d) Cash and Cash Equivalents	11	59,301.85	7.30
(e) Short-Term Loans and Advances	12	3,815.88	340.00
(f) Other Current Assets		0.00	0.00
TOTAL		2,57,365.94	2,28,456.55
Significant accounting policies, notes to accounts & other disclosures	1		
Contingent liabilities	19		
The accompanying notes referred above form an integral part of these financial statements.			

For and on behalf of
JANAK NANDINI BUILDWELL PRIVATE LIMITED
For Janak Nandini Buildwell Pvt. Ltd.

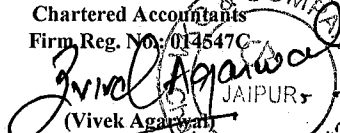

(Nitin Gilara)
 Director
 DIN: 03499237


(Vipul Gilara)
 Director
 DIN: 03499259

Director

Place : Jaipur
Date : 29/09/2023

In terms of our Audit Report of even date

For VKG & Company
 Chartered Accountants
 Firm Reg. No. 014647C

(Vivek Agarwal)
 Partner
 M. No. 422826



JANAK NANDINI BUILDWELL PRIVATE LIMITED
CIN: U70101RJ2013PTC041971
CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2023

(₹ in Thousand)

Particulars	As at 31st March, 2023	As at 31st March, 2022
A. CASH FLOW FROM OPERATING ACTIVITIES:		
Net Profit (before Tax)	1,704.70	-152.92
Adjusted for :		
Provision for Development Charges	7,016.85	
Finance Charges	9,161.37	4,938.37
Operating Profit before Working Capital Changes	17,882.92	4,785.45
Adjusted for Working Capital :		
(Increase)/Decrease in Trade Receivables	-18,903.88	0.00
(Increase)/Decrease in Short Term Advance	-3,475.88	-340.00
(Increase)/Decrease in Inventories	52,491.70	-5,092.90
(Decrease)/Increase in Trade Payable	6,162.35	84.28
(Decrease)/Increase in Other Current Liabilities	16,600.41	216.74
Non Operating Activities		
(Increase)/Decrease in Other Non Current Assets	0.00	0.00
Cash generated from/ (used in) operations	70,757.62	-346.43
Direct tax Paid	0.00	0.00
Net Cash From / (used in) Operating Activities (A)	70,757.62	-346.43
B. CASH FLOW FROM INVESTING ACTIVITIES		-273.23
Security Deposit -JDA	273.23	
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceed from short term borrowings	-2,574.92	5,492.69
Interest paid	-9,161.37	-4,938.37
Net Cash flow from/ (used in) Financing Activities: (C)	-11,736.29	554.32
Net Increase/ (Decrease) in cash and cash equivalents (A+B+C)	59,294.56	-65.34
Cash & Cash Equivalants at the beginning of year	7.30	72.64
Cash & Cash Equivalants at the end of year	59,301.85	7.30

For and on behalf of
JANAK NANDINI BUILDWELL PRIVATE LIMITED

In terms of our Audit Report of even date

For VKG & Company
Chartered Accountants
Firm Reg. No. 014547C

(Nitin Gilara)
Director
DIN: 03499237

(Vipul Gilara)
Director
DIN: 03499259

Director

(Vivek Agarwal)
Partner
M. No. 422826

Place : Jaipur
Date : 29/09/2023

JANAK NANDINI BUILDWELL PRIVATE LIMITED

CIN: U70101RJ2013PTC041971

STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH 2023

(₹ in Thousand)

PARTICULARS	Note No.	For the year Ended 31st March, 2023	For the year Ended 31st March, 2022
INCOME			
I. Revenue from Operations	13	81,335.06	0.00
II. Other Income		0.00	0.00
III. Total Income (I + II)		81,335.06	0.00
IV. EXPENSES			
Cost of Raw Materials & component Consumed		0.00	0.00
Purchases of Stock in Trade		0.00	0.00
Direct Expenses	14	17,711.35	156.58
Decrease/(Increase) in Inventories	15	52,491.70	-5,092.90
Administrative Expenses	16	265.94	150.88
Finance Cost	17	9,161.37	4,938.37
Depreciation & Amortization Expenses		0.00	0.00
Total Expenses		79,630.36	152.92
Profit before Exceptional and Extraordinary Items and Tax (III - IV)		1,704.70	-152.92
V. Exceptional Items		0.00	0.00
VI. Profit before Extraordinary Items and Tax (V - VI)		1,704.70	-152.92
VII. Extra Ordinary Items		0.00	0.00
VIII. Profit before Prior period item & Tax (VII - VIII)		1,704.70	-152.92
IX. Prior Period Item		0.00	0.00
X. Profit before Tax (IX-X)		1,704.70	-152.92
XI Tax Expense:			
XII (1) Current tax		159.31	0.00
(2) Income Tax (earlier Year)		0.00	0.00
(3) Deferred Tax		0.00	0.00
Profit/ (Loss) for the period from Continuing Operations (XI - XII)		1,545.39	-152.92
XIII Profit/Loss from Discontinuing Operations		0.00	0.00
XIV Tax Expense of Discontinuing Operations		0.00	0.00
XV Profit/ (Loss) from Discontinuing Operations (after Tax)(XIV-XV)		0.00	0.00
XVI Profit/ (Loss) for the Year (XIII + XVI)		1,545.39	-152.92
XVII Earnings Per Equity Share	18		
[Nominal value of share Rs. 10/- Each (31st March 2022 Rs. 10/-)]			
XVIII (1) Basic		154.54	-15.29
(2) Diluted		154.54	-15.29
Number of share used in computing earning per share			
(1) Basic		10,000.00	10,000.00
(2) Diluted		10,000.00	10,000.00

The accompanying notes referred above form an integral part of these financial statements.

For and on behalf of
JANAK NANDINI BUILDWELL PRIVATE LIMITED

In terms of our Audit Report of even date

For VKG & Company

Chartered Accountants

Firm Reg. No. 014547C

JAI PUR

(Vivek Agarwal)

Partner

M. No. 422826

(Nitin Gilara)

Director

DIN: 03499237

(Vipul Gilara)

Director

DIN: 03499259

Director

Place : Jaipur

Date : 29/09/2023

For Janak Nandini Buildwell Pvt. Ltd. For Janak Nandini Buildwell Pvt. Ltd.

Company Overview :-

Janak Nandini Buildwell Private Limited is a private limited company incorporated under the Companies Act, 1956 on 02.04.2013 having Corporate Identity No. U70101RJ2013PTC041971. The company is engaged in business of Real Estate & Property Developers.

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2023

Note 1:- SIGNIFICANT ACCOUNTING POLICIES FOR THE YEAR ENDED ON 31-03-2023

1. Basis of Accounting :-

The financial statements are prepared under historical cost convention on accrual basis of accounting in accordance with the generally accepted accounting principles and the provisions of the Companies Act, 2013. All income & expenditure items having a material bearing on the financial statements are recognized on accrual basis. The company had prepared annual accounts on a going concern basis.

2. Use of Estimates :-

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities on the date of the financial statements and the results of operations during the reporting periods. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from those estimates and revisions, if any, are recognized in the current and future periods.

3. Valuation of Closing Stock

Valuation of Schemes: -The assessee follows the "at cost (included development expenses) method, while valuation of the closing stock of land. The provision of development cost has been made on the basis of quotations received by the assessee from valuers/considering the development cost quoted by JDA.

Valuation of Lands: - The valuation of land purchases by the assessee directly without developing scheme and making development on land has been made at cost including all expenses incurred on acquisition of land.

4. Revenue Recognition :-

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

5. Borrowing Cost :-

Borrowing costs that are attributable to acquisition or construction of qualifying assets are capitalized as part of cost of such asset. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to Revenue.

6. Earning per share :-

- (i) Basic earning per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by weighted average number of equity share outstanding during the period.
- (ii) For the purpose of calculating diluted per earning per share, the net profit or loss for the period attributable to equity share holders and weighted average number of share outstanding during the period are adjusted for the effects of all dilutive potential equity share.

7. Accounting For Taxes On Income :-

Income Tax expense comprises current tax, and deferred tax charge or credit. Current tax is provided by the income tax payable by company as per provision of Income Tax Act, 1961. Deferred Tax is recognized on timing differences between the accounting income and taxable Income for the year and quantified using the tax rates and Laws enacted or substantively enacted as on the Balance Sheet date. Deferred tax assets are recognized and carried forward to the extent that there is reasonable certainty that the sufficient future taxable income will be available against which such deferred tax assets can be realized. The deferred Tax assets reviewed for the appropriation of their respective carrying values at the each balance sheet date. In absence of virtual certainty of availability of sufficient taxable future profit no deferred tax assets has been recognized on account of carried forward losses.

8. Provisions, Contingent Liabilities and Contingent Assets :-

(i) Contingent Liabilities : Depending upon the facts of each case and after due evaluation of legal aspects, claims against the Company not acknowledged as debts are treated as contingent liabilities.

(ii) Provisions : Provisions are recognized when the company has a present obligation as a result of past events, for which it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount can be made. Provisions required to settle are reviewed regularly and are adjusted where necessary to reflect the current best estimate of the obligation. Where the company expects provisions to be reimbursed, is recognized as a separate asset, only when such reimbursement is virtually certain.

(iii) Development Expenses and Provision For Development Expenses :-

a) The provision has been made regarding estimated development cost to be incurred on development work to be carried out as per rules & regulation of JDA attributable on the plots sales of which has been sold during the year. The provision has been made on the basis of estimation of cost estimated on the basis of projections received. The detail working and disclosure of development expenses incurred and its provisioning is given in Note 24 of financial statements

b) The provision has been made regarding estimated development cost to be incurred on development work to be carried out as per rules & regulation of JDA attributable on the plots sales of which has been sold during the year. The provision has been made on the basis of estimation of cost estimated on the basis of projections received. The detail working and disclosure of development expenses incurred and its provisioning is given in Note 24 of financial statements.

c) The JDA charges which are directly attributable to particular scheme/plots has been added in costing of such schemes/plots and other charges paid to JDA for development of schemes has been charged as development expenses.

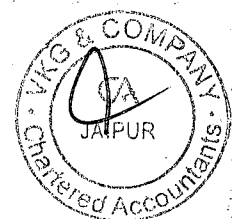
d) Management of the company has estimated provision for development expenses to be incurred on plots at Rs 3000/- Sq Metre

9. Cash and Cash equivalents :-

Cash and cash equivalents comprise cash at bank and cash in hand and short term investments with an original maturity of three months or less.

10. Preliminary/ Preoperative Expenses :-

The preliminary/Preoperative expenses amortized in five years from the year of commencement of operation by company.



JANAK NANDINI BUILDWELL PRIVATE LIMITED
CIN: U70101RJ2013PTC041971

11. General :-

Except wherever stated accounting policies are consistent with the generally accepted accounting principles and have been consistently applied.

Note 2: - Share Capital

Share Capital	As at 31 March 2023		As at 31 March 2022	
	Number	₹ in Thousand	Number	₹ in Thousand
Authorised				
Equity Shares of ₹ 10/-each	10,000.00	100.00	10,000.00	100.00
Issued				
Equity Shares of ₹ 10/-each	10,000.00	100.00	10,000.00	100.00
Subscribed & Paid up				
Equity Shares of ₹ 10/-each fully paid up	10,000.00	100.00	10,000.00	100.00
Total	10,000.00	100.00	10,000.00	100.00

- a) The Company has only one class of shares referred to as equity shares having a par value of Rs. 10. Each holder of equity shares is entitled to same voting rights. No dividend has been declared by Company.
- b) In the event of liquidation of the company, the holders of equity shares will be entitled to receive any of the remaining assets of the company, after the distribution of all preferential amounts.
- c) No. of shares issued in last five years in pursuant to contract without payment received in cash/issue of bonus shares/share bought back: - Nil

Note 2(a):- Reconciliation of number of shares outstanding

Particulars	Equity Shares as at 31 March 2023		Equity Shares as at 31 March 2022	
	Number	₹ in Thousand	Number	₹ in Thousand
Shares outstanding at the beginning of the year	10,000.00	100.00	10,000.00	100.00
Shares Issued during the year	0.00	0.00	0.00	0.00
Shares bought back during the year	0.00	0.00	0.00	0.00
Shares outstanding at the end of the year	10,000.00	100.00	10,000.00	100.00

Note 2(b):- Details of shareholders holding more than 5% shares in the company

Name of Shareholder	As at 31 March 2023		As at 31 March 2022	
	No. of Shares	% of Holding	No. of Shares held	% of Holding
Vipul Gilara	2,500.00	25%	2,500.00	25%
Nitin Gilara	4,000.00	40%	4,000.00	40%
Swati Gilara	3,500.00	35%	3,500.00	35%

Note 2(c):- Details of shares held by promoters and % Change in their holding during the year

Name of Shareholder	As at March 31, 2023			As at March 31, 2022		
	No. of Shares held	% of Holding	% Change in	No. of Shares held	% of Holding	% Change in
Vipul Gilara	2,500.00	25%	0.00	2,500.00	25%	0.00
Nitin Gilara	4,000.00	40%	0.00	4,000.00	40%	0.00
Swati Gilara	3,500.00	35%	0.00	3,500.00	35%	0.00

As per records of the company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal & beneficial ownership of shares.

Note 3:- Reserves & Surplus

Particulars	As at 31 March 2023	As at 31 March 2022
	₹ in Thousand	₹ in Thousand
a. Surplus		
Opening balance	-1,114.28	-961.36
(+) Net Profit/(Net Loss) For the current year	1,545.39	-152.92
(+) Transfer from Reserves	0.00	0.00
(-) Transfer to Reserves	0.00	0.00
Closing Balance	431.11	-1,114.28
Total	431.11	-1,114.28

Note 4: - Short Term Borrowings

Particulars	As at 31 March 2023	As at 31 March 2022
	₹ in Thousand	₹ in Thousand
Secured Loans	0.00	0.00
A) Current Maturities of Long Term Borrowings		
B) Loan Repayable on Demand		
Unsecured Loans		
From Directors and Relatives of Director	63,307.72	1,03,257.72
From Non Banking Financial Institution	40,349.56	32,461.43
From Other Corporates	1,22,566.10	93,079.15
Total	2,26,223.38	2,28,798.30



JANAK NANDINI BUILDWELL PRIVATE LIMITED
CIN: U70101RJ2013PTC041971

Note 5: - Trade Payables

Particulars	As at 31 March 2023	As at 31 March 2022
	₹ in Thousand	₹ in Thousand
(a) Total outstanding dues of micro enterprises and small enterprises		
-Goods	0.00	0.00
- Services	0.00	0.00
Total (a)	0.00	0.00
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises		
-Goods	0.00	0.00
- Services	6,331.81	169.46
Total (b)	6,331.81	169.46
Total (a+b)	6,331.81	169.46

Trade Payable Ageing Schedule (₹ in Thousand)

Particulars	Outstanding for the Following periods from due date of payment				Total
	Less than 1	1-2 years	2-3 Year	More than 3 years	
i) MSME	0.00	0.00	0.00	0.00	0.00
ii) Others	6,301.81	30.00	0.00	0.00	6,331.81
iii) Disputed Dues-MSME	0.00	0.00	0.00	0.00	0.00
iv) Disputed Dues- Other	0.00	0.00	0.00	0.00	0.00

Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 (27 of 2006) ("MSMED Act, 2006"):

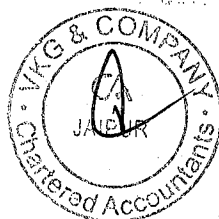
i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;	0.00	0.00
ii) the amount of interest paid by the buyer in terms of Section 16 of MSMED Act, 2006 along with the amount of the payment made to the supplier beyond the appointed day during each accounting year	0.00	0.00
iii) 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;	0.00	0.00
iv) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	0.00	0.00
v) 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 of MSMED Act, 2006.	0.00	0.00

Note 6: - Other Current Liabilities

Particulars	As at 31 March 2023	As at 31 March 2022
	₹ in Thousand	₹ in Thousand
(a) TDS Payable	921.90	493.63
(b) Audit Fees Payable	30.00	9.44
(c) Expenses Payable	51.58	0.00
(d) Advance against immovable property		
Sajjan Kanwar_Reference_Haritwal Ji	3,600.00	0.00
Ved Prakash Maheshwari_Reference_Haritwal Ji	12,500.00	0.00
Total	17,103.48	503.07

Note 7: - Short-Term Provisions

Particulars	As at 31 March 2023	As at 31 March 2022
	₹ in Thousand	₹ in Thousand
Provision for Development	7,016.85	0.00
Provision for Income Tax	159.31	0.00
Total	7,176.16	0.00



JANAK NANDINI BUILDWELL PRIVATE LIMITED
CIN: U70101RJ2013PTC041971

Note 8:- Other Non-Current Assets

Particulars	As at 31 March 2023	As at 31 March 2022
	₹ in Thousand	₹ in Thousand
Electricity Deposit (See Note i)	86.76	86.76
Security Deposit JDA Jaipur	0.00	273.23
Total	86.76	359.99

Note (i)

S.No.	Name of Party	Nature of Transaction	Purpose	Opening Balance	Addition during the year	Closing Balance
1.00	JVVNL	Security Deposit	Security deposit for Connection	86.76	0.00	86.76
2.00	Secretary JDA Jaipur	Security Deposit	Security deposit for Connection	0.00	0.00	0.00
	Total			86.76	0.00	86.76

Note 9:- Inventories

Particulars	As at 31 March 2023	As at 31 March 2022
	₹ in Thousand	₹ in Thousand
Land at Jaisinghpura	1,75,257.57	2,27,749.26
Total	1,75,257.57	2,27,749.26

Note 10:- Trade Receivables (Unsecured Considered good)

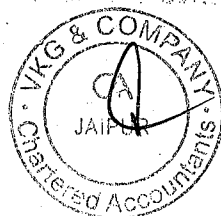
Particulars	As at 31 March 2023	As at 31 March 2022
	₹ in Thousand	₹ in Thousand
A) Trade Receivables considered good – Secured	0.00	0.00
B) Trade Receivables considered good – Unsecured		
a. Trade receivables outstanding for a period less than six months from the date they are due for payment	18,903.88	0.00
b. Trade receivables outstanding for a period exceeding six months	0.00	0.00
C) Trade Receivables considered doubtful	0.00	0.00
Less: Provision for Doubtful Debts		
Total	18,903.88	0.00

Note 11:- Cash and Cash Equivalents

Particulars	As at 31 March 2023	As at 31 March 2022
	₹ in Thousand	₹ in Thousand
a. Cash in Hand	157.59	3.85
b. Balance with Schedule Banks		
IDBI Bank	27.60	0.00
Punjab National Bank	59,116.67	3.45
Total	59,301.85	7.30

Note 12:- Short-Term Loans and Advances

Particulars	As at 31 March 2023	As at 31 March 2022
	₹ in Thousand	₹ in Thousand
Loan and Advance with Related Party		
Janak Nandini Infrastructures Pvt. Ltd.	500.00	0.00
Balance with revenue authority	6.88	0.00
Advance to Suppliers		
Anupam Shukla	8.00	40.00
Hargun Builders and Contractors	2,701.00	300.00
Sai Bricks	600.00	0.00
Total	3,815.88	340.00



JANAK NANDINI BUILDWELL PRIVATE LIMITED
CIN: U70101RJ2013PTC041971

Note 13: - Revenue from Operations

Particulars	For the year Ended 31 March 2023 ₹ in Thousand	For the year Ended 31 March 2022 ₹ in Thousand
Income from Revenue Operations		
Sales (Net of Sales Return)	81,335.06	0.00
Total	81,335.06	0.00

Note 14: - Direct Cost

Particulars	For the year Ended 31 March 2023 ₹ in Thousand	For the year Ended 31 March 2022 ₹ in Thousand
Development Charges	9,290.49	156.58
JDA Charges	8,420.86	0.00
Total	17,711.35	156.58

Note 15: - Decrease/(Increase) in Inventories

Particulars	For the year Ended 31 March 2023 ₹ in Thousand	For the year Ended 31 March 2022 ₹ in Thousand
Opening Stock	2,27,749.26	2,22,656.36
Closing Stock	1,75,257.57	2,27,749.26
Total	52,491.70	-5,092.90

Note 16: - Other Administrative and Selling Expenses

Particulars	For the year Ended 31 March 2023 ₹ in Thousand	For the year Ended 31 March 2022 ₹ in Thousand
Audit Fee	30.00	9.44
Legal & ROC Fees	26.69	18.39
Office Rent	60.00	60.00
Electricity Expenses	149.25	63.05
Total	265.94	150.88

Note 17: - Finance Costs

Particulars	For the year Ended 31 March 2023 ₹ in Thousand	For the year Ended 31 March 2022 ₹ in Thousand
Bank Charges	22.23	2.05
Interest	9,138.98	4,936.32
Interest on TDS	0.17	0.00
Total	9,161.37	4,938.37

Note 18: - Earning Per Share (EPS)

Particulars	For the year Ended 31 March 2023	For the year Ended 31 March 2022
Net profit loss after tax (Rs in Thousand)	1,545.39	-152.92
Less : Dividend on Convertible Preference Shares	0.00	0.00
Net profit for calculation of diluted EPS	1,545.39	-152.92
Weighted Average Number of equity shares for calculating Basic EPS	10,000.00	10,000.00
Add : Effect of Dilution	0.00	0.00
Weighted Average Number of equity shares for calculating Diluted EPS	10,000.00	10,000.00
EPS (Basic & Diluted)	154.54	-15.29

Note 19: - Contingent liabilities: -

The Director Related Party M/s Janak Nandini Infrastructure Private Limited has taken secured loan of Rs. 14,50,00,000/- from SBI bank against the mortgaged of immovable property of company situated at Khasra No 423, Village Saligrampura, Tehsil Sanganer, Jaipur. The Borrower are regular in payment of their loan taken against properties of the company. No default was made in payment of principle and interest to the bank. The above as loan was satisfied by the related party on 29/09/2022.

Note 20: - Managerial Remuneration

NIL

NIL



JANAK NANDINI BUILDWELL PRIVATE LIMITED
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Note 21: - Payment to Auditors

Particulars	For the year Ended 31 March 2023	For the year Ended 31 March 2022
	₹ in Thousand	₹ in Thousand
-Company Audit fees	30.00	8.00
-Certification and Legal Fees	11.60	6.60
Total	41.60	14.60

Note:-The figure are shown excluding of Goods & Service Tax.

Note 22: - Foreign Exchange in flow/out flow

NIL

Note 23: - Detail of Stock, Production and turnover

Particulars	Area	As at 31 March 2023	Area	As at 31 March 2022
	Sq Yard	₹ in Thousand	Sq Yard	₹ in Thousand
Land				
(a) Opening Stock	23,218.72	2,27,749.26	23,218.72	2,22,656.36
(b) Add:- Direct Cost	0.00	0.00	0.00	156.58
(c) Borrowing Cost	0.00	0.00	0.00	4,936.32
Total (a+b)	23,218.72	2,27,749.26	23,218.72	2,27,749.26
(d) Sales During the Year	0.00	0.00	0.00	0.00
(e) Transferred to Scheme Rama Enclave II (Only Salable Area is 8263.86 Sq Mtr)	17,604.75	1,72,682.60	0.00	0.00
(f) Transferred to Future Extension (4694 Sq Metre)	5,613.97	55,066.67	0.00	0.00
(g) Common Area Non-Salable as approved by JDA	0.00	0.00	0.00	0.00
(h) Sales During the Year	0.00	0.00	0.00	0.00
Closing Stock	0.00	0.00	23,218.72	2,27,749.26

Particulars	Area	As at 31 March 2023	Area	As at 31 March 2022
	Sq Metre	₹ in Thousand	Sq Yard	₹ in Thousand
Plots in Rama Enclave II				
(a) Opening Stock	0.00	0.00	0.00	0.00
(b) Converted from Land as per JDA Maps	8,263.86	1,72,682.60	0.00	0.00
(c) Add:- Direct Cost	0.00	9,290.49	0.00	0.00
(d) Add:- JDA Cost	0.00	8,420.86	0.00	0.00
(e) Borrowing Cost	0.00	5,828.37	0.00	0.00
Total (a+b)	8,263.86	1,96,222.32	0.00	0.00
(f) Sales During the Year	3,096.83	79,342.03	0.00	0.00
Closing Stock	5,167.03	1,16,880.29	0.00	0.00

Particulars	Area	As at 31 March 2023	Area	As at 31 March 2022
	Sq Metre	₹ in Thousand	Sq Yard	₹ in Thousand
Plots for Future Extension (As per Maps)				
(a) Opening Stock	0.00	0.00	0.00	0.00
(b) Converted from Land as per JDA Maps	4,694.00	55,066.67	0.00	0.00
(c) Add:- Direct Cost	0.00	0.00	0.00	0.00
(d) Borrowing Cost	0.00	3,310.61	0.00	0.00
Total (a+b)	4,694.00	58,377.27	0.00	0.00
(e) Sales During the Year	0.00	0.00	0.00	0.00
Closing Stock	4,694.00	58,377.27	0.00	0.00

Note 24: - Provision for Development Expenses on Project Rama Enclave II

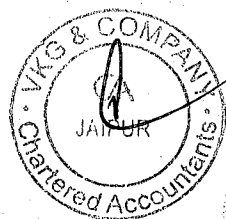
Plots in Rama Enclave II		As at 31 March 2023
a	Area Sold (In Sq Mtr)	3,096.83
b	Estimated Rate Development Expenses Per Sq Mtr	3,000.00
c=a*b	Estimated Expenses to be incurred Development of Area Sold During the year	9,290.49
d	Add: Opening Provision Made in Previous year and carried forward to current year	0.00
e	Less: Actual Expenses Incurred Toward Development of Project	-2,273.64
f=c-d-e	Net Provision for development expenses required in current year	7,016.85

Note 25: - Derivatives outstanding as at Balance sheet date

NIL

Note 26: - Segment reporting (AS-17)

The company has only one business segment i.e. real estate business and only one geographically business segment in India.



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Note 27: - Related Party disclosures

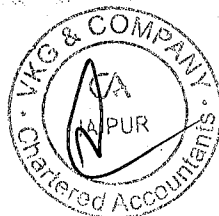
a) Transaction

Name of related party and Nature of relationship	Relationship	Nature of transaction	Transaction Value For the year ended March 31, 2023	Transaction Value For the year ended March 31, 2022
Key Managerial personnel:				
Nitin Gilara	Director	Loan Taken	700.00	3,300.00
		Loan Repaid	6,000.00	3,740.00
Vipul Gilara	Director	Loan Taken	1,700.00	3,490.00
Abhishek Gilara	Additional Director	Loan Taken	0.00	750.00
		Loan Repaid	18,050.00	0.00
Deepa Gialra	Additional Director	Rent Expenses	30.00	30.00
		Loan Repaid	0.00	750.00
Kiran Gilara	Additional Director	Rent Expenses	30.00	30.00
		Loan Repaid	4,900.00	2,500.00
Prateek Gilara	Additional Director	Loan Taken	300.00	300.00
		Loan Repaid	14,900.00	0.00

Note:- Transaction carried out by director on behalf of company is not reported in the related party transaction above.

b) Outstanding Balance of Related Parties

Particulars	As at 31 March 2023	As at 31 March 2022
	₹ in Thousand	₹ in Thousand
Abhishek Gilara	14,200.00	32,250.00
Deepa Gilara	8,450.00	8,450.00
Gordhan Das Gilara	4,000.00	4,000.00
Kiran Gilara	10,050.00	14,950.00
Nitin Gilara	9,860.00	15,160.00
Prateek Gilara	11,310.15	24,710.15
Vipul Gilara	5,437.57	3,737.57

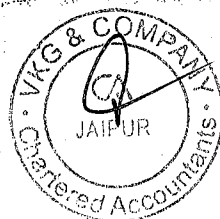


JANAK NANDINI BUILDWELL PRIVATE LIMITED
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Note 28: - Financial Ratio

		(₹ in Thousand)		
Financial year 2022-2023		Numerator	Denominator	Ratio Analysis
Current Ratio (in times)	Current Assets/ Current Liabilities	2,57,279.18	2,56,834.83	1.00
Debt Equity Ratio (in times)	Non-Current Borrowing+Short Term Borrowing+Current Maturity of Long Term Borrowings/ Equity Shareholder Funds	2,26,223.38	531.11	425.95
Debt Service Coverage Ratio (in times)	Net profit/(loss) Before Tax, finance cost, depreciation and amortization / Fixed Interest Charges+ Principal repayment for Non-current borrowings (including current maturity of non-current borrowings)	10,866.07	2,35,362.36	0.05
Return on Equity (in %)	Net Profit/(loss) After Tax/ Average of Total Equity Shareholder funds x 100	1,545.39	531.11	2.91
Inventory Turnover Ratio (in times)	Net Sales of products / Average Inventory	81,335.06	2,01,503.42	0.40
Trade Receivable Turnover Ratio (in times)	Net Sales of products / Average Trade Receivables	81,335.06	9,451.94	8.61
Trade Payable Turnover Ratio (in times)	Purchase of goods and expenses/ Average Trade Payable	6,331.81	3,250.64	1.95
Net Capital Turnover Ratio (in times)	Revenue from operation/Average Working Capital (Current Assets-Current Liability)	81,335.06	444.35	183.04
Net Profit Ratio (in %)	Net Profit/(loss) After Tax/ Total Income X 100	1,545.39	81,335.06	1.90
Return on Capital Employed (in %)	Net Profit/(loss) before interest and tax/ Gross Capital Employed (Tangible Net Worth (Total Equity-other intangible assets) +Total Borrowing+Deferred Tax Liability X 100	10,866.07	2,26,754.49	4.79
Return on Investment (in %)	Income generated from Invested funds/ Average funds invested X 100	NA	NA	NA
		(₹ in Thousand)		
Financial year 2021-2022		Numerator	Denominator	Ratio Analysis
Current Ratio (in times)	Current Assets/ Current Liabilities	2,28,096.56	2,29,470.84	0.99
Debt Equity Ratio (in times)	Non-Current Borrowing+Short Term Borrowing+Current Maturity of Long Term Borrowings/ Equity Shareholder Funds	2,28,798.30	-1,014.28	-225.58
Debt Service Coverage Ratio (in times)	Net profit/(loss) Before Tax, finance cost, depreciation and amortization / Fixed Interest Charges+ Principal repayment for Non-current borrowings (including current maturity of non-current borrowings)	4,785.45	2,33,736.67	0.02
Return on Equity (in %)	Net Profit/(loss) After Tax/ Average of Total Equity Shareholder funds x 100	-152.92	-1,014.28	Shareholder funds is negative , therefore not computed
Inventory Turnover Ratio (in times)	Net Sales of products / Average Inventory	NA	NA	NA
Trade Receivable Turnover Ratio (in times)	Net Sales of products / Average Trade Receivables	NA	NA	NA
Trade Payable Turnover Ratio (in times)	Purchase of goods and expenses/ Average Trade Payable	NA	NA	NA
Net Capital Turnover Ratio (in times)	Revenue from operation/Average Working Capital (Current Assets-Current Liability)	NA	NA	NA
Net Profit Ratio (in %)	Net Profit/(loss) After Tax/ Total Income X 100	NA	NA	NA
Return on Capital Employed (in %)	Net Profit/(loss) before interest and tax/ Gross Capital Employed (Tangible Net Worth (Total Equity-other intangible assets) +Total Borrowing+Deferred Tax Liability X 100	4,785.45	2,27,784.02	Shareholder funds is negative , therefore not computed
Return on Investment (in %)	Income generated from Invested funds/ Average funds invested X 100	NA	NA	NA

Comparison of Ratios	2022-2023	2021-2022	% Change	Remark, if change is more than 25%
Current Ratio (in times)	1.00	0.99	0.78	
Debt Equity Ratio (in times)	425.95	-225.58	-288.83	Due to Increase in Shareholder fund
Debt Service Coverage Ratio (in times)	0.05	0.02	150.00	Due to Increase in Profitability
Return on Equity (in %)	2.91	NA	NA	
Inventory Turnover Ratio (in times)	0.40	NA	NA	
Trade Receivable Turnover Ratio (in times)	8.61	NA	NA	
Trade Payable Turnover Ratio (in times)	1.95	NA	NA	
Net Capital Turnover Ratio (in times)	183.04	NA	NA	
Net Profit Ratio (in %)	1.90	NA	NA	
Return on Capital Employed (in %)	4.79	NA	NA	
Return on Investment (in %)	NA	NA	NA	

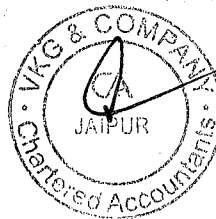


JANAK NANDINI BUILDWELL PRIVATE LIMITED

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Note No 29 :- Other Statutory Information

- 1 The company does not have any benami property, where any proceeding has been initiated or pending against the company for holding any benami property
- 2 The company has not traded or invested in crypto currency or virtual currency during the financial year.
- 3 The company has not advanced or loaned 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,
- 4 The company has not received any fund from other 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 to or on behalf of the ultimate beneficiaries.
- 5 The company does not have any 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).
- 6 The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of layers) Rules, 2017
- 7 The company is not declared wilful defaulter by and bank or financials institution or lender during the year
- 8 The company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period
- 9 No quarterly statement of current assets was filed by the Company with any Banks or financial institution
- 10 The title deeds of the immovable properties, (other than immovable properties where Company is the lessee and the lease agreements are duly executed in favour of the Company) disclosed in the financial statement included in property, plant and equipment and capital work-in-progress are held in the name of the Company as at balance sheet date.
- 11 The company does not have transactions with companies which are struck off.



JANAK NANDINI BUILDWELL PRIVATE LIMITED
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Note 30: - Others

- a). In the opinion of the management, all the assets, loans and advances are stated at values not less than what they are expected to realize in the ordinary course of business otherwise specified.
- (b) In absence of virtual certainty of availability of sufficient future profit no deferred tax assets has been recognized on A/c of carry forward business losses
- (c) The Previous year figure has been regrouped/rearranged where considered necessary.
- (d) The financial statements are presented in INR and all values are rounded to the nearest Thousand & decimal thereof.

For and on behalf of
JANAK NANDINI BUILDWELL PRIVATE LIMITED

For Janak Nandini Buildwell Pvt. Ltd.

(Nitin Gilara)
Director
DIN: 03499237

(Vipul Gilara)
Director
DIN: 03499259
Director

Place : Jaipur
Date : 29/09/2023

In terms of our Audit Report of even date
For VKG & Company
Chartered Accountants
Firm Reg. No. 0145470

(Vivek Agarwal)
Partner
M. No. 422826

JANAK NANDINI BUILDWELL PRIVATE LIMITED
CIN: U70101RJ2013PTC041971

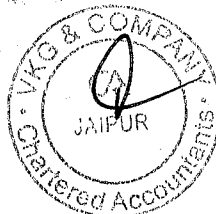
List of Accounts

1) Unsecured Loan as on 31-03-2023

S/No.	Particular		(₹ in Thousand)
From Directors			
1	Abhishek Gilara	14,200.00	
2	Deepa Gilara	8,450.00	
3	Gordhan Das Gilara	4,000.00	
4	Kiran Gilara	10,050.00	
5	Nitin Gilara	9,860.00	
6	Prateek Gilara	11,310.15	
7	Vipul Gilara	5,437.57	63,307.72
From Non Banking Financial Institution			
8	Dunstan Goods Pvt. Ltd	36,121.45	
9	J.N. Fiscal Services (P) Ltd.	4,228.11	40,349.56
From Corporates			
10	JCI Oil Refinery Pvt. Ltd.	4,080.89	
11	Fine Gems Export Pvt Ltd	6,118.80	
12	Rajasthan Papsales Pvt. Ltd.	21,363.22	
13	OP Builders & Hotels Pvt. Ltd.	2,404.19	
14	Radha Krishna Buildtech Pvt. Ltd.	8,248.89	
15	Galina Consultancy Services Pvt. Ltd.	20,000.00	
16	Shapoorji Pallonji & co. Pvt. Ltd.	45,576.40	
17	Shapoorji Pallonji Infrastructure Capital co. Pvt. Ltd.	14,773.71	1,22,566.10
Total			2,26,223.38

2) Trade Payable as on 31-03-2023

S/No.	Particular		(₹ in Thousand)
1	Deepa Gilara Rent A/C	30.00	
2	Kiran Gilara Rent A/c	30.00	
3	Selmore	165.34	
4	Rambhajo's	156.83	
5	Jaipur Development Corporation	5,949.64	
Total			6,331.81



3) SUNDRY DEBTORS AS ON 31-03-2023

S/No.	Particular	(₹ in Thousand)
1	Ashok Kumar Saini (P.No.35)	2,328.50
2	Bhagya Shree Agarwal P. No.88	2,160.43
3	Diwakar Sharma P.No. 72	2,298.75
4	Kalpna Saini Plot No. 66	2,297.75
5	Manish Saini Plot No. 73	1,600.00
6	Pawan Kumar Sharma-57	1,500.00
7	Savita Shrama P.No.68	2,548.50
8	Surendra Palsania	800.00
9	Virendra Pal Sharma Plot No. 71	2,298.75
10	Vyomesh Kumar Upadhyay P.No.56	1,071.20
Total		18,903.88

