Date: 08 March 2024

No.: 2023-24/NCD/01

PLACEMENT MEMORANDUM – GENERAL INFORMATION DOCUMENT

PRATEEK REALTORS INDIA PRIVATE LIMITED

DETAILS OF THE ISSUER	
Corporate Identity Number: U70101DL2009PTC197028 **Permanent Account Number**: AAFCP2689G **Date of Incorporation**: December 16, 2009 **Place of incorporation**: Delhi **Registered Office**: Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, East Delhi, Delhi – 110092 **Corporate Office**: Prateek Pro- Menage, A-42 Sector 67, Noida, Uttar Pradesh, India, 201301 **Tel No.**: 0120-2595555 **Website**: www.prateekgroup.com **Email ID**: info@prateekgroup.com **Fax Number**: +91 120-2595544 **Identification number, if any, issued by any regulatory authority**: NOT APPLICABLE	**Company Secretary**: Ms. Kanchan Pal **Email**: kanchan.pal@prateekgroup.com **Telephone:** 9536137140 **Compliance Officer**: Ms. Kanchan Pal **Email**: kanchan.pal@prateekgroup.com **Telephone:** 9536137140 **Chief Financial Officer**: Mr Sarvan Gupta **Email**: sk.gupta@prateekgroup.com **Telephone:** 9599285446
OUR PROMOTERS	
Prateek Buildtech (India) Private Limited Corporate Identity Number: U45201DL2005PTC140318 Registered Office: Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, New Delhi, India- 110092	

Corporate Office: A-42 Sector 67, Noida, Uttar Pradesh, India, 201301; Email: info@prateekgroup.com; Telephone: +91 120-2595555

Prashant Kumar Tiwari
Email: prashant@prateekgroup.com; Telephone: +91 9818420115

For further details, please refer to Section 4 of this Placement Memorandum.

DETAILS OF PLACEMENT MEMORANDUM – GENERAL INFORMATION DOCUMENT AND ISSUE

ISSUE OF LISTED, RATED, SECURED, TAXABLE, REDEEMABLE, NON-CONVERTIBLE DEBENTURES (HEREINAFTER REFERRED TO AS "DEBENTURES") AS MORE PARTICULARLY MENTIONED IN THE PLACEMENT MEMORANDUM – KEY INFORMATION DOCUMENT ("PLACEMENT MEMORANDUM – KID").

THIS PLACEMENT MEMORANDUM – GENERAL INFORMATION DOCUMENT ("PLACEMENT MEMORANDUM") WILL BE EFFECTIVE FOR THE PERIOD OF 1 (ONE) YEAR FROM THE DATE OF OPENING OF THE FIRST ISSUE/OFFER PURSUANT TO THIS PLACEMENT MEMORANDUM, BEING ISSUED.

THE DETAILS OF EACH ISSUE OF DEBENTURES PURSUANT TO THIS PLACEMENT MEMORANDUM WILL BE SET OUT IN THE RELEVANT PLACEMENT MEMORANDUM – KEY INFORMATION DOCUMENT.

THIS PLACEMENT MEMORANDUM MAY BE SUPPLEMENTED, MODIFIED AND/OR AMENDED BY ONE OR MORE SUBSEQUENT KEY INFORMATION DOCUMENTS.

DETAILS OF INTERMEDIARIES

Debenture Trustee	**Registrar and Transfer Agent**	**Rating Agency**
As more particularly mentioned in the KID.	As more particularly mentioned in the KID.	As more particularly mentioned in the KID.
Arrangers	**Designated Stock Exchange**	**Statutory Auditor**
As more particularly mentioned in the KID.	As more particularly mentioned in the KID.	M/s. Raj Girikshit & Associates **Address:** 19, 3rd Floor, KK Business Centre, Veer Savarkar Block, Shakarpur, Delhi – 110092 **Tel No.: 011-22010222** **Kind Attn:** Mr. Raj Kumar **Email:** rajgirikshit@yahoo.com **Peer Review No.-** 016309

ISSUE SCHEDULE AND OTHER DETAILS

Details of eligible investors	As set out in the relevant Placement Memorandum – KID.

Coupon rate, coupon payment frequency, redemption date and redemption amount	As set out in the relevant Placement Memorandum – KID.
Disclosure pertaining to wilful defaulter	As set out in the relevant Placement Memorandum – KID.
Issue Schedule (Date of Opening and Date of Closing)	As set out in the relevant Placement Memorandum – KID.
Details about underwriting of the Issue (including the amount undertaken to be underwritten by the underwriters)	As set out in the relevant Placement Memorandum – KID.
Green shoe Option	As set out in the relevant Placement Memorandum – KID.

BACKGROUND

This Placement Memorandum – General Information Document ("**Placement Memorandum**") is related to the Debentures to be issued by Prateek Realtors India Private Limited (the "**Issuer**" or "**Company**") on a private placement basis and contains relevant information and disclosures required for the purpose of issuing of the Debentures.

A copy of this Placement Memorandum has been delivered for filing to the Registrar of Companies as required under sub-section (4) of Section 26 of Companies Act, 2013 (18 of 2013). **NOT APPLICABLE**

DECLARATION REGARDING WILFUL DEFAULTER

Neither the Issuer nor any of its Promoters or directors constituting the Board of Directors have been declared as a willful defaulter.

SECURITY

As set out in the relevant Placement Memorandum – KID.

IMPORTANT ADVISORY

Every person who is subscribing to or purchasing the Debentures is advised to read the Debenture Trust Deed before subscribing to any Debenture.

GENERAL RISK

Investment in non-convertible securities is risky and investors should not invest any funds in such securities, unless they can afford to take the risks attached to such investments. Investors are advised to take an informed decision and to read the risk factors carefully before investing in this offering. For taking an investment decision, the investors must rely on their own examination of the Company, this Placement Memorandum and the Issue, including the risks involved. **Specific attention of investors is invited to the statement of Risk Factors contained under Section 3 (*Risk Factors*) of this Placement Memorandum and any subsequent risk factors as may be set out in any Placement Memorandum – KID**. These risks are not, and are not intended to be, a complete list of all risks and considerations relevant to the Debentures or the investor's decision to purchase the Debentures.

The securities have not been recommended or approved by any regulatory authority in India, including the Securities and Exchange Board of India and Reserve Bank of India and nor does the Securities and Exchange Board of India or Reserve Bank of India guarantee the accuracy or adequacy of this document.

ISSUER'S ABSOLUTE RESPONSIBILITY

The Issuer, having made all reasonable inquiries, accepts responsibility for and confirms that this Placement Memorandum / offer document contains all information with regard to the Issuer and the Issue which is material in

the context of the issue, that the information contained in the Placement Memorandum / offer document is true and correct in all material aspects and is not misleading that the opinions and intentions expressed herein are honestly stated and that there are no other facts, the omission of which make this document as a whole or any of such information or the expression of any such opinions or intentions misleading.

LISTING

The Debentures are proposed to be listed on the wholesale debt market segment of the Designated Stock Exchange and will be issued through the "BSEBOND" platform through electronic book mechanism. The Issuer has obtained the "in-principle" approval from the Designated Stock Exchange on 18 March 2024, attached as **Annexure** III (*In-Principle Approval*) to this Placement Memorandum. The Issuer shall comply with all the requirements pertaining to the listing of Debentures on the WDM of the Designated Stock Exchange as per the Applicable Laws. The Issuer shall create the recovery expense fund with the Designated Stock Exchange.

CREDIT RATING

As set out in the relevant Placement Memorandum – KID.

ISSUE SCHEDULE

Issue Opening Date	As set out in the relevant Placement Memorandum – KID
Issue Closing Date	As set out in the relevant Placement Memorandum – KID
Pay-In Date	As set out in the relevant Placement Memorandum – KID
Deemed Date of Allotment	As set out in the relevant Placement Memorandum – KID

The Issue shall be open for subscription during the banking hours on each day during the period covered by the Issue Schedule.

COMPLIANCE

THIS PLACEMENT MEMORANDUM IS NEITHER A PROSPECTUS NOR A STATEMENT IN LIEU OF PROSPECTUS. THIS PLACEMENT MEMORANDUM IS PREPARED IN CONFORMITY WITH THE COMPANIES ACT, 2013, THE COMPANIES (PROSPECTUS AND ALLOTMENT OF SECURITIES) RULES, 2014, THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE AND LISTING OF NON CONVERTIBLE SECURITIES) REGULATIONS, 2021 ("**SEBI NCS REGULATIONS**"), THE MASTER CIRCULAR FOR ISSUE AND LISTING OF NON-CONVERTIBLE SECURITIES, SECURITISED DEBT INSTRUMENTS, SECURITY RECEIPTS, MUNICIPAL DEBT SECURITIES AND COMMERCIAL PAPER ISSUED VIDE CIRCULAR NO. SEBI/HO/DDHS/PoD1/P/CIR/2023/119 DATED AUGUST 10, 2021, THE SECURITIES AND EXCHANGE BOARD OF INDIA (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015, EACH AS UPDATED AND AMENDED FROM TIME TO TIME.

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SECTION 1: DEFINITIONS AND ABBREVIATIONS

Unless the context otherwise indicates or requires, in this Placement Memorandum, the following terms shall have the meanings given below. All capitalized terms used but not defined herein shall have the meaning ascribed to such term under the relevant Debenture Trust Deed. References to statutes, rules, regulations, guidelines and policies will be deemed to include all amendments and modifications notified thereto.

Term	Description
Applicable Law	means all applicable laws, bye-laws, rules, regulations, orders, ordinances, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directives of any Governmental Authority or Person acting under the authority of any Governmental Authority and/or of any statutory authority, and specifically including, the RBI, SEBI and/or of a stock exchange, whether in effect on the date of this Placement Memorandum or thereafter.
Allot/Allotment/Allotted	means the allotment of the Debentures pursuant to an Issue.
Articles or Articles of Association or AOA	means the articles of association of the Issuer, as amended from time to time.
Application Form	means the form used by the recipients / addressee of this Placement Memorandum, to apply for subscription to the Debentures, which is in the form annexed to this Placement Memorandum and marked as **Annexure I** (*Application Form*).
Board/Board of Directors	means the Board of Directors of the Issuer.
Beneficial Owner(s)	means holder(s) of the Debentures in dematerialized form as defined under Section 2 of the Depositories Act.
Board of Directors or Board	means the Board of Directors of the Issuer.
Business Day	means: (a) in respect of all payments to be made by the Issuer in terms of the Transaction Documents, all days other than Saturday and Sunday on which commercial banks are open for business in Delhi and Mumbai; and (b) in respect of all other matters, a day (other than Saturday, or a bank holiday) on which banks and stock exchanges are open for general business in Delhi and Mumbai.
CDSL	means Central Depository Services (India) Limited
Companies Act / the Act / 2013 Act / CA 2013	means the Companies Act, 2013 of India.
Debentures	means the rated, listed, secured, redeemable, taxable, non-convertible debentures to be issued by the Company to the Debenture Holders pursuant to this Placement Memorandum and each Placement Memorandum – KID.
Debenture Holder or Holders	means the persons who are, from time to time, the holders of the Debentures and whose names appear in the register of Beneficial Owners.
Debenture Trustee or Trustee	means the debenture trustee in relation to the Debentures registered as a debenture trustee under the Debenture Trustee Regulations acting for and on behalf of, and

Term	Description
	for the benefit of, the Debenture Holders as more particularly set out in the relevant Placement Memorandum – KID.
Debenture Trustee Agreement or Debenture Trustee Appointment Agreement	means in relation to an Issue, the debenture trustee agreement to be entered into between the Issuer and the Debenture Trustee for the appointment of the Debenture Trustee.
Debenture Trust Deed	means in relation to an Issue, the debenture trust deed entered or to be entered into between the Issuer and the Debenture Trustee which will set out, inter alia, the terms upon which the Debentures are being issued and shall include the representations and warranties and the covenants to be provided by the Issuer.
Debenture Trustee Regulations	means the Securities and Exchange Board of India (Debenture Trustee) Regulations, 1993.
Deemed Date of Allotment	means in relation to an Issue, the meaning ascribed to such term in the Placement Memorandum – KID in relation to such Issue.
Demat	means dematerialized securities which are securities that are in electronic form, and not in physical form, with the entries noted by the Depository.
Depository	means a depository registered with the SEBI under the Securities and Exchange Board of India (Depositories and Participant) Regulations, 2018, in this case being NSDL or CDSL.
Depository Participant or DP	means a depository participant as defined under the Depositories Act
Depositories Act	means the Depositories Act, 1996.
Director(s)	means director(s) of the Issuer.
DP ID	means the Depository Participant Identification Number.
EBP	means Electronic Book Provider.
ECS	means Electronic Clearing System.
Eligible Investors	means in relation to the Issue of Debentures under or pursuant to this Placement Memorandum and the first Placement Memorandum – KID, the categories of investors eligible to subscribe to the Debentures as specified in paragraph 1.17 of Section 7 (*Other Information and Application Process*) of the Placement Memorandum - KID and in relation to any other Issue, the meaning ascribed to such term in the relevant Placement Memorandum – KID in relation to such Issue.
Financial Year or Fiscal Year or FY	means a period of 12 (twelve) months commencing from 1 April of each year and ending on 31 March of the immediately next year.
Governmental Authority	means any national, state, local or regional government or governmental agency, department, board, commission, regulatory authority, semi-governmental authority or arbitrator, court, tribunal, or judicial or quasi-judicial authority (including, any stock exchange or any self-regulatory organisation established under any law).
IBC	means the Insolvency and Bankruptcy Code, 2016 along with all circulars, rules, regulations and ordinances issued thereunder.
INR or Rs.	means Indian Rupees.
Issue	means each issue of Debentures under or pursuant to this Placement Memorandum read together with the Placement Memorandum – KID in relation to that Issue.

Term	Description
Issue Closing Date	means in relation to an Issue, the meaning ascribed to such term in the Placement Memorandum – KID in relation to such Issue.
Issue Opening Date	means in relation to an Issue, the meaning ascribed to such term in the Placement Memorandum – KID in relation to such Issue.
Maturity Date/Final Redemption Date	means in relation to an Issue, the meaning ascribed to such term in the Placement Memorandum – KID in relation to such Issue.
Memorandum or Memorandum of Association	means the memorandum of association of the Issuer, as amended from time to time.
N.A. or NA	means Not Applicable.
NEFT	means National Electronic Fund Transfer.
NSE	means the National Stock Exchange of India Limited.
PAN	means permanent account number.
Placement Memorandum	means this placement memorandum – general information document issued by the Issuer in accordance with the SEBI Debt Listing Regulations.
Placement Memorandum – KID	means, in relation to an Issue under or pursuant to this Placement Memorandum, the placement memorandum- key information document issued by the Borrower in relation to such Issue issued by the Issuer in accordance with the SEBI Debt Listing Regulations.
Private Placement Offer Letter	means the private placement offer letter prepared by the Issuer and contained in Section 6 (*Disclosures as per CA 2013 / Form PAS 4*) of the Placement Memorandum in compliance with Section 42 of the CA 2013 read with Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014.
Promoter(s)	has the same meaning ascribed to such term in the Companies Act, 2013.
RBI	means the Reserve Bank of India constituted under the Reserve Bank of India Act, 1934.
Redemption Amounts	means the amount(s) specified in the Terms and Conditions to be paid by the Issuer to the Debenture Holders.
Redemption Date	means in relation to an Issue, the meaning ascribed to such term in the Placement Memorandum – KID in relation to such Issue.
Registrar or Registrar to the Issue or Registrar and Transfer Agent or R&T Agent	means in relation to an Issue, the meaning ascribed to such term in the Placement Memorandum – KID in relation to such Issue.
RBI	The Reserve Bank of India constituted under the Reserve Bank of India Act, 1934.
ROC	means the Registrar of Companies.
RTGS	means Real Time Gross Settlement.
SEBI	means the Securities and Exchange Board of India constituted under the SEBI Act, 1992.
SCRA	means the Securities Contract (Regulation) Act, 1956, the rules, regulations and circulars issued in relation to the same.
SEBI Act	means the Securities and Exchange Board of India Act, 1992.
Subsidiary	has the meaning ascribed to such term in Section 2(87) of the CA 2013.

Term	Description
SEBI Debt Listing Regulations	means collectively, the SEBI NCS Regulations and the SEBI Master Circular for issue and listing of Non-convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper (SEBI/HO/DDHS/PoD1/P/CIR/2023/119) dated August 10, 2021, issued by SEBI as amended on July 07, 2023.
SEBI LODR Regulations	means the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 issued by SEBI.
Stock Exchange	means the BSE or the NSE, as the case may be.
Trading Day	means a day (other than a Saturday or a Sunday) on which the WDM segment of the Designated Stock Exchange is open for trading.
TDS	means Tax Deducted at Source.
Term Sheet	means, in relation to an Issue, the term sheet for such Issue as set out in the Placement Memorandum – KID for such Issue.
Transaction Documents	means, in relation to an Issue, the meaning ascribed to the term 'Transaction Documents' in the relevant Term Sheet for such Issue.
WDM	means the Wholesale Debt Market segment of the Designated Stock Exchange.
Wilful Defaulter	means a person who is categorized as a wilful defaulter by any bank or financial institution or consortium thereof, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India and includes an issuer whose director or promoter is categorized as such in accordance with Regulation 2(rr) of SEBI NCS Regulations.
Working Day or Trading Day	means a day (other than a Saturday or a Sunday) on which the WDM of the Designated Stock Exchange is open for trading.

RULE IN CASE OF INCONSISTENCY

Notwithstanding anything contained in this Placement Memorandum, in case of any inconsistency or repugnancy between this Placement Memorandum or any Placement Memorandum – KID and the relevant Debenture Trust Deed or any other Transaction Document, the relevant Debenture Trust Deed or such other Transaction Documents shall prevail.

SECTION 2: NOTICE TO INVESTORS AND DISCLAIMERS

This Placement Memorandum **is neither a prospectus nor a statement in lieu of prospectus** under the CA 2013. This Placement Memorandum has not been submitted to or approved by the SEBI and has been prepared by the Company in conformity with the extant SEBI Debt Listing Regulations and the CA 2013. This issue of the Debentures, which are to be listed on the WDM of the Designated Stock Exchange, is being made strictly on a private placement basis. This Placement Memorandum does not constitute and shall not be deemed to constitute an offer or an invitation to the public to subscribe to the Debentures. Neither this Disclosure Document / Placement Memorandum nor any other information supplied in connection with the Debentures is intended to provide the basis of any credit or other evaluation and a recipient of this Placement Memorandum should not consider such receipt a recommendation to purchase any Debentures. Each potential investor contemplating the purchase of any Debentures should make its own independent investigation of the financial condition and affairs of the Company and its own appraisal of the creditworthiness of the Company as well as the structure of the Issue. Eligible Investors should consult their own financial, legal, tax and other professional advisors as to the risks and investment considerations arising from an investment in the Debentures and should possess the appropriate resources to analyze such investment and the suitability of an investment to the investor's particular circumstances. No person has been authorized to give any information or to make any representation not contained in or incorporated by reference in this Placement Memorandum or in any material made available by the Company to any potential investor pursuant hereto and, if given or made, such information or representation must not be relied upon as having been authorized by the Company.

This Placement Memorandum and the contents hereof are addressed only to the intended recipients who have been addressed directly and specifically through a communication by the Company. All Eligible Investors are required to comply with the relevant regulations/ guidelines applicable to them for investing in any Issue of the Debentures. The contents of this Placement Memorandum are intended to be used only by those Eligible Investors to whom it is distributed. It is not intended for distribution to any other person and should not be reproduced by the recipient or made public or its contents disclosed to a third person. No invitation is being made to any person other than the investor to whom this Placement Memorandum has been sent. Any application by a person to whom this Placement Memorandum has not been sent by the Company may be rejected without assigning any reason.

Save and except as provided below, you shall not and are not authorised to: (1) deliver this Placement Memorandum to any other person; or (2) reproduce this Placement Memorandum, in any manner whatsoever. Any distribution or reproduction or copying of this Disclosure Document / Placement Memorandum in whole or in part or any public announcement or any announcement to third parties regarding the contents of this Placement Memorandum is unauthorised. Failure to comply with this instruction may result in a violation of Applicable Laws of India and / or other jurisdictions. This Placement Memorandum has been prepared by the Company for providing information in connection with the proposed Issue. The Company does not undertake to update this Placement Memorandum to reflect subsequent events after the date of this Placement Memorandum and thus it should not be relied upon with respect to such subsequent events without first confirming its accuracy with the Company.

Neither the delivery of this Placement Memorandum nor the issue of any Debentures made hereunder shall, under any circumstances, constitute a representation or create any implication that there has been no change in the affairs of the Company since the date thereof.

The Issue is a domestic issue restricted to India and no steps have been taken or will be taken to facilitate the Issue in any jurisdictions other than India. Hence, this Placement Memorandum does not constitute, nor may it be used for or in connection with, an offer or solicitation by anyone in any jurisdiction in which such offer or solicitation is not authorized or to any person to whom it is unlawful to make such an offer or solicitation. No action is being taken to permit an offering of the Debentures or the distribution of this Placement Memorandum in any jurisdiction where such action is required. This Placement Memorandum is not intended for distribution to, or use by, any person or entity in any jurisdiction or country where distribution or use of such information would be contrary to law or regulation. Persons into whose possession this Placement Memorandum comes are required to inform themselves about and to observe any such restrictions. This Placement Memorandum is made available to Eligible Investors in the Issue on the strict understanding that it is confidential and may not be transmitted to others, whether in electronic form or otherwise, other than their affiliates, potential financing sources, professional advisors and consultants.

The Company has no side letters with any Debenture Holder except the ones as may be disclosed in this Placement Memorandum and/ or the relevant Placement Memorandum – KID. Any covenants later added shall be disclosed on the website of the Stock Exchange where the Debentures are listed.

DISCLAIMER OF THE ISSUER

The Issuer accepts no responsibility for statements made otherwise than in this Placement Memorandum or in the advertisement or any other material issued by or at the instance of the Issuer and that anyone placing reliance on any other source of information would be doing so at their own risk.

DISCLAIMER CLAUSE OF SEBI

AS PER THE PROVISIONS OF THE SEBI DEBT LISTING REGULATIONS, AS AMENDED FROM TIME TO TIME, A COPY OF THIS DISCLOSURE DOCUMENT / PLACEMENT MEMORANDUM HAS NOT BEEN FILED WITH OR SUBMITTED TO SEBI. THE DEBENTURES HAVE NOT BEEN RECOMMENDED OR APPROVED BY SEBI NOR DOES SEBI GUARANTEE THE ACCURACY OR ADEQUACY OF THIS DISCLOSURE DOCUMENT / PLACEMENT MEMORANDUM.

IT IS TO BE DISTINCTLY UNDERSTOOD THAT FILING OF THIS PLACEMENT MEMORANDUM TO THE SEBI SHOULD NOT IN ANY WAY BE DEEMED OR CONSTRUED TO MEAN THAT THE SAME HAS BEEN CLEARED OR APPROVED BY SEBI. SEBI DOES NOT TAKE ANY RESPONSIBILITY EITHER FOR THE FINANCIAL SOUNDNESS OF ANY SCHEME OR THE PROJECT FOR WHICH THE ISSUE IS PROPOSED TO BE MADE OR FOR THE CORRECTNESS OF THE STATEMENTS MADE OR OPINIONS EXPRESSED IN THIS PLACEMENT MEMORANDUM. THIS REQUIREMENT IS TO FACILITATE INVESTORS TO TAKE AN INFORMED DECISION FOR MAKING INVESTMENT IN THE PROPOSED ISSUE. THE ISSUE OF DEBENTURES BEING MADE ON A PRIVATE PLACEMENT BASIS, FILING OF THIS PLACEMENT MEMORANDUM IS NOT REQUIRED WITH SEBI. HOWEVER, SEBI RESERVES THE RIGHT TO TAKE UP AT ANY POINT OF TIME, WITH THE ISSUER, ANY IRREGULARITIES OR LAPSES IN THIS PLACEMENT MEMORANDUM. [THE LEAD MANAGER(S), HAS CERTIFIED THAT THE DISCLOSURES MADE IN

THIS PLACEMENT MEMORANDUM ARE GENERALLY ADEQUATE AND ARE IN CONFORMITY WITH THE REGULATIONS – *NOT APPLICABLE*]

DISCLAIMER IN RESPECT OF THE STOCK EXCHANGE

As required, a copy of this Placement Memorandum has been filed with the Designated Stock Exchange in terms of the SEBI Debt Listing Regulations, as amended from time to time. It is to be distinctly understood that submission of this Placement Memorandum to the Designated Stock Exchange should not in any way be deemed or construed to mean that this Placement Memorandum has been reviewed, cleared or approved by the Designated Stock Exchange, nor does the Designated Stock Exchange in any manner warrant, certify or endorse the correctness or completeness of any of the contents of this Placement Memorandum. The Designated Stock Exchange does not warrant that the Debentures will be listed or will continue to be listed on the Designated Stock Exchange nor does the Designated Stock Exchange take any responsibility for the soundness of the financial and other conditions of the Company, its promoter, its management or any scheme or project of the Company. Every person who desires to apply for or otherwise acquire the Debentures may do so pursuant to independent inquiry, investigation and analysis and shall not have any claim against the Designated Stock Exchange whatsoever by reason of any loss which may be suffered by such person consequent to or in connection with such subscription / acquisition whether by reason of anything stated or omitted to be stated herein or any other reason whatsoever.

DISCLAIMER IN RESPECT OF JURISDICTION

Issue of these Debentures have been / will be made in India to Eligible Investors as specified under this Placement Memorandum and as may be set out in the relevant Placement Memorandum – KID, who have been / shall be specifically approached by the Company. This Placement Memorandum is not to be construed or constituted as an offer to sell or an invitation to subscribe to Debentures offered hereby to any person to whom it is not specifically addressed. Any disputes arising out of any Issue will be subject to the jurisdiction of the courts and tribunals at New Delhi. This Placement Memorandum does not constitute an offer to sell or an invitation to subscribe to the Debentures herein, in any other jurisdiction to any person to whom it is unlawful to make an offer or invitation in such jurisdiction.

DISCLAIMER IN RESPECT OF RATING AGENCIES

The Rating Agency has assigned the rating based on the information obtained from the Issuer and other reliable sources, which are deemed to be accurate. The Rating Agency has taken considerable steps to avoid any data distortion; however, it does not examine the precision or completeness of the information obtained. And hence, the information in this report is presented “as is” without any express or implied warranty of any kind. The Rating Agency does not make any representation in respect to the truth or accuracy of any such information. The rating assigned by the rating agency should be treated as an opinion rather than a recommendation to buy, sell or hold the rated instrument and the Rating Agency shall not be liable for any losses incurred by users from any use of this report or its contents. The Rating Agency has the right to change, suspend or withdraw the ratings at any time for any reasons.

Ratings are opinions on credit quality and are not recommendations to sanction, renew, disburse or recall the concerned financial assistances or to buy, sell or hold any security. The Rating Agency has based its ratings on information obtained from sources believed by it to be accurate and reliable. The Rating Agency does not, however, guarantee the accuracy, adequacy or completeness of any information and is not responsible for any errors or omissions or for the results obtained from the use of such information. Most entities whose bank facilities / instruments are rated by the Rating Agency have paid a credit rating fee, based on the amount and type of bank facilities / instruments.

DISCLAIMER OF THE TRUSTEE

The Debenture Trustee *ipso facto* does not have the obligations of a borrower or a principal debtor or a guarantor as to the monies paid / invested by investors for the Debentures. Each prospective investor should make its own independent assessment of the merit of the investment in the Debentures and the Issuer. Eligible Investors are required to make their own independent evaluation and judgment before making the investment and are believed to be experienced in investing in debt markets and are able to bear the economic risk of investing in such instruments.

DISCLAIMER CLAUSE OF THE RESERVE BANK OF INDIA AND ANY OTHER REGULATORY AUTHORITY

NOT APPLICABLE

ISSUE OF DEBENTURES IN DEMATERIALISED FORM

The Debentures will be issued in dematerialised form. The Issuer has made arrangements with the Depository for the issue of the Debentures in dematerialised form. The investor will have to hold the Debentures in dematerialised form as per the provisions of Depositories Act. The Issuer shall take necessary steps to credit the Debentures allotted to the beneficiary account maintained by the investor with its depositary participant. The Issuer will make the Allotment to investors on the Deemed Date of Allotment after verification of the Application Form, the accompanying documents and on realisation of the application money.

FORWARD LOOKING STATEMENTS

Certain statements in this Placement Memorandum are not historical facts but are “forward-looking” in nature. Forward-looking statements appear throughout this Placement Memorandum, including, without limitation, under the section titled “Risk Factors”. Forward-looking statements include statements concerning the Issuer’s plans or financial performance, capital expenditure, etc., if any, the Issuer’s competitive strengths and weaknesses and the trends the Issuer anticipates in the industry, along with the political and legal environment, and geographical locations, in which the Issuer operates, and other information that is not historical information.

Words such as “aims”, “anticipate”, “believe”, “could”, “continue”, “estimate”, “expect”, “future”, “goal”, “intend”, “is likely to”, “may”, “plan”, “predict”, “project”, “seek”, “should”, “targets”, “would” and similar

expressions, or variations of such expressions, are intended to identify and may be deemed to be forward-looking statements but are not the exclusive means of identifying such statements.

By their nature, forward-looking statements involve inherent risks and uncertainties, both general and specific, and assumptions about the Issuer, and risks exist that the predictions, forecasts, projections and other forward-looking statements will not be achieved.

These risks, uncertainties and other factors include, among other things, those listed under Section 3 (*Risk Factors*) of this Placement Memorandum, as well as those included elsewhere in this Placement Memorandum. Prospective investors should be aware that a number of important factors could cause actual results to differ materially from the plans, objectives, expectations, estimates and intentions expressed in such forward-looking statements. These factors include, but are not limited, to the factors mentioned in **Section 3** (*Risk Factors*).

SECTION 3: RISK FACTORS

The following are the risks envisaged by the management of the Company relating to the Company, the Debentures and the market in general. Eligible Investors should carefully consider all the risk factors in this Placement Memorandum for evaluating the Company, its business and the Debentures before making any investment decision in relation to the Debentures. The Company believes that the risks described below represent the principal risks inherent in investing in the Debentures and in the Company but do not represent that the statements below regarding the risks of holding the Debentures are exhaustive. Eligible Investors should also read the detailed information set out elsewhere in this Placement Memorandum and reach their own views prior to making any investment decision.

If any one of the following stated risks actually occur, the Company's business, financial conditions and results of operations could suffer and, therefore, the value of the Debentures could decline and / or the Company's ability to meet its obligations in respect of the Debentures could be adversely affected. More than one risk factor may have simultaneous effect with regard to the Debentures such that the effect of a particular risk factor may not be predictable. In addition, more than one risk factor may have a compounding effect which may not be predictable. No prediction can be made as to the effect that any combination of risk factors may have on the value of the Debentures and / or the Company's ability to meet its obligations in respect of the Debentures. Eligible Investors should perform their own independent investigation of the financial condition and affairs of the Company, and their own appraisal of the creditworthiness of the Company. Eligible Investors should consult their own financial, legal, tax and other professional advisors as to the risks and investment considerations with respect to the Debentures. Eligible Investors should thereafter reach their own views prior to making any investment decision.

These risks and uncertainties are not the only issues that the Company faces. Additional risks and uncertainties not presently known to the Company or that the Company currently believes to be immaterial may also have a material adverse effect on its financial condition or business. Unless specified or quantified in the relevant risk factors, the Company is not in a position to quantify the financial or other implications of any risk mentioned herein below. The Company believes that the factors described below represent the principal risks inherent in investing in the Debentures, but the inability of the Company, as the case may be, to pay principal or other amounts on or in connection with any Debentures may occur for other reasons.

The financial and other related implications of the risk factors, wherever quantifiable, have been disclosed in the risk factors mentioned below. However, there are certain risk factors where the financial impact is not quantifiable and, therefore, cannot be disclosed in such risk factors.

This Placement Memorandum also contains forward-looking statements that involve risks, assumptions, estimates and uncertainties. Our actual results could differ materially from those anticipated in such forward-looking statements as a result of certain factors including the considerations described below and elsewhere in this Placement Memorandum.

RISKS RELATING TO THE DEBENTURES / ISSUE

3.1 Inability to maintain an adequate Debenture Redemption Reserve ("DRR")

The Issuer will create a DRR, if required pursuant to Applicable Law and credit to the DRR such amounts as applicable under provisions of Section 71 of the Companies Act and Companies (Share Capital and Debentures), Rules, 2014 or any other relevant statute(s), rules and circulars as applicable, subject to availability of profits. In case the Issuer is unable to generate any profits, it may not be able to maintain the DRR to the extent required under the Companies Act.

3.2 **Rating downgrade may cause losses for the Debenture Holders on account of re-valuation of their investment or require them to make provisions towards sub-standard / non-performing investment as per their usual norms.**

The Rating Agency has assigned the credit rating to the Debentures. The rating is not a recommendation to purchase, hold or sell the Debentures in as much as the ratings do not comment on the market price of the Debentures or its suitability to a particular investor. In the event of deterioration in the financial health of the Company, there is a possibility that the rating agency may downgrade the rating of the Debentures. In such cases, Eligible Investors may incur losses on re-valuation of their investment or make provisions towards sub-standard / non-performing investment as per their usual norms.

3.3 **The rights of the Debenture holders to receive payments is junior/subordinate to certain tax and other liabilities preferred by law.**

The Debentures will rank subordinated to certain liabilities preferred by Applicable Law such as to claims of the government on account of taxes and certain liabilities incurred in the ordinary course of the Issuer's business. In particular, in the event of bankruptcy, liquidation or winding-up, the Issuer's assets will be available to pay obligations on the Debentures only after all of the above liabilities that rank senior to the Debentures have been paid. In the event of bankruptcy, liquidation or winding-up, there may not be sufficient assets remaining, after paying amounts relating to these proceedings, to pay amounts due on the Debentures.

3.4 **Security over assets**

The Debentures are secured against a charge to the tune of 100% of the principal and interest amount in favour of the Debenture Trustee, and it is the duty of the Debenture Trustee to monitor that the security is maintained, however, the possibility of recovery of 100% of the amount shall depend on the market scenario prevalent at the time of enforcement of the Security.

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3.5 **The Debentures may not be a suitable investment for all purchasers**

Eligible Investors should ensure that they understand the nature of the Debentures and the extent of their exposure to risk, that they have sufficient knowledge, experience and access to professional advisers to make their own legal, tax, accounting and financial evaluation of the merits and risks of investment in the Debentures and that they consider the suitability of the Debentures as an investment in the light of their own circumstances and financial condition.

3.6 **Potential purchasers and sellers of the Debentures should be aware that they may be required to pay taxes in accordance with the laws and practices of India**

Payment or delivery of any amount due in respect of the Debentures may be subject to deduction of all applicable taxes, duties or other withholdings. Potential investors who are in any doubt as to their tax position should consult their own independent tax advisers to ascertain tax impact. In addition, potential investors should be aware that tax regulations and their application by the relevant taxation authorities change from time to time.

3.7 **Insolvency scenario**

In the event of bankruptcy, insolvency and liquidation or winding – up there may not be sufficient assets remaining with the Issuer to pay amounts due on the Debentures. Further in the event of bankruptcy or of any corporate insolvency resolution process / liquidation process of the Issuer, the payment of Debentures will be governed by the CA 2013, IBC, and other applicable laws.

3.8 **No Redemption prior to expiry of three months**

No redemption of the Debentures will be permitted prior to expiry of 3 (three) months from the Deemed Dated of Allotment unless the prior approval of the RBI is obtained in relation to such redemption. Such approval from the RBI is discretionary and cannot be guaranteed.

3.9 **Future legal and regulatory obstructions**

Future government policies and changes in laws and regulations in India and comments, statements or policy changes by any regulator, including but not limited to the SEBI or the RBI, may adversely affect the Debentures. The timing and content of any law or regulation is not within the Issuer's control and such new law, regulation, comment, statement or policy change could have an adverse effect on market for and the price of Debentures.

3.10 **Exercise of powers by the Debenture Trustee is subject to equitable principles and supervisory powers of courts**

The exercise by the Debenture Trustee of the powers and remedies conferred on it under the Debenture Trust Deed and the Transaction Documents or otherwise vested in it by Applicable Law, will be subject to general equitable principles regarding the general supervisory powers and discretion of the Indian courts in the context thereof and the obtaining of any necessary governmental or regulatory consents, approvals, authorisations or orders.

3.11 **The Debenture may be illiquid in the secondary market**

The Company intends to list the Debentures on the WDM segment of the Designated Stock Exchange. The Company cannot provide any guarantee that the Debentures will be frequently traded on the Designated Stock Exchange or that there would be any market for the Debentures at all. It is not possible to predict if

and to what extent a secondary market may develop for the Debentures or at what price the Debentures will trade in the secondary market or whether such market will be liquid or illiquid. The fact that the Debentures may be so listed or quoted or admitted to trading does not necessarily lead to greater liquidity than if they were not so listed or quoted or admitted to trading. Given the provisions of the SCRA, the secondary market liquidity may get further constrained. The more limited the secondary market is, the more difficult it may be for holders of the Debentures to realise value for the Debentures prior to redemption. Price volatility may also result from many other factors, including the Company's results of operations, financial and business condition.

3.12 Initiation of proceedings under the IBC

As the Issuer is incorporated under the laws of India, in the event of the Issuer being unable to pay its debt, the lenders of the Issuer may initiate an insolvency proceeding under the IBC. The IBC primarily consolidates the existing insolvency and recovery laws, *inter alia*, relating to companies and corporate entities with the objective of providing clarity and consistency in the treatment of all the stakeholders in the insolvency process. The IBC classifies creditors into financial creditors and operational creditors, which includes creditors in respect of financial loans for interest and loans arising from the operational nature of the debtor, respectively. The IBC is ever evolving and the rights of the Debenture Holders maybe affect by any insolvency proceedings against the Issuer.

3.13 Credit Risk

Potential Debenture Holders should be aware that receipt of the principal amount, along with the accrued interest payable thereon (i.e., the redemption amounts for the Debentures) and any other amounts that may be due in respect of the Debentures is subject to the credit risk of the Company. Potential Debenture Holders assume the risk that the Company will not be able to satisfy its obligations under the Debentures. In the event that bankruptcy proceedings or composition, scheme of arrangement or similar proceedings to avert bankruptcy are instituted by or against the Company, the payment of sums due on the Debentures may not be made or may be substantially reduced or delayed.

3.14 Risks owing to the Covid – 19 pandemic

Covid-19 was identified in late 2019 and has spread globally. The rapid spread resulted in governments and other authorities implementing numerous measures to try to contain the virus, such as travel bans and restrictions, quarantines, shelter-in-place orders and shutdowns. These measures have impacted and may further impact all or portions of the Issuer's workforce and operations and the operations of customers. The Issuer has been affected by the pandemic in the past and taken containment measures. Restrictions on the Issuer's workforce's access to its facilities could limit its ability to meet customer servicing expectations and have a material adverse effect on the Issuer's financial condition, cash flows and results of operations.

The Covid-19 pandemic also significantly increased economic and demand uncertainty and led to disruption and volatility in the global capital markets, which increased the cost of capital and adversely impacted the Company's access to capital. It is likely that the Covid-19 pandemic could cause a economic slowdown/

cause a global recession. These events could affect the value of the equipment financed or leased, the demand for financings and the financial condition and credit risk of our dealers and customers.

Uncertainties related to the magnitude and duration of the Covid-19 pandemic in case the virus is revived in the future may significantly adversely affect the Issuer's business, financial condition, results of operations, cash flows and / or outlook. These uncertainties include prolonged reduction or closure of the Issuer's operations, or a delayed recovery in such operations, additional closures as mandated or otherwise made necessary by governmental authorities, additional operating costs at facilities that remain open due to remote working arrangements, adherence to social distancing guidelines and other pandemic related challenges, absence of employees due to illness, requests by the Issuer's customers or dealers for payment deferrals and contract modifications, the impact of disruptions in the global capital markets and / or continued decline in the Issuer's financial performance, outlook or credit ratings, which could impact Issuer's ability to obtain funding in the future, and the impact of the pandemic on demand for the Issuer's products and services. All of these factors could materially and adversely affect our business, liquidity, results of operations and financial position.

3.15 Other Pandemic related risk in future

Other than Covid-19, other pandemics may spread infectious disease that can pose a global threat. Pandemics can create social and economic chaos. They can severely upset business operations by disrupting the supply chain and causing high absenteeism. This may impede our ability to deliver products and services to our customers. Managing the threats posed by a pandemic is critical for business survival and the Company is unable to accurately predict the near-term or long-term impact of the any other pandemic on its business that may occur in future.

3.16 Political and economic risk in India

The Company operates only within India and, accordingly, all of its revenues are derived from the domestic market. As a result, it is highly dependent on prevailing economic conditions in India and its results of operations are significantly affected by factors influencing the Indian economy. An uncertain economic situation, in India and globally, could result in a further slowdown in economic growth, investment and consumption. A slowdown in the rate of growth in the Indian economy could result in lower demand for credit and other financial products and services and higher defaults. Any slowdown in the growth or negative growth of sectors where the Company has a relatively higher exposure could adversely impact its performance. Any such slowdown could adversely affect its business, prospects, results of operations and financial condition.

3.17 General Risks

Investment in debt and debt related securities involve a degree of risk and Investors should not invest any funds in such debt instruments, unless they can afford to take the risks attached to such investments. Investors are advised to take an informed decision and to read the risk factors carefully before taking an investment decision in this issue. For taking an investment decision, the Investors must rely on their own

examination of the issue of the Debentures, including the risks involved in it, the Company and this Placement Memorandum.

3.18 Any Other Risk Factors

Legality of Purchase

Potential Investors in the Debentures will be responsible for the lawfulness of the acquisition of the Debentures, whether under the laws of the jurisdiction of their incorporation or the jurisdiction in which they operate or for compliance by that potential Investor with any law, regulation or regulatory policy applicable to it.

3.19 FORCE MAJEURE

The Issuer reserves the right to withdraw the Issue at any time prior to the closing date thereof in the event of any unforeseen development adversely affecting the economic and/or regulatory environment or otherwise. In such an event, the Issuer will refund the application money, if any, collected from the potential investors / applicants in respect of the Issue without assigning any reason.

SECTION 4: DISCLOSURES AS PER SEBI DEBT LISTING REGULATIONS

This Placement Memorandum is prepared in accordance with the provisions of SEBI Debt Listing Regulations and in this section, the Issuer has set out the details required as per Schedule I of the SEBI Debt Listing Regulations and other Applicable Laws.

4.1 Documents / Disclosures Submitted to the Exchanges

The following documents along with the listing application have been / will be submitted to the Designated Stock Exchange

(a) The draft Placement Memorandum;

(b) The Memorandum and Articles of Association of the Issuer and necessary resolution(s) for the allotment of the Debentures;

(c) Copy of last three years audited Annual Reports – Please refer to **Annexure II** (*Audited Financial Statements For The Last 3 Financial Years*);

(d) Statement containing particulars of, dates of, and parties to all material contracts and agreements – Please refer to Section 8.1 (*Material Contracts for the Issue*) below;

(e) Copy of the resolution of the Board authorizing the borrowing, issuance and allotment of the Debentures and list of authorized signatories – Please refer to **Annexure IV** (*Board Resolution and Shareholder's Resolution*);

(f) An undertaking from the Issuer stating that the Debenture Trust Deed would be executed within the time frame prescribed in the relevant regulations / act / rules etc., and the same would be uploaded on the website of the Designated Stock Exchange, where the Debentures have been listed;

(g) An undertaking that permission / consent from the prior creditor for a second or *pari passu* charge being created, wherever applicable, in favour of the Debenture Trustee to the proposed issue has been obtained; and

(h) Any other particulars or documents that the Designated Stock Exchange may call for as it deems fit.

4.2 Documents / Disclosures Submitted to Debenture Trustee

The following documents have been / shall be submitted to the Debenture Trustee in relation to the Issuer in electronic form (soft copy) at the time of allotment of the Debentures:

(a) Memorandum and Articles of Association;

(b) Necessary resolution(s) for the issue and allotment of the Debentures;

(c) Copy of the last three years' audited Annual Reports – Please refer to **Annexure II** (*Audited Financial Statements For The Last 3 Financial Years*);

(d) Statement containing particulars of, dates of, and parties to all material contracts and agreements – Please refer to Section 8.1 (*Material Contracts for the Issue*) below;

(e) Latest audited / limited review half yearly consolidated (wherever available) and standalone financial information (Profit and Loss statement, Balance Sheet and Cash Flow statement) and auditor qualifications, if any – Please refer to **Annexure II** (*Audited Financial Statements For The Last 3 Financial Years*); and

(f) The Issuer shall submit all documents, and make necessary disclosures, in accordance with the SEBI LODR Regulations. The Issuer shall comply with the SEBI LODR Regulations and the SEBI NCS Regulations.

4.3 Details of the Promoters of the Issuer

Profile of each promoter of the Issuer is as follows:

A. Prateek Buildtech (India) Private Limited

(i) **Name**: Prateek Buildtech (India) Private Limited

(ii) **Date of Incorporation ~~/ Date of Birth~~**: 02/09/2005

(iii) **Age**: N.A.

(iv) **~~Personal address /~~ Registered office address**: Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, New Delhi, India- 110092

(v) **Educational qualifications**: N.A.

(vi) **Experience in the business or employment**: N.A.

(vii) **Positions / posts held in the past**: N.A.

(viii) **Directorships held**: N.A.

(ix) **Other ventures of the promoter**:

S. No.	Name of the Company	Percentage of Shares held
1.	JAGDAMBA QUILTS PRIVATE LIMITED	100%
2.	PRATEEK FOUNDATION	100%

3.	MAGITECH INFRADEVELOPERS PRIVATE LIMITED	100%
4.	HYPTIS INFRASTRUCTURE PRIVATE LIMITED	100%
5.	GROMAX REAL ESTATE PRIVATE LIMITED	100%
6.	RAPID REAL ESTATE PRIVATE LIMITED	100%
7.	PRATEEK INFRAPROJECTS INDIA PRIVATE LIMITED	100%
8.	STRONGBIZ PROPBUILD PRIVATE LIMITED	100%
9.	PRATEEK DIGITAL PRIVATE LIMITED	100%
10.	PRATEEK PROPBUILD INDIA PRIVATE LIMITED	100%
11.	GLAMOUR CREATIONS PRIVATE LIMITED	100%
12.	Prateek Realtors India Private Limited	100%
13.	JDR Builders and Developers Private Limited	Indirect Subsidiary

(x) **Special achievements**: NA

(xi) **Business and financial activities**: The Company is primarily engaged in the business of construction and developing real estate properties.

(xii) **Photograph**: N.A.

(xiii) **Permanent Accountant Number**: AADCP7864P

B. Prashant Kumar Tiwari

(i) **Name**: Prashant Kumar Tiwari

(ii) **Date of Birth**: 01/07/1964

(iii) **Age**: 59 Years

(iv) **Personal address**: H-15, Maharani Bagh, New Delhi- 110065

(v) **Educational qualifications**: B. Tech (Civil Engineer)

(vi) **Experience in the business or employment**: 19 years

(vii) **Positions / posts held in the past**: N.A.

(viii) **Directorships held**:

S. No.	Name of the Company	Designation
1.	JAGDAMBA QUILTS PRIVATE LIMITED	Director
2.	PRATEEK FOUNDATION	Director
3.	PRATEEK BUILDTECH (INDIA) PRIVATE LIMITED	Director
4.	JDR BUILDERS AND DEVELOPERS PRIVATE LIMITED	Director
5.	MAGITECH INFRADEVELOPERS PRIVATE LIMITED	Director
6.	HYPTIS INFRASTRUCTURE PRIVATE LIMITED	Director
7.	GROMAX REAL ESTATE PRIVATE LIMITED	Director
8.	RAPID REAL ESTATE PRIVATE LIMITED	Director
9.	PRATEEK INFRAPROJECTS INDIA PRIVATE LIMITED	Director
10.	STRONGBIZ PROPBUILD PRIVATE LIMITED	Director
11.	PRATEEK DIGITAL PRIVATE LIMITED	Director
12.	PRATEEK INFRATECH INDIA PRIVATE LIMITED	Director
13.	PRATEEK PROPBUILD INDIA PRIVATE LIMITED	Director
14.	GLAMOUR CREATIONS PRIVATE LIMITED	Director

(ix) **Other ventures of the promoter**: N.A.

(x) **Special achievements**: N.A.

(xi) **Business and financial activities**: N.A.

(xii) **Photograph**:

(xiii) **Permanent Accountant Number**: AAZPT8129L

The Issuer confirms that the PAN, Aadhaar Number, driving license number, bank account number(s) and passport number of the promoters and PAN of Directors have been submitted to the Designated Stock Exchange on which the Debentures are proposed to be listed, at the time of filing the draft of this Placement Memorandum.

4.4 **Details of credit rating along with the latest press release (not older than one year on the date of opening of the issue) of the credit rating agency in relation to the issue and a declaration that the rating is valid as on the date of issuance and listing**:

As more particularly set out in the relevant Placement Memorandum – KID.

4.5 **Names of all the recognized stock exchanges where the debt securities are proposed to be listed**:

The Debentures are proposed to be listed on the WDM segment of the BSE. The Issuer shall comply with the requirements of the listing agreement for debt securities to the extent applicable to it on a continuous basis. The Issuer has applied for and obtained the in-principle approval of the BSE in this regard.

Name, logo, addresses, website URL, email address, telephone number and contact person of

Legal Counsel (if any to the investor	:	Name : JSA Logo : Address : Vakils House, 18 Sprott Road, Ballard Estate, Mumbai 400 001, India Tel No. : +91 22 4341 8500 Website : www.jsalaw.com Contact Person : Tirthankar Datta Email : tirthankar.datta@jsalaw.com
Merchant banker and Co-managers to the issue	:	As more particularly set out in the relevant Placement Memorandum – KID.
Guarantor (if applicable)	:	As more particularly set out in the relevant Placement Memorandum – KID.
Arrangers (if any)	:	As more particularly set out in the relevant Placement Memorandum – KID.

4.6 **About the Issuer**

(a) **Overview and a brief summary of the business activities of the Issuer**

Prateek Realtors India Private Limited is a Company incorporated under the Companies Act, 1956 having CIN: U70101DL2009PTC197028 and its registered office at Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, New Delhi, India- 110092. The Company is primarily engaged in the business of construction and developing real estate properties.

(b) **Structure of the group**

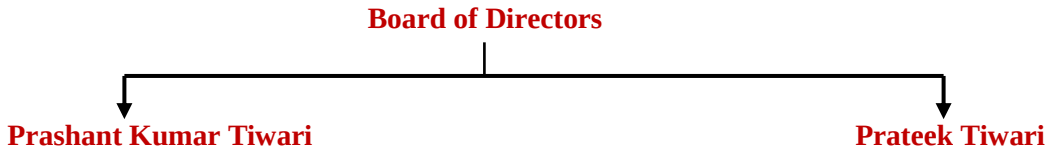
The Company has one (1) Subsidiary Company. Details of which are:

Name	JDR Builders and Developers Private Limited
CIN	U45209DL2012PTC242395
Date of Incorporation	17/09/2012
Registered Office	Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, New Delhi, India- 110092
Email ID	info@prateekgroup.com
Directors	1. Prashant Kumar Tiwari 2. Anshuman Sharma 3. Ratan Mittal

Details of the Holding Company of the Issuer is:

Name	Prateek Buildtech (India) Private Limited
CIN	U45201DL2005PTC140318
Date of Incorporation	02/09/2005
Registered Office	Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, New Delhi, India- 110092
Email ID	info@prateekgroup.com
Directors	1. Prashant Kumar Tiwari 2. Prateek Tiwari

Structure of Board of Directors



(c) **A brief summary of the business activities of the subsidiaries of the Issuer**

JDR Builders and Developers Private Limited a subsidiary of Prateek Realtors India Private Limited is primarily engaged in the business of construction and developing real estate properties.

(d) **Details of branches or units where the issuer carries on its business activities, if any**

NIL

(e) **Project cost and means of financing, in case of funding of new projects**

NIL

4.7 **Expenses of the Issue**:

As more particularly set out in the relevant Placement Memorandum – KID.

4.8 **Financial information**

(a) **The audited financial statements (i.e., profit and loss statement, balance sheet and cash flow statement) both on a standalone and consolidated basis for a period of three completed years (which are not more than six months old from the date of the issue document or issue opening date, as applicable):**

Please refer to the audited financial statements for the last 3 financial years and the limited review financial statements as on, December 31, 2023 as set out in **Annexure II** (*Audited Financial Statements For The Last 3 Financial Years*)

(b) **Key Operational and Financial Parameters for the last 3 audited years on a consolidated and standalone basis:** Please refer to the audited financial statements for the last 3 financial years and the limited review financial statements as on December 31, 2023, as set out in **Annexure II** (*Audited Financial Statements For The Last 3 Financial Years*)

A brief overview of the financial performance of the Issuer for the past 3 (three) audited financial years, is given below:

On standalone basis:

				Amount in Rs. Hundred
Particulars	**Quarter ended December 31, 2023**	**FY ended March 31, 2023**	**FY ended March 31, 2022**	**FY ended March 31, 2021**
Balance Sheet				
Property, Plant and Equipment (including Capital Work in Progress and Investment Property)	6,27,628.18	69,18,21.98	19,99,692.10	24,34,303.95

				Amount in Rs. Hundred
Particulars	**Quarter ended December 31, 2023**	**FY ended March 31, 2023**	**FY ended March 31, 2022**	**FY ended March 31, 2021**
Intangible Assets (including Intangible Assets under Development)	NA	NA	NA	NA
Financial Assets (Current and Non-current)	4,22,41,559.82	2,44,81,265.73	2,51,66,547.48	2,55,20,117.25
Other Non-Current Assets	1,30,656.23	1,26,667.52	1,24,667.52	NA
Current Assets	9,38,97,603.30	9,99,18,160.19	11,00,13,696.99	11,75,34,536.50
Total assets	13,68,97,447.53	**12,52,17,915.42**	**13,73,04,604.09**	**14,54,88,957.70**
Financial Liabilities (Current and Non-Current) - Borrowings (including interest) - Other Financial Liabilities	12,72,83,211.75	12,39,59,659.71 NA	8,23,85,136.50 NA	7,98,05,643.07 NA
Non-current liabilities	NA	NA	NA	NA
Current Liabilities	3,83,19,957.63	34,32,087.59	44,71,789.05	53,12,324.55
Provisions	NA	NA	3,683.72	9,872.73
Total Liabilities	16,56,03,169.38	**15,63,01,302.61**	**15,30,38,149.86**	**14,54,14,690.63**
Equity (equity share capital and other equity)	-2,87,05,721.84	**-1,93,27,731.19**	**-78,87,182.19**	**38,35,990.86**
Total Equity and Liabilities	**13,68,97,447.53**	**13,69,73,571.41**	**14,51,50,967.67**	**14,92,50,681.49**
Profit and Loss				
Total revenue from operations	89,42,960.91	1,38,87,641.06	70,36,543.02	9,07,5025.22
Other income	45,632.75	5,25,695.55	69,772.49	2,38,455.51
Total Income	89,88,593.66	1,44,13,336.61	71,06,315.50	93,13,480.73
Total Expenses	2,16,61,553.56	2,97,63,552.39	2,29,17,934.49	2,16,38,453.61
Profit / loss for the period	-9377990.33	-1,14,40,923.37	-1,17,26,979.20	-92,54,812.10
Other comprehensive income	NA	NA	NA	NA

				Amount in Rs. Hundred
Particulars	**Quarter ended December 31, 2023**	**FY ended March 31, 2023**	**FY ended March 31, 2022**	**FY ended March 31, 2021**
Total comprehensive income	-93,77,990.33	**-1,14,40,923.37**	**-1,17,26,979.20**	**-92,54,812.10**
Earnings per equity share: (a) basic; and (b) diluted	-2.92	-3.56	-3.65	-2.88
Cash Flow				
Net cash (used in) / generated from operating activities (A)	-26,34,721.02	-4,34,54,911.66	-6823480.28	3,04,49,283.95
Net cash used in / generated from investing activities (B)	-1,20,001.25	14,18,278.13	37,09,899.94	-3,10,777.73
Net cash (used in) / generated from financing activities (C)	33,22,087.78	4,15,71,668.24	25,67,244.98	2,96,33,291.62
Net increase / (decrease) in cash and cash equivalents	5,67,365.31	-4,64,965.28	-5,46,335.36	5,05,214.60
Opening balance of cash and cash equivalents	3,27,704.89	7,92,670.18	13,39,005.51	8,33,790.91
Cash and cash equivalents at the end of the period	8,95,070.20	3,27,704.89	7,92,670.18	13,39,005.51

On a consolidated basis:

Pursuant to Rule 6 sub rule (iii) of the Companies (Accounts) Rules, 2014 the ultimate holding company of Prateek Realtors India Private Limited which is Prateek Buildtech (India) Private Limited files consolidated financial statements of its subsidiaries with the Registrar. Hence, Prateek Realtors India Private Limited is not required to file consolidated financial statements.

Additional information:

Net worth	-2,87,05,721.84	-1,93,27,731.19	-78,87,182.19	38,35,990.86
Cash and Cash Equivalents	8,95,070.20	3,27,704.89	7,92,670.18	13,39,005.51
Current Investments	NA	NA	NA	NA
Net Sales	83,58,889.83	1,38,87,641.06	70,36,543.02	9,07,5025.22

Earnings before interest, taxes, depreciation, and amortization (EBITDA)	-1,27,37,392.92	-15694749.96	-15915159.01	-12478898.56
Earnings before interest and taxes (EBIT)	-1,26,72,959.90	-15350215.77	-1,58,11,619.00	-1,23,24,972.88
Dividend amounts	NA	NA	NA	NA
Debt to equity ratio	-4.43	-6.41	-10.45	20.80
Debt service coverage ratio	-0.10	-0.12	-0.19	-0.15
Interest service coverage ratio	-0.07	-0.11	-0.40	-0.15
Current ratio	2.44	2.19	1.57	1.82
Long term debt to working capital	2.04	1.87	1.85	1.45
Current liability ratio – current liabilities / non-current liabilities	0.34	0.45	0.94	0.84
Total debts to total assets	0.93	0.90	0.57	0.53

(c) **Details of any other contingent liabilities of the Issuer based on the last audited financial statements including amount and nature of liability**: Attached as per **Annexure II** (*Audited Financial Statements of the Last 3 Financial Years*) of balance sheet for the year 2022-23

(d) **The amount of corporate guarantee or letter of comfort issued by the issuer along with details of the counterparty (viz. name and nature of the counterparty, whether a subsidiary, joint venture entity, group company etc.) on behalf of whom it has been issued:** NIL

4.9 **A brief history of Issuer since its incorporation giving details of its following activities**:

(a) **Details of Share Capital as at last quarter end i.e.,** December 31, 2023:

Particulars	**Amount (INR)**
Authorised Share Capital	
50,00,000 Equity Shares of INR 10 each	5,00,00,000
Issued Share Capital	
32,15,500 Equity Shares of INR 10 each	3,21,55,000
Subscribed and Paid-up Share Capital	
32,15,500 Equity Shares of INR 10 each	3,21,55,000

As on the date of this Placement Memorandum, the capital structure of the Company is [as set out above.]

(b) **Changes in its capital structure as at last quarter end i.e.,** December 31, 2023**for the preceding 3 financial years and current financial year:**

NIL

(c) **Details of the Equity Share Capital for the preceding 3 financial years and current financial year**:

NIL

(d) **Details of any Acquisition or Amalgamation with any entity in the preceding 1 year**:
NIL

(e) **Details of any Reorganization or Reconstruction in the preceding 1 year**:

NIL

(f) **Details of the shareholding of the Company as on the latest quarter end, i.e.** December 31, 2023**, as per the format provided under the listing regulations**:

Shareholding pattern of the Company

#	Particulars	Total no. of equity shares	No. of shares in demat form	Total shareholding as % of total no. of equity shares
1.	Prateek Buildtech (India) Private Limited	29,93,300	29,93,300	93%
2.	Prashant Kumar Tiwari	2,22,200	2,22,200	7%
	Total:	32,15,500	32,15,500	

List of top 10 holders of equity shares of the Company as on the latest quarter end, i.e., December 31, 2023:

S. No.	Name of the Shareholders	Total No. of Equity Shares	No. of shares in demat form	Total Shareholding as % of total no. of equity shares
1.	Prateek Buildtech (India) Private Limited	29,93,300	29,93,300	93%

2.	Prashant Kumar Tiwari	2,22,200	2,22,200	7%

4.10 **Following details regarding the Directors of the Company**:

(a) **Details of current directors of the Company**:

Name, Designation and DIN	Age	Address	Date of appointment	Details of other directorship
Prashant Kumar Tiwari, Director, (DIN: 00024438)	59 Yrs.	H-15, Maharani Bagh, New Delhi- 110065	16/12/2009	1. JAGDAMBA QUILTS PRIVATE LIMITED 2. PRATEEK FOUNDATION 3. PRATEEK BUILDTECH (INDIA) PRIVATE LIMITED 4. JDR BUILDERS AND DEVELOPERS PRIVATE LIMITED 5. MAGITECH INFRADEVELOPERS PRIVATE LIMITED 6. HYPTIS INFRASTRUCTURE PRIVATE LIMITED 7. GROMAX REAL ESTATE PRIVATE LIMITED 8. RAPID REAL ESTATE PRIVATE LIMITED 9. PRATEEK INFRAPROJECTS INDIA PRIVATE LIMITED 10. STRONGBIZ PROPBUILD PRIVATE LIMITED 11. PRATEEK DIGITAL PRIVATE LIMITED 12. PRATEEK INFRATECH INDIA PRIVATE LIMITED 13. PRATEEK PROPBUILD INDIA PRIVATE LIMITED 14. GLAMOUR CREATIONS PRIVATE LIMITED
Prateek Tiwari, Director, (DIN: 02847113)	33 Yrs.	H-15, Maharani Bagh, New Delhi- 110065	31/05/2019	1. JAGDAMBA QUILTS PRIVATE LIMITED 2. PRATEEK FOUNDATION 3. PRATEEK BUILDTECH (INDIA) PRIVATE LIMITED 4. MAGITECH INFRADEVELOPERS PRIVATE LIMITED 5. HYPTIS INFRASTRUCTURE PRIVATE LIMITED 6. GROMAX REAL ESTATE PRIVATE LIMITED

Name, Designation and DIN	Age	Address	Date of appointment	Details of other directorship
				7. RAPID REAL ESTATE PRIVATE LIMITED 9. PRATEEK INFRAPROJECTS INDIA PRIVATE LIMITED 8. STRONGBIZ PROPBUILD PRIVATE LIMITED 9. PRATEEK DIGITAL PRIVATE LIMITED 10. PRATEEK INFRATECH INDIA PRIVATE LIMITED 11. PRATEEK PROPBUILD INDIA PRIVATE LIMITED 12. GLAMOUR CREATIONS PRIVATE LIMITED

(b) **Details of change in directors in the preceding 3 financial years and current financial year:**

Name, Designation and DIN	Date of Appointment	Date of Cessation, if applicable	Date of resignation, if applicable	Remarks
Kalpana Tiwari, Director, (DIN: 00165309)	16/12/2009	10/06/2021	10/06/2021	Resignation

(c) **Details of directors' remuneration and such particulars of the nature and extent of their interests in the issuer (<u>during the current year and preceding three financial years</u>)**:

(i) Remuneration payable or paid to a director by the Issuer, its subsidiary or associate company; shareholding of the director in the company, its subsidiaries and associate companies on a fully diluted basis:

S. No.	Name of the Director	Financial Year	Remuneration payable or paid (in INR)			Shareholding (on a fully diluted basis)		
			by Issuer	By subsidiary company	By associate company	In the company	In the subsidiaries	In the associate companies
1.	Prashant Kumar Tiwari	2023-24	2700000	NIL	NA	222200	01	NA

		2022-23 2021-22 2020-21	3600000 3600000 2700000					
2.	Prateek Tiwari	NA	NIL	NIL	NIL	NIL	NIL	NIL

(ii) Appointment of any relatives to an office or place of profit of the issuer, its subsidiary or associate company:

Sr. No.	**Name of the Director**	**Financial Year**	**Appointment of any relatives to an office or place of profit**		
			in the Issuer	**in the subsidiary**	**in the associate company**
1.	Prashant Kumar Tiwari	2022-23	Remika Tiwari	NA	NA

(iii) Full particulars of the nature and extent of interest, if any, of every director:

(A) in the promotion of the Issuer company;
The number of equity shares held by the promoter of the Issuer are:

- Prashant Kumar Tiwari- 2,22,200 (7%)

(B) in any immoveable property acquired by the issuer company in the 2 (two) years preceding the date of the issue document or any immoveable property proposed to be acquired by it; or

NIL

(C) where the interest of such a director consists in being a member of a firm or company, the nature and extent of his interest in the firm or company, with a statement of all sums paid or agreed to be paid to him or to the firm or company in cash or shares or otherwise by any person either to induce him to become, or to help him qualify as a director, or otherwise for services rendered by him or by the firm or company, in connection with the promotion or formation of the issuer company shall be disclosed.

Name of the Director	Name of the Company in which the director has interest	Nature of Interest/ Concern	Shareholding in (%)
Prashant Kumar Tiwari	Prateek Buildtech (India) Private Limited	Shareholding	10.95%

(iv) Contribution being made by the directors as part of the offer or separately in furtherance of such objects:

NIL

4.11 **Any financial or other material interest of the directors, promoters, key managerial personnel or senior management in the offer and effect of such interest in so far as it is different from the interests of other persons**:

NIL

4.12 **Following details regarding the auditors of the Company**:

(a) **Details of the auditor of the Company**:

Name of the Auditor	Address	Date of Appointment
Raj Girikshit & Associates	19, 3rd Floor, KK Business Centre, Veer Savarkar Block, Shakarpur, Delhi - 110092	14/02/2024

- Peer review certificate for the same is attached as ***Annexure IX***

(b) **Details of change in auditors for preceding 3 financial years and current financial year**:

Name of the Auditor	Address	Date of Appointment	Date of cessation, if applicable	Date of Resignation, if applicable
Raj Girikshit & Associates	19, 3rd Floor, KK Business Centre, Veer Savarkar Block, Shakarpur, Delhi - 110092	14/02/2024	NA	NA
NISHANT TYAGI & ASSOCIATES	H. NO. A -93 NATHUPURA, NEW DELHI- 110084	NA	NA	06/02/2024
NISHANT TYAGI & ASSOCIATES	H. NO. A -93 NATHUPURA, NEW DELHI- 110084	30/11/2021	NA	NA

GGMS & CO. CHARTERED ACCOUNTANTS	Plot No. 160, Niti Khand-2, Indirapuram, Ghaziabad, Uttar Pradesh-201014	NA	NA	18/11/2021
GGMS & CO. CHARTERED ACCOUNTANTS	Plot No. 160, Niti Khand-2, Indirapuram, Ghaziabad, Uttar Pradesh-201014	31/12/2020	NA	NA
GGMS & CO. CHARTERED ACCOUNTANTS	Plot No. 160, Niti Khand-2, Indirapuram, Ghaziabad, Uttar Pradesh-201014	17/02/2020	NA	NA
Raj Prem & Associates	Plot No. 20, Niti Khand-3, Indirapuram, Ghaziabad, Uttar Pradesh-201014	NA	NA	10/02/2020

4.13 **Details of the following liabilities of the Company, as on latest quarter end i.e.,** December 31, 2023**or if available, a later date**:

(a) **Details of Outstanding Secured Loan Facilities**:

Name of Lender	Type of Facility	Amount Sanctioned (INR)	Principal Amount Outstanding (INR)	Repayment Date / Schedule	Security	Credit Rating, if applicable	Asset classification
Indiabull Housing Finance Limited	Loan against Property	10,00,00,000	201960.96	Repayable in 120 equal monthly instalments	Plot No. H-15, Maharani Bagh, New Delhi	NA	NA
Indiabull Housing Finance Limited	Loan against Property	30,00,00,000	1103084.35	Repayable in 120 equal monthly instalments	Plot No. H-15, Maharani Bagh, New Delhi	NA	NA
Indiabull Housing Finance Limited	Loan against Property	33,50,00,000	94974.24	Repayable in 120 equal monthly instalments	Plot No. 15, Sector-52, New Delhi	NA	NA
Indiabull Housing Finance Limited	Loan against Property	46,50,00,000	133703.16	Repayable in 120 equal monthly instalments	Plot No. B-1, Sector-30, New Delhi	NA	NA

Asia Real Estate II India Opportunity Trust	Senior, Unlisted, redeemable, Non-Convertible Debentures	802000000	86553388.85	Repayable in quarterly instalments in a period of 5 Years	Plot No. 04/BS-01 & Plot No. 04/BS-05 both situated in Siddhartha Vihar, N.H. 24, Ghaziabad, Uttar Pradesh	NA	NA
UPAVP	Land Dues	6,02,62,52,162	30345217.75	Payable within next 12 Months	Plot No. 04/BS-05 & Plot No. 04/BS-01 both situated in Siddhartha Vihar, N.H. 24, Ghaziabad, Uttar Pradesh	NA	NA

(b) **Details of Outstanding Unsecured Loan Facilities**:

Name of lender	Type of Facility	Amount Sanctioned	Principal Amount outstanding	Repayment Date / Schedule	Credit Rating, if applicable
PRATEEK BUILDTECH (INDIA) PRIVATE LIMITED	Credit Facility	NA	37,49,999	NA	NA
PRATEEK INFRAPROJECTS INDIA PRIVATE LIMITED	Credit Facility	NA	47,44,19,031	NA	NA
MAHAGUN REAL ESTATE PVT. LTD.	Credit Facility	NA	5,00,00,000	NA	NA

(c) **Details of Outstanding non-convertible securities in the following format**:

Series of NCS	ISIN	Tenor / Period of Maturity	Coupon	Amount outstanding	Date of Allotment	Redemption Date / Schedule	Credit Rating	Secured / unsecured	Security
NA	INE0K4K07014	5 yrs	17.35%	8,65,53,388.85	30/12/2021	Quarterly over a period of 5 years	NA	Secured	Plot No. 04/BS-01 & Plot No. 04/BS-05 both situated in Siddhartha Vihar, N.H. 24, Ghaziabad, Uttar Pradesh

(d) **Details of Commercial Paper issuances as at the end of the last quarter i.e., December 31, 2023 in the following format**:

Series of NCS	ISIN	Tenor / Period of Maturity	Coupon	Amount outstanding	Date of Allotment	Redemption Date / Schedule	Credit Rating	Secured / unsecured	Security	Other details viz. details of issuing and paying agent, details of credit rating agencies
NIL										

(e) **List of Top 10 holders of non-convertible securities, in value terms (in cumulative basis)**

S. No.	Name of holders	Category of holder	Face value of holding	Holding as a % of total NCS outstanding of the Issuer
1.	Asia Real Estate II India Opportunity Trust	SEBI Registered Fund	10,00,000	100%

(f) **List of Top 10 holders of commercial paper in terms of value (on cumulative basis)**

S. No.	Name of holders	Category of holder	Face value of holding	Holding as a % of total NCS

				outstanding of the Issuer
NIL				

(g) **Details of the bank fund based facilities / rest of the borrowing (if any, including hybrid debt like FCCB, Optionally Convertible Debentures / Preference Shares) from financial institutions or financial creditors**:

Name of Party (in case of facility)/ Name of Instrument)	Type of facility/ Instrument	Amount Sanctioned/ Issued	Principal Amount Outstanding	Repayment Date / Schedule	Credit Rating	Secured/ Unsecured	Security
NIL							

4.14 **The amount of corporate guarantee or letter of comfort issued by the Issuer along with the name of the counterparty (like name of the subsidiary, joint venture entity, group company, etc.) on behalf of whom it has been issued, contingent liability including debt service reserve account guarantees / any put option etc.:**

NIL

Details of any outstanding borrowings taken / debt securities issued for consideration other than cash, whether: **(a) in whole or part, (b) at a premium or discount, or (c) in pursuance of an option or not**

NIL

4.15 **Where the issuer is a Non-Banking Finance Company (NBFC) or Housing Finance Company, the following disclosures on Asset Liability Management (ALM) shall be provided for the latest audited financials**

Not applicable

4.16 **Details of all default(s) and / or delay in payments of interest and principal of any kind of term loans, debt securities, commercial paper (including technical delay) and other financial indebtedness, including corporate guarantee or letters of comfort issued by the Company, in the preceding 3 years including and the current financial year**:

NIL

4.17 **Any material event / development or change having implications on the financials / credit quality (e.g., any material regulatory proceedings against the Issuer / promoters, litigations resulting in material liabilities, corporate restructuring event, etc.) at the time of issue which may affect the issue**

or the investor's decision to invest / continue to invest in the non-convertible securities/ commercial paper:

NIL

4.18 **Any litigation or legal action pending or taken by a Government Department or a statutory body or regulatory body during the three years immediately preceding the year of the issue of this Placement Memorandum against the promoter of the Company**:

NIL

4.19 **Details of default and non-payment of statutory dues for the preceding 3 financial years and the current financial year**: As per the attached **Annexure VII** *(Pending Statutory Dues*).

4.20 **Details of pending litigation involving the Issuer, promoters, director, subsidiaries, group companies or any other person whose outcome could have material adverse effect on the financial position of the Issuer, which may affect the Issue or the investor's decision to invest / continue to invest in the debt securities and/or non-convertible redeemable preference shares**:

NIL

4.21 **Details of acts of material frauds committed against the Issuer in the preceding 3 financial years and current financial year, if any, and if so, the actions taken by the Issuer**: NIL

4.22 **Details of pending proceedings initiated against the Issuer for economic offences, if any**:

NIL

Details of any inquiry, inspections or investigations initiated or conducted under the securities laws or Companies Act, 2013 or any previous companies law prosecutions filed, if any (whether pending or not) fines imposed or offences compounded in the 3 years immediately preceding the year of issue of this Placement Memorandum in the case of the issuer being a company and all of its subsidiaries:

NIL

4.23 **Related party transactions entered during the preceding three financial years and current financial year with regard to loans made or guarantees given or securities provided:** As per the attached **Annexure VI** (*Related Party Transactions*).

4.24 **In case the issuer is a Non-Banking Finance Company (NBFC) and the objects of the issue entail loan to any entity who is a 'group company' then disclosures shall be made in the following format:**
Not applicable

4.25 **Names of the Debentures Trustee(s) and consents thereof**:

As more particularly set out in the relevant Placement Memorandum – KID.

4.26 **If the security is backed by a guarantee or letter of comfort or any other document of a similar nature, a copy of the same shall be disclosed. In case such document does not contain detailed payment structure (procedure of invocation of guarantee and receipt of payment by the investor along with timelines), the same shall be disclosed in this Placement Memorandum**:

As more particularly set out in the relevant Placement Memorandum – KID.

4.27 **Cash flow with the date of interest / dividend / redemption payment as per day count convention**:

As more particularly set out in the relevant Placement Memorandum – KID.

4.28 **Abridged version of the Audited Consolidated (wherever available) and Standalone Financial Information (like Profit and Loss statement, Balance Sheet and Cash Flow statement) for at least last three years and auditor qualifications, if any**:

Attached to this Placement Memorandum as **Annexure II** (*Audited Financial Statements For The Last 3 Financial Years*).

4.29 **Abridged version of the Latest Audited / Limited Review Half Yearly Consolidated (wherever available) and Standalone Financial Information (like Profit & Loss statement, and Balance Sheet) and auditor qualifications, if any**:

Attached to this Placement Memorandum as **Annexure II** (*Audited Financial Statements For The Last 3 Financial Years*).

4.30 **Details of Promoters of the Company**:

(a) **Details of Promoter holding in the Company as on latest quarter end, i.e., December 31, 2023:**

S. No.	Name of the shareholders	Total no. of equity shares	No. of shares in physical form / demat form	Total shareholding as % of total no. of equity shares	No. of shares pledged	% of shares pledged with respect to shares owned
1.	Prateek Buildtech (India) Private Limited	29,93,300	29,93,300	93%	NA	NA

	Prashant Kumar Tiwari	2,22,200	2,22,200	7%	NA	NA
	Total	**32,15,500**	**32,15,500**	**100%**	NA	NA

Particulars of the valuer who performed the valuation of the security: As more particularly set out in the relevant Placement Memorandum – KID.

The broad lending and borrowing policy including summary of the key terms and conditions of the term loans such as re-scheduling, prepayment, penalty, default; and where such lending or borrowing is between the issuer and its subsidiaries or associates, matters relating to terms and conditions of the term loans including re-scheduling, prepayment, penalty, default:

As more particularly set out in the relevant Placement Memorandum – KID.

4.31 **The aggregate number of securities of the issuer company and its subsidiary companies purchased or sold by the promoter group, and by the directors of the company which is a promoter of the issuer company, and by the directors of the issuer company and their relatives, within 6 (six) months immediately preceding the date of filing the issue document with the Registrar of Companies**: NIL

4.32 **Other Details pertaining to the Issue**

(a) **Debenture Redemption Reserve (DRR) / Capital Redemption Reserve (CRR) – relevant legislations and applicability**:

As more particularly set out in the relevant Placement Memorandum – KID.

(b) **Issue/instrument specific regulations – relevant details (Companies Act, RBI Guidelines, etc.)**:

As more particularly set out in the relevant Placement Memorandum – KID.

(c) **Default in payment**: As more particularly set out in the relevant Placement Memorandum – KID.

(d) **Delay in Listing**:

As more particularly set out in the relevant Placement Memorandum – KID.

(e) **Delay in Allotment of Securities**:

As more particularly set out in the relevant Placement Memorandum – KID.

(f) **Recovery Expense Fund**:

As more particularly set out in the relevant Placement Memorandum – KID.

(g) **Regulations pertaining to the Issue**:

As more particularly set out in the relevant Placement Memorandum – KID.

(h) **Application Process**:

Please see Section 7 (*Other Information and Application Process*).

(i) **Disclosures Prescribed under PAS – 4 of the Companies (Prospectus and Allotment of Securities) Rules, 2014**:

Please see Section 6 (*Disclosures as per CA 2013 / Form Pas 4*).

(j) **Project details: gestation period of the project; extent of progress made in the project; deadlines for completion of the project; the summary of the project appraisal report (if any), schedule of implementation of the project**: NIL

(k) **No-objection Certificate**: NIL

(l) **Consent of directors, auditors, bankers to issue, trustees, solicitors or advocates to the issue, legal advisors to the issue, lead managers to the issue, Registrar to the Issue, and lenders (if required, as per the terms of the agreement) and experts**:

Particulars	Consent
Director	The consent of the directors of the Issuer, to the extent required, have been obtained. attached as **Annexure IV** (*Board Resolution and Shareholder Resolution*)
Auditors	Not applicable
Bankers to issue	Not applicable
Trustees	As more fully set out in the relevant Placement Memorandum – KID.
Solicitors/ Advocates	Not applicable. The Issuer has been advised by its in- house legal and compliance team.
Legal Advisors	Not applicable
Lead Manager	Not applicable
Registrar	As more fully set out in the relevant Placement Memorandum – KID.
Lenders	The consent of the lenders of the Issuer, to the extent required, have been obtained – attached as **Annexure VIII** (*Lender's Consent*).
Experts	Not Applicable

4.33 **Details of Debt Securities Sought to be Issued**

As more particularly set out in the relevant Placement Memorandum – KID.

4.34 **Issue Details – Summary of Terms**

As more particularly set out in the relevant Placement Memorandum – KID.

Notwithstanding anything contained in this Placement Memorandum, in case of any inconsistency or repugnancy between this Placement Memorandum or any Placement Memorandum – KID and the relevant Debenture Trust Deed or any other Transaction Document, the relevant Debenture Trust Deed or such other Transaction Document shall prevail.

4.35 **Summary of reservations or qualifications or adverse remarks of auditors in the last three financial years immediately preceding the year of issue of private placement offer cum application letter and of their impact on the financial statements and financial position of the company and the corrective steps taken and proposed to be taken by the company for each of the said reservations or qualifications or adverse remark:** Attached as **Annexure V** (*Auditor's Remark on the Financial Position of the Company*).

4.36 **Undertaking by the Issuer**:

The Issuer undertakes that:

(a) Investors are advised to read the risk factors carefully before taking an investment decision in this issue. For taking an investment decision, investors must rely on their own examination of the Issuer and the offer including the risks involved. The securities have not been recommended or approved by any regulatory authority in India, including SEBI, nor does SEBI guarantee the accuracy or adequacy of this document. Specific attention of investors is invited to the 'Risk factors' given in Section 3 (*Risk Factors*) of this Placement Memorandum and the statement of 'Risk Factors' given on page number 20 under the section 'General Risks'.

(b) The Issuer, having made all reasonable inquiries, accepts responsibility for, and confirms that this Placement Memorandum / offer document contains all information with regard to the Issuer and the issue of the Debentures, that the information contained in this Placement Memorandum / offer document is true and correct in all material aspects and is not misleading in any material respect, that the opinions and intentions expressed herein are honestly held and that there are no other facts, the omission of which make this document as a whole or any of such information or the expression of any such opinions or intentions misleading in any material respect.

(c) The Issuer has no side letter with any debt securities holder except the one(s) disclosed in the offer document / Placement Memorandum. Any covenants later added shall be disclosed on the Designated Stock Exchange's website where the debt is listed.

DUE DILIGENCE CERTIFICATE FROM THE DEBENTURE TRUSTEE

As more particularly set out in the relevant Placement Memorandum – KID.

4.37 **The issue document shall include the following other matters and reports, namely:**

(a) If the proceeds, or any part of the proceeds, of the issue of the debt securities/non-convertible redeemable preference shares are or is to be applied directly or indirectly: (i) in the purchase of any business; or in the purchase of an interest in any business and by reason of that purchase, or anything to be done in consequence thereof, or in connection therewith, the company shall become entitled to an interest in either the capital or profits and losses or both, in such business exceeding fifty per cent. thereof, a report made by a chartered accountant (who shall be named in the issue document) upon:

(i) the profits or losses of the business for each of the three financial years immediately preceding the date of the issue of the issue document; and

(ii) the assets and liabilities of the business as on the latest date to which the accounts of the business were made up, being a date not more than one hundred and twenty days before the date of the issue of the issue document.

The Issuer confirms that it will not use the proceeds from the Issue, directly or indirectly, for the purchase of any business or in the purchase of any interest in any business whereby the Issuer shall become entitled to an interest in either the capital or profit or losses or both in such business exceeding 50% thereof.

(b) In purchase or acquisition of any immoveable property including indirect acquisition of immoveable property for which advances have been paid to third parties, disclosures regarding:

(i) the names, addresses, descriptions and occupations of the vendors;
(ii) the amount paid or payable in cash, to the vendor and where there is more than one vendor, or the company is a sub-purchaser, the amount so paid or payable to each vendor, specifying separately the amount, if any, paid or payable for goodwill;
(iii) the nature of the title or interest in such property proposed to be acquired by the company; and
(iv) the particulars of every transaction relating to the property completed within the two preceding years, in which any vendor of the property or any person who is or was at the time of the transaction, a promoter or a director or proposed director of the company, had any interest, direct or indirect, specifying the date of the transaction and the name of such promoter, director or proposed director and stating the amount payable by or to such vendor, promoter, director or proposed director in respect of the transaction.

Provided that if the number of vendors is more than five, then the disclosures as required above shall be on an aggregated basis, specifying the immoveable property being acquired on a contiguous basis with mention of the location/total area and the number of vendors from whom it is being acquired and the aggregate value being paid. Details of minimum amount, the maximum amount and the average amount paid/ payable should also be disclosed for each immovable property.

The Issuer confirms that it will not use the proceeds from the Issue, directly or indirectly, for

purchase or acquisition of any immovable property.

(c) *If: (i) the proceeds, or any part of the proceeds, of the issue of the debt securities/non-convertible redeemable preference shares are or are to be applied directly or indirectly and in any manner resulting in the acquisition by the company of shares in any other body corporate; and (ii) by reason of that acquisition or anything to be done in consequence thereof or in connection therewith, that body corporate shall become a subsidiary of the company, a report shall be made by a Chartered Accountant (who shall be named in the issue document) upon –*

A. the profits or losses of the other body corporate for each of the three financial years immediately preceding the issue of the issue document; and

B. the assets and liabilities of the other body corporate as on the latest date to which its accounts were made up.

The Issuer confirms that it will not use the proceeds from the Issue, directly or indirectly, for acquisition of securities of any other body corporate.

The said report shall: (i) indicate how the profits or losses of the other body corporate dealt with by the report would, in respect of the shares to be acquired, have concerned members of the issuer company and what allowance would have been required to be made, in relation to assets and liabilities so dealt with for the holders of the balance shares, if the issuer company had at all material times held the shares proposed to be acquired; and (ii) where the other body corporate has subsidiaries, deal with the profits or losses and the assets and liabilities of the body corporate and its subsidiaries in the manner as provided in paragraph (c)(ii) above.]

Not Applicable

SECTION 5: DISCLOSURES PERTAINING TO WILFUL DEFAULT

5.1 Name of the bank declaring the Issuer / Promoter / director as a wilful defaulter: NA

5.2 The year in which the Issuer / Promoter / director is declared as a wilful defaulter: NA

5.3 Outstanding amount when the Issuer / Promoter / director was declared as a wilful defaulter: NA

5.4 Name of the Issuer / Promoter / director declared as a wilful defaulter: NA

5.5 Steps taken, if any, for the removal from the list of wilful defaulters: NA

5.6 Other disclosures, as deemed fit by the Issuer in order to enable investors to take informed decisions: NA

5.7 Any other disclosures, as specified by the SEBI: NA

None of the directors of the Issuer as listed above appear in the RBI defaulter's list and / or the ECGC defaulter's list.

SECTION 6: DISCLOSURES AS PER CA 2013 / FORM PAS 4

As more particularly set out in the Placement Memorandum – KID.

SECTION 7: OTHER INFORMATION AND APPLICATION PROCESS

The Debentures being offered as part of the Issue are subject to the provisions of the 2013 Act, the Memorandum and Articles of Association of the Issuer, the terms of this Placement Memorandum, the relevant Placement Memorandum – KID, the Application Form and other terms and conditions as may be incorporated in the Transaction Documents.

SECTION 8: OTHER INFORMATION

Set out below is the statement containing particulars of, dates of, and parties to all material contracts and agreements of the Issuer:

The contracts referred below (not being contracts entered into in the ordinary course of business carried on by the Issuer) which are or may be deemed to be material in relation to the issue have been entered into / will be entered into within the timelines prescribed under Applicable Law by the Issuer. Such contracts together with the documents shall be available for inspection at from the date of issue document until the date of closing of the subscription list at Prateek Pro- Menage, A-42 Sector 67, Noida, Uttar Pradesh, India, 201301 between 10:00 a.m. to 5:00 p.m.

8.1 Material contracts for the Issue

(a) In-principle approval dated 18 March 2024 bearing reference number DSC/COMP/MJ/IP-PPDI/529/23-24 granted by the Designated Stock Exchange for listing of the Debentures on the WDM segment of the Designated Stock Exchange; and

(b) As more particularly set out in the relevant Placement Memorandum – KID.

8.2 Other documents

(a) memorandum and Articles of Association of the Company (as amended);

(b) As more particularly set out in the relevant Placement Memorandum – KID.

SECTION 9: DECLARATION

DECLARATION BY THE ISSUER

The Issuer hereby declares that this Placement Memorandum contains full disclosure in accordance with SEBI Debt Listing Regulations and the Companies Act 2013.

The Issuer also confirms that this Placement Memorandum does not omit disclosure of any material fact which may make the statements made therein, in the light of the circumstances under which they are made, misleading. The Placement Memorandum also does not contain any false or misleading statement. The Issuer accepts no responsibility for the statements made otherwise than in this Placement Memorandum or in any other material issued by or at the instance of the Issuer and that anyone placing reliance on any other source of information would be doing so at his own risk.

The Issuer declares that all the relevant provisions of the relevant regulations or guidelines issued by SEBI and other applicable laws have been complied with and no statement made in this Placement Memorandum is contrary to the provisions of the Companies Act, 2013, the Securities Contracts (Regulation) Act, 1956 and the Securities and Exchange Board of India Act, 1992 (15 of 1992) and the rules and regulations made thereunder. The information contained in this Placement Memorandum is as applicable to privately placed debt securities and subject to the information available with the Issuer. The extent of disclosures made in the Placement Memorandum is consistent with disclosures permitted by regulatory authorities to the issue of securities made by the companies in the past.

Signed for Prateek Realtors India Private Limited

PRASHANT KUMAR TIWARI

Digitally signed by PRASHANT KUMAR TIWARI
DN: c=IN, o=PERSONAL, 2.5.4.20=fb30a0d4919ca4a5b49a15aaecbc9c6f4bb7f2a424290da6520a45c95220aedf, postalCode=110065, st=Delhi, serialNumber=a48d77195ea87877e1d1bd894e90e2f130ac83d994e12c388091ee7a5e6ff50c, cn=PRASHANT KUMAR TIWARI
Date: 2024.04.02 16:04:58 +05'30'

Prashant Kumar Tiwari
Director

DECLARATION BY THE DIRECTORS

I, Prashant Kumar Tiwari, on behalf of the Board of Directors hereby declare, attest and certify that:

(a) the Issuer has complied with the Securities Contracts (Regulation) Act, 1956 and the Securities and Exchange Board of India Act, 1992, all relevant provisions of the Companies Act 2013 and the rules and regulations made thereunder;

(b) the compliance with the Companies Act, 2013, regulations and the rules does not imply that payment of dividend or interest or repayment of debentures, if applicable, is guaranteed by the Central Government;

(c) the monies received under the issue shall be used only for the purposes and objects indicated in the section titled "Purposes and objects of the offer" in Section 6 (*Disclosures as per CA 2013 / Form PAS 4*) of the Placement Memorandum (which includes disclosures prescribed under Form PAS-4); and

(d) whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the promoters subscribing to the Memorandum of Association and Articles of Association of the Issuer.

I am authorised by the Board of Directors of the Issuer under the resolution passed at the meeting of the Board of Directors on February 05, 2024, to sign this Placement Memorandum and declare that all the requirements of the CA 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the promoters subscribing to the Memorandum of Association and Articles of Association of the Issuer.

It is further declared and verified that all the required attachments have been completely, correctly and legibly attached to this form.

Signed for Prateek Realtors India Private Limited

PRASHANT KUMAR TIWARI

Digitally signed by PRASHANT KUMAR TIWARI
DN: c=IN, o=PERSONAL, 2.5.4.20=ffb30a0d4919ca4a5b49a15aaecbc9c6f4bb7f2a424290da6520a45c95220aedf, postalCode=110065, st=Delhi, serialNumber=a48d77195ea87877e1d1bd894e90e2f130ac83d994e12c388091ee7a5e6ff50c, cn=PRASHANT KUMAR TIWARI
Date: 2024.04.02 16:04:33 +05'30'

Prashant Kumar Tiwari
Director

Date: 08 March 2024
Place: New Delhi

Investment in non-convertible securities is risky and investors should not invest any funds in such securities unless they can afford to take the risk attached to such investments. Investors are advised to take an informed decision and to read the risk factors carefully before investing in this offering. For taking an investment decision, investors must rely on their examination of the issue including the risks involved in it. Specific attention of investors is invited to statement of risk factors contained under Risk Section of this Placement Memorandum. These risks are not, and are not intended to be, a complete list of all risks and considerations relevant to the non-convertible securities or investor's decision to purchase such securities.

ANNEXURE I: APPLICATION FORM

Prateek Realtors India Private Limited
(A private limited company under the Companies Act, 1956)
Corporate Identity Number: U70101DL2009PTC197028
Permanent Account Number: AAFCP2689G
Registered Office**:** Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, New Delhi, India, 110092
Telephone: +91 9818400215
Website: WWW. PRATEEKGROUP.COM
Date:

Applicant Name: _____ Application Form No.: _____

Dear Sirs,

Sub.: Issue of Rated, Listed, Non-Convertible Debentures of Face Value of Rs. 1,00,000 (Rupees One Lakh) each, for an amount of up to Rs. 3,25,00,00,000 **(Rupees Three Hundred and Twenty Five Crores Only) (referred to as "Debentures" or "Debentures"), for cash at [par / discount] to the face value.**

Having read and understood the contents of the Placement Memorandum dated 08 March 2024, we apply for allotment of the Debentures to us. The amount payable on application as shown below is remitted herewith. On allotment, please place our name(s) on the Register of debenture holder(s). We bind ourselves to the terms and conditions as contained in the Placement Memorandum.

(Please read carefully the instructions before filling this form)

No. of Debentures Applied for	No. in Figures	No. in Words	
Amount (Rs) in figures:			
Amount (Rs) in words:			
ECS / NEFT/ RTGS details	Date	Drawn on Bank	Total Amount

Applicant's Name & Address in full (please use capital letters)

			Pin Code:
Telephone:	Fax:	Email:	
Contact Person	Mobile No.	Email	

Sign:
Seal:

Status: Banking Company ( ) Insurance Company ( ) Others ( ) – please specify

Name of Authorised Signatory	Designation	Signature

Details of Bank Account of Applicant

Bank Name & Branch	
Nature of Account	
Account No.:	
IFSC / NEFT Code	

Depository Details of Applicant

DP Name			
DP ID		Client ID	

(*) We understand that in case of allotment of Debentures to us, our Beneficiary Account as mentioned above would be credited to the extent of Debentures allotted.

PAN / GIR No. of the applicant	IT Circle / Ward / District		( ) Not Allotted	
Tax Deduction Status	( ) Fully Exempt	( ) Tax to be deducted at Source	( ) Yes	( ) No

Sign:
Seal:

---------- (Tear here) ----------

ACKNOWLEDGEMENT SLIP

Application No: [●] Date: [●]_____

Received From: _____

Rs. _____ (Rupees_____) By ECS, NEFT or RTGS No. _____drawn on _____ towards subscription money for Debentures.

For all further correspondence please contact:
[●]**,**
Phone: [●]
Authorised Signatory: [●]
E-mail: [●]

INSTRUCTIONS

1. You must complete application in full in BLOCK LETTERS IN ENGLISH.

2. Your Signatures should be made in English or in any of the Indian languages

3. Application forms duly completed in all respects must be lodged at the office of [●]

4. In case of payments through RTGS, the payments may be made as follows:

Beneficiary Name	[●]
Bank Account No.	[●]
Bank Name	[●]
Branch Address	[●]
Account Type	[●]
IFSC Code	[●]

5. Cheques, demand drafts, cash, money orders, postal orders and stock invest will NOT be accepted.

6. [●], in the "Acknowledgement Slip" appearing below the Application Form, will acknowledge receipt of applications. No separate receipt will be issued.

7. You should mention your Permanent Account Number or the GIR number allotted under Income-Tax Act, 1961 and the Income-Tax Circle / Ward / District. In case where neither the PAN nor GIR number has been allotted, the fact of non-allotment should be mentioned in the application form in the space provided.

8. The application would be accepted as per the terms of the issue outlined in the Placement Memorandum.

9. The Investors need to submit the documents listed in paragraph 6.18 of this Section together with the Application Form.

ANNEXURE II: AUDITED FINANCIAL STATEMENTS FOR THE LAST 3 FINANCIAL YEARS

ANNEXURE III: IN-PRINCIPAL APPROVAL

ANNEXURE IV: BOARD RESOLUTION AND SHAREHOLDER RESOLUTION

ANNEXURE V: AUDITOR'S REMARK ON THE FINANCIAL POSITION OF THE COMPANY

ANNEXURE VI: RELATED PARTY TRANSACTIONS

ANNEXURE VII: PENDING STATUTORY DUES

ANNEXURE VIII: LENDER'S CONSENT

ANNEXURE IX: PEER REVIEW CERTIFICATE

RAJ GIRIKSHIT & ASSOCIATES
CHARTERED ACCOUNTANTS

RAJ GIRIKSHIT & ASSOCIATES
CHARTERED ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON AUDIT OF FINANCIAL RESULTS

UDIN: 24550823BKAPCJ3488

To
The Board of Directors of
M/S Prateek Realtors India Private Limited
CIN No. : U70101DL2009PTC197028
Delhi

Opinion

We have audited the accompanying special purpose financial statements of **M/S PRATEEK REALTORS INDIA PRIVATE LIMITED** which comprise the Balance Sheet as at 31st December 2023, the Statement of profit & loss and the Statement of Cash Flows for period 01- April 2023 to 31st December 2023 and notes to special purpose financial statements prepared for the purpose mentioned in other matters below.

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 Companies Act, 2013 (the"Act") in the manner so required and give a true and fair view in conformity with the Accounting Standards prescribed under Section 133 of the Act read with the rules 7 of the Companies (Accounts) Rules, 2014, and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st December, 2023 and its **Loss**; their statement of affairs and their cash flows for the period ended on that date.

Basis for Opinion

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

Management's Responsibilities for the special purpose Financial Statements

The Company's Board of Directors is responsible for the preparation and presentation of these special purpose financial statements that give a true and fair view of the financial position, financial performance, Statement of affairs and cash flows of the Company in accordance with the Accounting Standards prescribed under Section 133 of the Act read with the rules 7 of the Companies (Accounts) Rules, 2014 and other accounting principles generally accepted in India.

Raj Girikshit & Associates DELHI FRN-22280N Chartered Accountants

Head Office:
19, Third Floor, K.K. Business Center,
Veer Savarkar Block, Shakarpur, Delhi-110092

Second Office:
112A, First Floor, 19, Surya Kiran Building
KG Marg, New Delhi-110001

Telefax: 011-43045353
Email: rajgirikshit@yahoo.com

The respective Boards of Directors of the company is responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of special purpose financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the special purpose financial statements, the Board of Directors are 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 the Board of Directors 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 special purpose 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 SA's 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 special purpose financial statements.

As part of an audit in accordance with SA's, we exercise professional judgement and maintain professional scepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the special purpose 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.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' 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 special purpose Interim financial statements or, if such disclosures are inadequate, to modify our

Raj Chartered Accountants FRN-22

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 special purpose financial Statements, including the disclosures, and whether the financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the special purpose Financial Statements of the current period.

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.

Restriction of use

Our report has been issued solely for arranging fund by issuance of listed non-convertible debentures and should not be used for any other purpose or referred to in any other documents or distributed to any other person without our prior written consent.

For RAJ GIRIKSHIT & ASSOCIATES
Chartered Accountants
FRN 022280N

Raj Girikshit & Associates ★ Chartered Accountants ★ DELHI FRN-22280N

Place: Delhi
Dated: 15th Day of March, 2024

(CA UMANG JAIN)
PARTNER
M./No. - 550823
UDIN: 24550823BKAPCJ3488

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Balance Sheet as at 31 December 2023 **(Amount in '100')**

	Particulars	Note No.	As at 31 December 2023	As at 31st March 2023
I	**EQUITY AND LIABILITIES**			
1.	**Shareholders' Funds**			
	a. Share Capital	3	3,21,550.00	3,21,550.00
	b. Reserves and Surplus	4	(2,90,27,271.84)	(1,96,49,281.21)
2.	**Non-Current Liabilities**			
	a. Long-term borrowings	5	12,36,07,901.73	10,78,98,480.58
	b. Deferred tax liabilities (Net)	6	-	-
	c. Long Term Provisions	7	-	-
3.	**Current Liabilities**			
	a. Short-term borrowings	8	36,75,310.02	1,60,61,179.14
	b. Trade payables	9		
	-total outstanding dues of micro and small enterprises		0.00	0.00
	-total outstanding dues of creditors other than micro and small		27,57,283.06	34,32,087.59
	c. Other current liabilities	10	3,55,62,674.57	2,89,09,555.31
	d. Short - term provisions	11	-	0.00
			13,68,97,447.53	**13,69,73,571.41**
II	**ASSETS**			
1.	**Non-current assets**			
	a. Property, Plant & Equipments and Intangible assets	12		
	(i) Property, Plant and Equipment		6,27,628.18	6,91,821.98
	b. Non Current Investments	13	22,500.00	22,500.00
	c. Deferred tax assets (net)	6	1,50,50,625.56	1,17,55,655.99
	d. Long term loans and advances	14	1,84,31,978.73	1,83,56,978.73
	e. Other Non Current Assets	15	1,30,656.23	1,26,667.52
2.	**Current Assets**			
	a. Inventories	16	8,17,64,623.18	8,46,44,741.00
	b. Trade Receivables	17	92,74,993.72	1,25,82,052.26
	c. Cash and Bank Balance	18	8,95,070.20	3,27,704.89
	d. Short Term Loans and Advances	19	78,41,385.33	57,74,082.11
	e. Other Current Assets	20	28,57,986.40	26,91,366.93
			13,68,97,447.53	**13,69,73,571.41**
See accompanying notes forming part of the financial statements			0.00	0.00

As per our report of even date attached.
For Raj Girikshit & Associates
Chartered Accountants
Firm Registration No 022230N

UMANG JAIN
Partner
Membership No. 550823
Place : New Delhi
Dated : 15/03/2024
UDIN: 24550823BKAPCJ3488

For and on Behalf of Board of Directors
Prateek Realtors Inida Private Limited

Prateek Realtors India Pvt. Ltd.

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek

Prateek Tiwari
Director
DIN:02847113

Prateek Realtors India Pvt. Ltd.

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Statement of Profit & Loss for the Period ended on 31 December 2023 (Amount in '100')

	Particulars	Note No.	As at 31 December 2023	As at 31st March 2023
I	Revenue from Operations	21	89,42,960.91	1,38,87,641.06
II	Other Income	22	45,632.75	5,25,695.55
III	**Total Income**		**89,88,593.66**	**1,44,13,336.61**
IV	**EXPENSES**			
	Cost of Project	23	1,84,82,249.82	1,74,06,843.43
	Change in Inventories of FG, WIP and stock in trade	24	28,80,117.82	1,16,82,032.76
	Employee Benefits Expenses	25	27,000.00	36,000.00
	Finance Cost	26	1,464.24	2,854.97
	Depreciation and Amortization Expense	27	64,433.02	3,44,534.19
	Other Expenses	28	2,06,288.65	2,91,287.02
			2,16,61,553.56	**2,97,63,552.38**
V	**Profit before exceptional and extraordinary items and tax**		**(1,26,72,959.90)**	**(1,53,50,215.77)**
VI	Exceptional items		-	-
VII	**Profit before extraordinary items and tax**		**(1,26,72,959.90)**	**(1,53,50,215.77)**
VIII	Extraordinary items		-	-
IX	**Profit before tax**		**(1,26,72,959.90)**	**(1,53,50,215.77)**
X	**Tax Expense**			
	a. Current Tax (Net of Mat)	29	-	-
	b. Deferred Tax		(32,94,969.57)	(40,84,639.80)
	c. Tax related to Previous years		-	-
XI	**Profit (Loss) for the period from continuing operations**		**(93,77,990.33)**	**(1,12,65,575.97)**
XII	Profit/(loss) from discontinuing operations		-	-
XIII	Tax expense of discontinuing operations		-	-
XIV	Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)		-	-
XV	Profit/ (Loss) after tax (XI + XIV)		**(93,77,990.33)**	**(1,12,65,575.97)**
XVI	**Earning per equity share of Rs. 10/- each**			
	a. Basic		(2.92)	(3.50)
	b. Diluted		(2.92)	(3.50)
See accompanying notes forming part of the financial statements				

As per our report of even date attached.
For Raj Girikshit & Associates
Chartered Accountants
Firm Registration No 022280N

UMANG JAIN
Partner
Membership No 550823
Place New Delhi
Dated 15/03/2024
UDIN 24550823BKAPCJ3488

For and on Behalf of Board of Directors
Prateek Realtors Inida Private Limited

Prateek Realtors India Pvt. Ltd.

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN 02847113

Prateek Realtors India Pvt. Ltd.

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN - U70101DL2009PTC197028

Cash Flow Statement for the year ended as on 31 December 2023 (Amount in '100')

	Particulars	Note No.	As at 31 December 2023	As at 31st March 2023
(A)	**Cash Flow from Operating Activities**			
	Net profit as per The Statement of Profit & Loss before Tax		(1,26,72,959.90)	(1,53,50,215.77)
	Adjustment for:-			
	Interest Income		-	(6,159.43)
	Rent Income		44,761.93	
	Provisions (other)		-	374.37
	Depreciation		64,433.02	3,44,534.19
	Profit on Sale of asset			(4,50,273.96)
	Expenses related with financing activities		1,464.24	2,854.97
	Operating Profit Before Working Capital Changes		**(1,25,62,300.71)**	**(1,54,58,885.63)**
	Adjustment for Current Assets & Liabilities			
	(Increase)/Decrease in trade receivable		33,07,058.54	(16,42,959.88)
	(Increase)/Decrease in short term loans & advances		(20,67,303.22)	2,21,807.65
	(Increase)/Decrease in stock in trade		28,80,117.82	1,16,82,032.77
	(Increase)/Decrease in other Current assets & non current assets		(1,70,608.18)	54,463.89
	Increase/(Decrease) in provisions		-	-
	Increase/(Decrease) in Other current liabilities & Non Current liabilities		66,53,119.26	(3,72,71,669.00)
	Increase/(Decrease) in trade payable		(6,74,804.53)	(10,39,701.47)
			99,27,579.69	**(2,79,96,026.03)**
	Cash Generated from (utilized in) Operating activities	(A)	**(26,34,721.02)**	**(4,34,54,911.67)**
(B)	**Cash flow from Investment Activities**			
	Rental Income		(44,761.93)	-
	Interest Income		-	6,159.43
	Sale of Investments		-	-
	Increase/(Decrease) in Long term loans & advances		(75,000.00)	(1,491.18)
	Cash receipts from loans and advances		-	-
	Sale of fixed assets		1,796.58	14,17,678.18
	Purchase of fixed assets		(2,035.90)	(4,068.30)
	Cash generate from (utilised in) Investing activities	(B)	**(1,20,001.25)**	**14,18,278.13**
(C)	**Cash flow from Financing Activities**			
	Increase/(Decrease) in Short term borrowings		(1,23,85,869.12)	1,25,37,670.79
	Increase/(Decrease) in Long term borrowings		1,57,09,421.15	2,90,36,852.42
	Interest & other finance expenses paid		(1,464.24)	(2,854.97)
	Cash generated from (utilised in) Financing activities	(C)	**33,22,087.78**	**4,15,71,668.24**
	Effect Foreign Exchange fluctuation		-	-
Net Increase (Decrease) in Cash and cash equivalents		(A+B+C)	**5,67,365.31**	**(4,64,965.29)**
	Opening Cash & Cash Equivalents		3,27,704.89	7,92,670.18
	Closing Cash & Cash Equivalents		**8,95,070.20**	**3,27,704.89**

As per our report of even date attached.
For Raj Girikshit & Associates
Chartered Accountants
Firm Registration No.022280N

UMANG JAIN
Partner
Membership No. 550823
Place New Delhi
Dated 15/03/2024
UDIN 24550823BKAPCJ3488

For and on Behalf of Board of Directors
Prateek Realtors Inida Private Limited

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN . - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-12-2023

Note No. 1 : Corporate Information

Prateek Realtors India Private Limited ("the company")is a private limited company domiciled in India, incorporated under the provisions of Companies Act, 1956. The company is engaged in the business of constructing residential houses, commercial building, flats and factory sheds and building; the ongoing project of the company is "Prateek Grand City" in Siddhartha Vihar, Ghaziabad.

Note No. 2 : Significant Accounting Policies

a. **Basis of Accounting**

The financial statement of the company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 the Companies Act, 2013, read with Rule 7 of the Companies Accounting Rules, 2014 and the relevant provisions of the Companies Act ("the 2013Act"), 2013. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

b. **Inventories**

Inventory comprises raw materials, property held for development; properties under development and property held for sale

1. Raw Materials used for the construction activity of the Company are valued at the lower of cost and net realizable value with the cost being determined on a 'First In First Out' basis.
2. Work in Progress & Finished goods : Cost of Raw Material Consumed plus appropriate share of overheads.
3. Properties Held for Development represent land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, borrowing cost and other costs incurred to get the properties ready for their intended use.
4. Properties under Development represent various projects which are in process presently. Cost includes cost of land, construction related overhead expenditure and borrowing costs and other costs incurred till reported date in proportion of % of completed unsold area out of % of total completed area.
5. Properties held for Sale represent finished properties and land acquired for the purpose of future sale and not for development. Properties held for sale are stated at the lower of cost and net realizable value. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred during the period of development.
   Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and costs required to make the sale.

c. **Tangible Assets and Depreciation**

Fixed Assets are stated at cost less accumulated depreciation and impairment losses. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use. Advances paid towards acquisition of fixed assets before the period end are classified as capital work in progress. Borrowing costs directly attributable to acquisition or construction of those fixed assets which necessarily take a substantial period of time to get ready for their intended use are capitalized. Fixed assets purchased in foreign currency are recorded at the actual rupee cost incurred. Expenditure directly relating to expansion is capitalized only if it increases the life or functionality of an asset beyond its original standard of performance. The useful lives of intangible assets have been estimated 5 years.

Depreciation on fixed assets is provided on the written down value method, based on useful life of asset specified in Schedule II to the Companies Act, 2013.Management estimates the useful life of assets as per indicative useful life prescribed in Schedule II, of the Companies Act, 2013. Intangible assets are amortized on straight line method over the period of estimated useful life. Useful life of moulds has been change from four years to twelve years according to schedule II Companies Act 2013

Prateek Realtors India Pvt. Ltd.

d. **Impairment of Assets**

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the profit and loss account. If at the balance sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost. There is no impairment of assets in company during reported period.

e **Revenue Recognition**

Revenue from Projects

Revenue from sale of properties is recognized when the significant risks and rewards of ownership have been transferred to the customer, which coincide with entering into a legally binding agreement. The company follows percentage of completion method, based on the stage of completion at the balance sheet date, taking into account the contractual price and revision thereto by estimating total revenue and total cost till completion of the contract and the profit so determined has been accounted for proportionate to the percentage of the actual work done. Further, revenue is recognized only for the confirmed booked flats / stocks as on the date of Balance Sheet & appropriate contingency provision is made till the project is finally completed. Booking is confirmed when initial booking amount which is presently 10% of basic sale value is received from customers.

The estimates of the saleable area and total costs are reviewed by the management periodically and the cumulative effect in the changes in these estimates, if any, are recognized in the period in which these changes reliably measured.
Revenue from sale of land is recognized in the period in which the agreement to sell is entered into. Where there is remaining substantial obligation under the agreement, revenue is recognized on the fulfillment of such obligation.

During the year the company has given Rebate on account of implementation of Goods & Service Tax which has been reduced from the sales which is recognized as percentage completion method.

Other Income

Interest received from customer on late payment, income on cancellation of flats and sale of scrap are recognized on cash basis

f **Expenditure**

Expenditure is accounted on accrual basis and provision is made for all known losses and liabilities.

g **Employees Retirement Benefits**

Expenses and liabilities with respect to employee benefits are recorded in accordance with Accounting Standard Employee Benefits (AS 15).

Provident fund

The Company contributes to the statutory provident fund of the Regional Provident Fund Commissioner, in accordance with Employees Provident Fund and Miscellaneous Provision Act, 1952. The plan is a defined contribution plan and contribution paid or payable is recognized as an expense in the period in which the employee renders services.

Other short-term benefits

Expense in respect of other short-term benefits including performance bonus is recognized on the basis of amount paid or payable for the period during which the employees render services.

h. **Cash and Cash Equivalents**

Cash and Cash Equivalent include cash in hand, demand deposits with banks, other short term highly liquid investments with original maturity of three months or less.

i **Investments**

Long term investments are stated at cost less provision for permanent diminution in value, if any.

Prabek Realtors India Pvt. Ltd.
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i **Borrowing Costs**

Borrowing costs that are attributable to the acquisition and/or construction of qualifying assets are capitalized as part of the cost of such assets, in accordance with the Accounting Standard 16 "Borrowing Costs". A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. All other borrowing costs are charged to the Statement of Profit and Loss as incurred.

k **Provisions, Contingent Liabilities and Contingent Assets**

The Company creates a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

l **Earning Per Share**

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all potential equity shares

m **Cash Flow Statements**

Cash flow are reported using indirect method, whereby net profit before tax is adjusted for the effects of transaction of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flow from regular revenue generating, investing and financing activities of the Company are segregated

n **Operating Cycle**

Based on the nature of products/activitiy of the company and the normal time between acquisition of assets and their realisation in cash or cash equvalents, the company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

o **Use of estimates**

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management of the company to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements and the results of the operations of reporting periods. Although these estimates are based upon management's best knowledge of current events and actions, actual result could differ from those estimates. Significant estimates used by the management in preparation of financial statements includes % of completion for project in progress, estimates of economic useful lives of fixed assets, provision for bad and doubtful debts and accrual for employee benefits.

The realizable value of moulds has been change from 30% to 10% under Companies act 2013

Prateek Realtors India Pvt. Ltd.

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-12-2023

(Amount in '100')

Note No.	Particulars	As at 31 December 2023	As at 31st March 2023
3	**Share Capital**		
3.1	Authorized Share Capital		
	5,000,000 (Previous Year 5,000,000) Equity Shares of Rs. 10/- each.	5,00,000.00	5,00,000.00
		5,00,000.00	**5,00,000.00**
3.2	Issued , Subscribed & Fully Paid up Capital		
	3,215,500 (Previous Year 3,215,500) Equity Shares of Rs. 10/- each	3,21,550.00	3,21,550.00
		3,21,550.00	**3,21,550.00**
3.3	Reconciliation Of Number of Shares		
	Number Of Equity Shares as at the beginning of the Financial year	32,15,500	32,15,500
	Add :- Number of Shares Issued during the period	-	-
	Number Of Equity Shares as at the end of the Financial Years	**32,15,500.00**	**32,15,500.00**

3.4 List of Shareholders holding more than 5% of Equity Shares of the company

Name	% of Shares		Number of Shares	
	31.12.2023	31.03.2023	31.12.2023	31.03.2023
Prateek Buildtech (India) Private Limited	93.00	93.00	29,93,300.00	29,93,300.00
Prashant Kumar Tiwari	7.00	7.00	2,22,200.00	2,22,200.00

3.5 **Details of Shares held by promoters**

Promoter Name	2023-24		
	No. of Shares**	%of total shares**	% Change during the year***
Prateek Buildtech (India) Private Limited	29,93,300.00	93	-
Prashant Kumar Tiwari	2,22,200	7	-

Details of Shares held by promoters

Promoter Name	2022-23		
	No. of Shares**	%of total shares**	% Change during the year***
Prateek Buildtech (India) Private Limited	29,93,300.00	93	-
Prashant Kumar Tiwari	2,22,200	7.00	-

3.5 Terms / Rights attached to Equity Shares

The company has only one class of equity share having par value of Rs.10 per share. Each holder of the equity share is entitled to one vote per share Whenever the company declares dividend it will be paid in Indian Rupees

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 distribution of all preferential amounts However, no such preferential amounts exist curently. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.

Realtors India Pvt. Ltd.

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

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Notes Forming Part of the Financial Statements as at 31-12-2023

(Amount in '100')

Note No.	Particulars	As at 31 December 2023	As at 31st March 2023
4	**Reserves & Surplus**		
4 1	**Securities Premium**		
	Opening balance	38,80,725 00	38,80,725 00
	Add : Addition during the year	-	-
	Less : Deduction during the year	-	-
	Closing balance	**38,80,725.00**	**38,80,725.00**
4 2	**Surplus (Statement of Profit & Loss)**		
	Opening balance	-2,35,30,006 21	-1,20,89,457 19
	Add: Excess Provision Adjusted	-	374.35
	Add Profit During the Year	-	-
	Less Loss during the year / Appropriations	93,77,990.63	1,14,40,923 37
	Closing balance	-3,29,07,996 84	-2,35,30,006 21
	Total	**-2,90,27,271.84**	**-1,96,49,281.21**
5	**Long Term Borrowings**		
5.1	**Term Loan**		
	SECURED LOANS FROM FINANCIAL INSTITUTIONS:		
	(i) Loan Against Property from Indiabulls		
	HLAPLAJ00159067	2,01,960.96	3,03,382 14
	(Mortgage of Property Plot No H-15, Maharani Bagh New Delhi)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 18.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159103	11,03,084 35	14,02,000 87
	(Mortgage of Property Plot No H-15, Maharani Bagh New Delhi)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013		
	Rate of Interest : 20.00 % per annum (previous year 17 75 % per annum)		
	HLAPLAJ00159179	94,974.24	1,31,273.86
	(Mortgage of Property Plot No 15, Sector-52, Noida)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159204	1,33,703.16	1,82,118 12
	(Mortgage of Property Plot No. B-1, Sector-30, Noida)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year . 17.75 % per annum)		
	(All above loans are secured by personal guarantee of Mr Prashant Kumar Tiwari, Mrs Kalpana Tiwari and Mr. Prateek Tiwari.)		

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

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Notes Forming Part of the Financial Statements as at 31-12-2023

(Amount in '100')

Note No.	Particulars	As at 31 December 2023	As at 31st March 2023
	(ii) Loan Against Property from Piramal Capital & Housing Finance Pvt Ltd		
	Piramal Capital & Housing Finance Pvt Ltd (A) Second pari passu charge by way of equitable mortgage of leasehold land of area 49500 sq. mtrs.at Grand City, Plot No-4/BS-01 , Sidhhartha Vihar, Ghaziabad, U.P. First pari pasu charge on super structure of the project, all book debts, operating cash flows, receivables, commissions, company's all all rights, titles, benefits that accrues to the borrower, and first charge by way of hypothecation of the entire movable assets of the project. (Instalments due within 12 months has been transferred to short term borrowings) Rate of Interest : 16.05% p.a. (previous year :15.15 % p.a.)	-	-
	Piramal Capital & Housing Finance Pvt Ltd (B) Second pari passu charge by way of equitable mortgage of leasehold land of area 49500 sq. mtrs.at Grand City, Plot No-4/BS-01 , Sidhhartha Vihar, Ghaziabad, U.P. First pari pasu charge on super structure of the project, all book debts, operating cash flows, receivables, commissions, company's all all rights, titles, benefits that accrues to the borrower, and first charge by way of hypothecation of the entire movable assets of the project. (Instalments due within 12 months has been transferred to short term borrowings) Rate of Interest : 14.00% p.a. (previous year :13.50 % p.a.)	-	-
5.2	**Bond/Debentures**		
	Secured		
	16.9% Senior, unlisted, redeemable, non-convertible debentures Issue of 16.9% senior, unlisted, redeemable, non-convertible debentures of a face value of INR 10,00,000 (Indian Rupees Ten Lakh) each ("Face Value") aggregating up to INR 802,00,00,000/- (Indian Rupees Eight Hundred and Two Crore) to be issued in 2 (two) tranches to the Debenture Holders namely Asia Real Estate II India Opportunity Trust wherein Trance I means 7,200 (seven thousand two hundred) Debentures Repayment will be done on the basis of quarterly installments in a period of 5 years. The Charge is secured by way of mortgage over Residential Group Housing Project being developed over land admeasuring 1,54,916.508 square meters (38.281 acres approx.) comprised of: (a) plot bearing number 04/BS-01 (97,565.68 square meters) (hereinafter referred to as the "Plot-1"), and (b) plot bearing number 04/BS-05 (57,350 828 square meters) (hereinafter referred to as the "Plot-2"), both situated in Siddhartha Vihar, N.H 24, Ghaziabad, Uttar Pradesh value of INR 10,00,000 (Indian Rupees Ten Lakh) each aggregating to INR 720,00,00,000/- (Indian Rupees Seven Hundred Twenty Crores) is issued on 30th December, 2021 Debentures are also secured by personal guarantee of Mr. Prashant Kumar Tiwari and Mrs Kalpana Tiwari. (Payments due within 12 months has been transferred to short term borrowings)	8,65,53,388.85	6,77,71,769.60
	Land Dues Payable to UPAVP UPAVP Dues are secured by First Charge on lease hold property at Plot No.4/ BS-05 & Plot No. 4/BS-01, Siddhartha Vihar, Ghaziabad, Uttar Pradesh. repayment schedule, total outstanding dues are required to be paid with 19 half yearly equl installments. Principal amount payable within next 12 months has been transferred to Note No-8 under the head current maturity of long term debts. (Rate of Interest-9.35%)	3,03,45,217.75	3,29,32,363.56

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-12-2023

(Amount in '100')

Note No.	Particulars	As at 31 December 2023	As at 31st March 2023
	UNSECURED LOANS		
5.3	**Loans & Advances From Related Parties:**		
	-Unsecured Loan		
	Inter Corporate Loans	46,75,572.42	46,75,572.42
5.4	**Loans & Advances From Others**	5,00,000.00	5,00,000.00
	Total	**12,36,07,901.73**	**10,78,98,480.57**
6	**Deferred Tax Liability (Net)**		
6.1	Deferred Tax Liability		
	Opening balance	-	-
	During the Year	-	-
	Closing balance (A)	-	-
6.2	Deferred Tax Asset		
	Opening balance	1,17,55,655.99	78,46,363.59
	During the Year	32,94,969.57	39,09,292.40
	Closing balance (B)	**1,50,50,625.56**	**1,17,55,655.99**
	Net (A - B)	**-1,50,50,625.56**	**-1,17,55,655.99**
7	**Other Long term Liabilities**		
7.1	Trade Payables	-	-
7.2	Other	-	-
	Total	-	-
7	**Long Term Provisions**		
7.1	Provision for Employee Benefits	-	-
7.2	Provision for Sales Tax (Net)	-	-
	Total	-	-
8	**Short Term Borrowings**		
	(Secured Unsecured)		
8.1	Current Maturity of Long Term Debt-Secured- Refer to Note No-5	-	-
	Secured loans		
	(i) Secured Loan From Indiabull Housing Finance Limited	6,07,453.29	5,25,130.64
	(ii) Car Loans	-	-
	(iii) Asia Real Estate	-	1,27,31,247.64
	(iv) Loan from UPAVP	28,89,358.90	26,98,682.97
8.2	Loans and advances from related parties	1,78,497.83	1,06,117.89
	Total	**36,75,310.02**	**1,60,61,179.14**

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-12-2023

(Amount in '100')

Note No.	Particulars	As at 31 December 2023	As at 31st March 2023
9	**Trade Payables**		
9.1	Due to Others	27,57,283.06	34,32,087.59
	Total	**27,57,283.06**	**34,32,087.59**
10	**Other Current Liabilities**		
10.1	Installments due but not paid-NOIDA	70,62,825.45	71,12,825.45
10.2	Installments due but not paid-UPAVP-(Refer to Note-5)	13,48,779.97	-
10.3	Interest accrued but not due on borrowings	8,63,032.44	8,63,032.44
10.4	Interest accrued and due on borrowings	79,22,400.14	73,35,592.04
10.5	Income received in advance (Advance from Customers)	1,52,52,217.45	1,08,74,710.02
10.6	Income received in advance (Advance from Sundry Debtors)	1,47,543.62	1,18,671.31
10.7	Retention Money	14,67,119.97	13,77,660.33
10.8	Security Deposit Received	-	15,000.00
10.9	Statutory Dues Payable	13,73,306.35	10,75,839.55
10.10	Audit Fee Payable	7,200.00	7,200.00
10.11	Salary Payable	1,18,249.17	1,29,024.16
	Total	**3,55,62,674.57**	**2,89,09,555.31**
11	**Short Term Provisions**		
11.1	Provision for Expenses	-	-
	Total	0.00	**0.00**
13	**Non Current Investments**		
13.1	Investment property	0.00	-
13.2	Investment In Equity Instruments	0.00	-
	(Unquoted, Trade and Valued at cost)		
	In Subsidiary/JV/Associates/Controlled Companies		
	Investment in Fully paid up equity shares in M/s JDR Builder and Developers Private Limited	22,500.00	22,500.00
	(15000 (P.Y. 15000) Equity Shares of Rs. 10/- each of 150.00 per share)	0.00	0.00
13.3	Investments in partnership firms	0.00	0.00
13.4	Other non-current investments (specify nature)	0.00	0.00
	Total	**22,500.00**	**22,500.00**
	Aggregate amount of quoted investments and market value	-	-
	Aggregate amount of Unquoted Investment	22,500.00	22,500.00
	Details of partnership firm inculding capital, Ratio, Profit	-	-

Prateek Realtors India

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Plot No 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
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Notes Forming Part of the Financial Statements as at 31-12-2023

Note No. 12 : Property, Plant & Equipments

(Amount in '100')

Particulars		Gross Block				Accumulated Depreciation				Net Block	
		As on 01.04.2023	Addition during the year	Deduction during the year	As on 31.12.2023	As on 01.04.2023	Addition during the year	Deduction during the year	As on 31.12.2023	As on 31.12.2023	As on 31.03.2023
12.1	Tangible Assets										
a	Computers	67,672.66	1,529.80	26.66	69,175.80	60,684.13	1,397.94	-	62,082.07	7,093.73	6,988.53
b	Furniture & Fittings	34,893.78		-	34,893.78	30,847.11	700.78	-	31,547.89	3,345.89	4,046.67
c	Leasehold Land	-		-	-	-	-	-	-	-	-
c	Freehold Land	1,79,259.44		-	1,79,259.44	-	-	-	-	1,79,259.44	1,79,259.44
d	Motor Vehicles	12,78,297.75		-	12,78,297.75	11,19,021.10	34,272.35	-	11,53,293.45	1,25,004.30	1,59,276.65
e	Office Equipments	58,773.56	431.00	-	59,204.56	55,020.22	705.17	-	55,725.39	3,479.17	3,753.34
f	Plant & Machinery	12,37,850.73	-	1,694.92	12,36,155.81	8,99,353.38	27,356.78		9,26,710.16	3,09,445.65	3,38,497.35
	Total	28,56,747.92	1,960.80	1,721.58	28,56,987.14	21,64,925.94	64,433.02	-	22,29,358.96	6,27,628.18	6,91,821.98

Prateek Realtors India Pvt. Ltd.

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Notes Forming Part of the Financial Statements as at 31-12-2023

(Amount in '100')

Note No.	Particulars	As at 31 December 2023	As at 31st March 2023
14	**Long Term Loans & Advances**		
14.1	Loans and advances to Related Parties	1,72,62,152.23	1,72,62,152.23
14.2	Loans and advances to Others	11,69,826.50	10,94,826.50
	Total	**1,84,31,978.73**	**1,83,56,978.73**
Note* :	**Repayable on demand(Unsecured Considered good)**		

S.No.	Particulars	Type of Borrower	Current Period		Previous Period	
			Amount outstanding in the nature of loan	% of Total loan & Advances in the nature of	Amount outstanding in the nature of loan	% of Total loan & Advances in the nature of loan
1	Promoters	Promoters	-	-	-	-
2	Directors	Directors	-	-	-	-
3	KMPs	KMPs	-	-	-	-
4	Related Parties- Inter Corporate Advance	Related Parties-Inter	1,72,62,152.23	100	1,72,62,152.23	100.00
	Total		**1,72,62,152.23**	**100**	**1,72,62,152.23**	**100.00**

15	**Other non current assets**		
15.1	Long Term Trade Receivables (including trade receivables on deferred credit terms)	-	-
15.2	Security Deposits	1,30,656.23	1,26,667.52
	Total	**1,30,656.23**	**1,26,667.52**
16	**Inventories**		
	(Refer to Note No. 2 b for method of valuation)		
16.1	Work-in-Progress	8,01,47,647.10	8,30,27,764.92
16.2	Finished Goods	16,16,976.07	16,16,976.07
	(Ready to Move Flats)		
	Total	**8,17,64,623.18**	**8,46,44,741.00**
17	**Trade Receivables**		
17.1	Unsecured, considered good		
	-with related parties	0.00	0.00
	-with others	92,74,993.72	1,25,82,052.26
	Total	**92,74,993.72**	**1,25,82,052.26**
17.2	Debts due by directors or other officers of the company or any of them either severally or jointly with any other person or debts due by firms or private companies respectively in which any director is a partner or a director or a member should be separately stated.--- **N A----**		
18	**Cash and cash equivalents**		
18.1	Balances with Banks		
	- in current account	8,84,480.66	3,17,115.35
18.2	Cash in hand	10,589.54	10,589.54
	Total	**8,95,070.20**	**3,27,704.89**

Realtors India Pvt. Ltd. Delhi

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-12-2023

(Amount in '100')

Note No.	Particulars	As at 31 December 2023	As at 31st March 2023
19	**Short term Loan & Advances**		
19.1	**Loans & Advances (Unsecured, Considered Good)**		
	-to related parties	56,68,591.40	39,95,424.84
19.2	**Others (specify nature)**		
	Loans & Advances to employees/other	6,43,009.18	6,12,602.61
	Advances to Suppliers & Contractors	3,50,819.32	1,39,996.30
	Mobilization Advance Paid to Contractors	6,27,133.63	6,11,103.17
	Income Tax Refund	37,082.87	37,082.87
	Balance with Revenue/Statutory Authorities	5,13,953.09	3,70,541.38
	Prepaid Expenses	795.85	7,330.95
	Total	**78,41,385.33**	**57,74,082.11**
19.3	Loans and advances due by directors or other officers of the company or any of them either severally or jointly with any other person or amounts due by firms or private companies respectively in which any director is a partner or a director or a member shall be separately stated		
20	**Other Current Assets**		
20.1	Security Deposits_	0.00	0.00
20.2	Tax Recoverable from Customer	0.00	-310.02
20.3	GST Input Tax Credit	2,43,647.84	83,399.68
20.4	Interest Accrued on Fixed deposits	0.00	0.00
20.5	Interest Accrued on Security Deposit	0.00	3,938.71
20.6	Interest Recoverable	25,53,494.62	25,53,494.62
20.7	Vat piad under protest (Net of sales tax provisions)	60,843.94	50,843.94
	Total	**28,57,986.40**	**26,91,366.93**

Prateek Realtors India Pvt. Ltd.

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-12-2023

(Amount in '100')

Note No.	Particulars	As at 31 December 2023	As at 31st March 2023
21	**Revenue from Operations**		
21.1	Sale of Services	83,58,889.83	1,34,29,463.73
21.2	Other Operating Revenues	5,84,071.07	4,58,177.33
	Total	**89,42,960.91**	**1,38,87,641.06**
Note :	**Sale of Services Comprise of**		
	Sale of Flats	83,58,889.83	1,34,29,463.73
	Total	**83,58,889.83**	**1,34,29,463.73**
Note :	**Other Operating Revenue comprise of**		
	Flat transfer charges	63,476.04	1,17,599.25
	Car Parking	0.00	1,500.00
	Sale of Scrap & Wastages	2,36,814.05	1,36,724.51
	Legal Charges for Registration	1,89,823.76	87,473.59
	Interest on delayed payment by customers	73,460.30	95,750.98
	Processing Fee	17,960.88	9,165.98
	Flats Cancellation Charges	2,536.04	6,954.99
	Late Payment Charges	0.00	3,008.02
	Total	**5,84,071.07**	**4,58,177.33**
22	**Other Income**		
22.1	Interest Income	0.00	6,159.43
22.2	Rental Income	44,761.93	68,741.00
22.3	Income related to forfeited and written off accounts	514.56	-2,705.77
22.4	Amount Written off	356.25	3,226.93
22.5	Profit and Gain on Sale of Fixed Asses	0.00	4,50,273.96
22.6	Other Non Operating Income	0.00	0.00
	Total	**45,632.75**	**5,25,695.55**
23	**Cost of Project**		
23.1	Interest on Loan to Noida Authority and Avas Vikas	28,53,306.49	-28,53,664.35
23.2	Cost of Material & Other Cost	38,08,616.99	41,88,100.83
23.3	Depreciation on Moulds	0.00	0.00
23.4	Advertisement Expenses	57,553.92	3,12,274.65
23.5	Broker's Commission	69,014.40	2,21,234.36
23.6	Interest and Processing Fee on Other Loans	1,04,99,971.45	1,38,25,773.36
23.7	Professional Charges	1,15,871.08	1,05,540.10
23.8	Electricity Charges	1,71,684.26	2,25,953.72
23.9	Labour Cess	1,25,000.00	55,711.00
23.10	Map Approval Fees	0.00	66,687.32
23.11	Staff Cost	4,46,791.47	6,42,756.18
23.12	Watch & Wards	42,686.39	60,557.38
23.13	Power & Fuel	9,757.04	16,829.38
23.14	Other Cost	2,81,996.34	5,39,089.50
	Cost of Project	**1,84,82,249.82**	**1,74,06,843.43**
24	**Changes in Inventories of Finished Goods, Work in Progress and Stock in trade**		
	Inventories at the end of the year	8,17,64,623.18	8,46,44,741.00
	Inventories at the beginning of the year	8,46,44,741.00	9,63,26,773.77
	Sub Total (B)	**8,46,44,741.00**	**9,63,26,773.77**
	Net Increase / (Decrease) (A - B)	**28,80,117.82**	**1,16,82,032.77**
25	**Employee Benefit Expenses**		
25.2	Director's Salary	27,000.00	36,000.00
	Total	**27,000.00**	**36,000.00**
26	**Finance Costs**		
26.1	Interest Expense	0.00	2,005.27
26.2	Bank Charges	1,464.24	849.71
	Total	**1,464.24**	**2,854.97**

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CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-12-2023

(Amount in '100')

Note No.	Particulars	As at 31 December 2023	As at 31st March 2023
27	**Depreciation and Amortization Expense**		
27.1	Depreciation	64,433.02	3,44,534.19
		64,433.02	**3,44,534.19**
28	**Other Expenses**		
28.1	Amount Written off	39.59	-
28.2	Annual Maintainence Charges	8,368.96	9,853.43
28.3	Audit Fee	0.00	4,000.00
28.4	Business Promotion	15,068.32	42,063.21
28.5	Vehicle Running & Maintenance Expenses	9,039.05	12,152.10
28.6	Office Running Expenses	31,963.46	43,494.68
28.7	Professional Charges-Other	24,460.00	14,075.00
28.8	ROC Expenses	0.00	123.23
28.9	Interest and Late fee on Direct Tax	7,412.01	13,250.97
28.10	Interest & late fee on Indirect Tax	35,345.66	17,996.35
28.11	Rent Paid	10,440.00	49,920.00
28.12	Internet Expenses	2,729.23	2,832.00
28.13	Charity Expenses	610.00	0.00
28.14	Electricity and Power & Fuel	34,748.60	41,667.19
28.15	Insurance	4,001.48	16,062.63
28.16	Repair and Maintenance	11,156.41	7,042.56
28.17	Prior Period Items	0.00	50.74
28.18	Website Maintenance	4,665.00	6,349.79
28.19	Diwali Expenses	0.00	3,885.70
28.20	Others	6,240.89	6,467.44
	Total	**2,06,288.65**	**2,91,287.02**
29	**Current tax**		
29.01	Current tax (MAT)	-	-
29.02	Less : MAT credit entitlement	-	-
29.03	Net Current tax	-	-

As per our report of even date attached.
For Raj Girikshit & Associates
Chartered Accountants
Firm Registration No.022280N

UMANG JAIN
Partner
Membership No. 550823
Place : New Delhi
Dated : 15/03/2024
UDIN: 24550823BKAPCJ3488

For and on Behalf of Board of Directors
Prateek Realtors Inida Private Limited

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

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INDEPENDENT AUDITORS' REPORT

To,
The Members
of **Prateek Realtors India Private Limited**

Report on the Audit of Financial Statements

Opinion

We have audited the financial statements of **Prateek Realtors India Private Limited** ("the Company"), which comprise the balance sheet as at 31st March 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** 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, and its financial performance, and its cash flows for the year endedon that date.

Basis for Opinion

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

Emphasis of Matter

The company's net worth is negative and the company has also taken secured loans from NBFC and unsecured loans from sister companies. As per the management, the company is still a going concern entity because it is in process of identifying new plans to improve the performance of the company.

Instead of the above factors there is no uncertainty on the company's ability to continue as a going concern. The company has prepared its financial statements on a going concern basis

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Information other than the Financial Statements and Auditors' Report thereon

The Company's management and Board of Directors are responsible for the other information. The otherinformation comprises the information included in the Company's annual report, but does not include the financial statements and our auditors' 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, indoing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

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

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

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these 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 tothe 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 Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are freefrom 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.

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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 thatare appropriate in the circumstances.
- 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, basedon 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.

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 thatwe 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 thatmay reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by **the Companies (Auditor's Report) Order, 2020** ("the Order"), issued by the CentralGovernment of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "**Annexure A**" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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

(1) 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.

(2) 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.

(3) 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.

(4) 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.

(5) On the basis of the written representations received from the directors as on 31st March, 2023 taken onrecord by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164(2) of the Act.

(6) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in **"Annexure B"**. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting;

(7) 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 has disclosed details regarding pending litigations in note 30 of financial statements, which would impact its financial position.

(b) The Company does not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

(c) There were no amounts which were 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 it's 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 otherperson(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 investin other persons or entities identified in any manner whatsoever by or on behalf of the company ("UltimateBeneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

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

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

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

For Nishant Tyagi & Associate
Chartered Accountants
Firm Registration No. : 039175N

Nishant Tyagi & Associates
Delhi

CA Nishant Tyagi
Proprietor
Membership No.:544935
Place: New Delhi
Date : 28/09/2023
UDIN : 23544935BGZNOP4964

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ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

Report as required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013 (Refer to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)With reference to the Annexure A referred to in the Independent Auditors' Report to the members of the Company on the financial statements for the year ended March 31, 2023, we report the following:

(i) (a) (A) The Company has proper records related to full particulars including quantitative details and situation of Property, Plant and Equipment.

(B) The Company has proper records related to full particulars of intangible asset.

(b) In our opinion Property, Plant and Equipment have been physically verified by the management at reasonableintervals. No material discrepancies were noticed on such verification during the year.

(c) The company does not have any immovable property which are not held in the name of company, hence this clause is not applicable to the company.

(d) The company has not revalued its Property, Plant and Equipment during the year. Therefore, the provisions of Clause (i)(d) of paragraph 3 of the order are not applicable to the company.

(e) No proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder. Therefore, the provisions of Clause (i)(e) of paragraph 3 of the order are not applicable to the company.

(ii) (a) In our opinion, physical verification of inventory has been conducted at reasonable intervals by the management and the coverage and procedure of such verification by the management is appropriate. No materialdiscrepancies were noticed on such verification.

(b) During any point of time of the year, the company has not been sanctioned any working capital limits, from banks or financial institutions on the basis of security of current assets. Therefore, the provisions of Clause(ii)(b) of paragraph 3 of the order are not applicable to the company.

(iii) Yes, the company has made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, LimitedLiability Partnerships or any other parties, details of which are as follows:

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(a) whether during the year the company has provided loans or provided advances in the nature of loans, or stood guarantee, or provided security to any other entity [not applicable to companies whose principal business is to give loans], if so, indicate- **Yes**

Particulars	(A) the aggregate amount during the year, and balance outstanding at the balance sheet date with respect to such loans or advances and guarantees or security to subsidiaries, joint ventures and associates;		(B) the aggregate amount during the year, and balance outstanding at the balance sheet date with respect to such loans or advances and guarantees or security to parties other than subsidiaries, joint ventures and associates;	
	aggregate amount during the year	balance outstanding at the balance sheet date	aggregate amount during the year	balance outstanding at the balance sheet date
Investments	-	22,50,000	-	-
Guarantee or security	-	-	-	-
Loan or Advances-LT (Interest Free)	-	1,21,25,73,136	43,24,549	62,31,24,737
Loan or Advances-ST (Interest Free)	809	4,02,15,439	60,53,80,657	35,93,27,045

(b) No, the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided are not prejudicial to the company's interest;

(c) in respect of loans and advances in the nature of loans, schedule of repayment of principal and payment of interest has been stipulated and the repayments or receipts are regular;

(d) Since no amount is overdue, hence this clause is not applicable to company;

(e) Since no loan or advance in the nature of loan granted has fallen due during the year, hence this clause is not applicable to the company.

(f)The company has granted aggregate amount of Rs. 2,23,52,40,357.00 as loans or advances in the nature of loans repayable on demand which is 100% to the total loans granted and Rs. 2,12,57,57,707.20 granted to Promoters, related parties as defined in clause (76) of section 2 of the Companies Act, 2013;

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(iv) Yes, in respect of loans, investments, guarantees, and security, provisions of sections 185 and 186 of the Companies Act have been complied with.

(v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from public. Therefore, the provisions of Clause (v) of paragraph 3 of the order are not applicableto the Company.

(vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148 of the Act, and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not carried out a detailed examination of the same.

(vii) (a) The Company is generally regular in depositing undisputed statutory dues including Provident Fund, Employees State Insurance, Income tax, Sales Tax, Wealth tax, Service tax, Duty of Customs, duty of Excise, Value Added Tax, GST, Cess and other statutory dues with the appropriate authorities to the extent applicable to it. There are no undisputed amounts payable in respect of income tax, wealth tax, service tax, sales tax, value added tax, duty of customs, duty of excise or cess which have remained outstanding as at March 31, 2023 for a period of more than 6 months from the date they became payable **except as specified in "Appendix-1" to the audit report.**

(b) According to the information and explanations given to us, there are not any statutory dues referred in sub- clause (a) which have not been deposited on account of any dispute except as specified in "**Annexure -1" of Note 30 to the notes to accounts.**

(viii) In our opinion and according to the information and explanations given to us, there is no any transaction not recorded in the books of account have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

(ix) (a) In our opinion and according to the information and explanations given to us, the Company has defaulted in repayment of dues payable to NOIDA as per repayment schedule issued by Noida Authority. Details of repayment defaults are as follows:

Nature of borrowing, including debt securities	Name of lender*	Whether principal or interest	Amount not paid on due date (In Rs.)	No. of days delay or unpaid	Remark s, if any
Dues against purchase of land-120	Noida Authority	Both	3,97,78,649	1756	-
Dues against purchase of land-120	Noida Authority	Both	6,85,49,686	1573	-
Dues against purchase of land-120	Noida Authority	Both	6,53,13,435	1391	-
Dues against purchase of land-120	Noida Authority	Both	6,20,77,183	1208	-
Dues against purchase of land-77	Noida Authority	Both	10,02,43,078	2192	-

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Dues against purchase of land-77	Noida Authority	Both	9,65,66,060	2008	-
Dues against purchase of land-77	Noida Authority	Both	92,572,727	1827	-
Dues against purchase of land-77	Noida Authority	Both	88,579,393	1643	-
Dues against purchase of land-77	Noida Authority	Both	84,586,060	1462	-
Dues against purchase of land-77	Noida Authority	Both	80,592,727	1278	-
Dues against purchase of land-77	Noida Authority	Both	76,599,393	1096	-

(b) In our opinion and according to the information and explanations given to us, the company has not been a declared willful defaulter by any bank or financial institution or other lender.

(c) In our opinion and according to the information and explanations given to us, the loans were applied for the purpose for which the loans were obtained.

(d) In our opinion and according to the information and explanations given to us, there are no funds raised on short term basis which have been utilised for long term purposes.

(e) In our opinion and according to the information and explanations given to us, the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

(f) In our opinion and according to the information and explanations given to us, the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

(x)(a) The Company has not raised money by way of initial public offer or further public offer (including debt instruments). Therefore, the provisions of Clause (x)(a) of paragraph 3 of the order are not applicable to the Company.

(b) In our opinion and according to the information and explanations given to us, the company has not made preferential allotment or private placement of shares during the year and the requirements of section 42 and section 62 of the Companies Act, 2013 have been complied with and the funds raised have been used for the purposes for which the funds were raised.

Nishant Tyagi & Associates
Delhi

Nishant Tyagi & Associates
Chartered Accountants
H.O : - 863/4, Sant Nagar, Delhi-110084

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(xi) (a) We have not noticed any case of fraud by the company or any fraud on the Company by its officers or employees during the year. The management has also not reported any case of fraud during the year.

(b) During the year no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
(c) As auditor, we did not receive any whistle- blower complaint during the year.

(xii) The company is not a Nidhi Company. Therefore, the provisions of Clause (xii) of paragraph 3 of the order are not applicable to the Company.

(xiii) As per the information and explanations received to us all transactions with the related parties are in compliance with sections 177 and 188 of Companies Act where applicable, and the details have been disclosed in the financial statements, etc., as required by the applicable accounting standards. Identification of related parties were made and provided by the management of the company.

(xiv) (a)Yes, the company has an internal audit system commensurate with the size and nature of its business;
(b) Yes, the reports of the Internal Auditors for the period under audit were considered by the statutory auditor;

(xv) The Company has not entered into any non-cash transactions with directors or persons connected with him for the year under review. Therefore, the provisions of Clause (xv) of paragraph 3 of the order are not applicable to the Company.
(xvi) (a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence this clause is not applicable to the company.

(b) The company has not conducted any Non-Banking Financial or Housing Finance activities during the year.

(c) The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.(d) As per the information and explanations received, the group does not have any CIC as part of the group.

(xvii) Yes, the company has incurred cash loss of Rs. 1,50,05,68,158/- in current financial year and Rs.1,53,74,03,924/in immediately preceding financial year.

(xviii) No, there has not been any resignation of the statutory auditors during the year. Hence point of no issues, objections or concerns raised by the outgoing auditors not applicable to the company;

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(xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and paymentof financial liabilities, other information accompanying the financial statements, the auditor's knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on thedate of the audit report that company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.

(xx) Section 135 of the Companies Act, 2013 not applicable to the company relating to Corporate Social Responsibility. Therefore, the provisions of Clause (xx) of paragraph 3 of the order are not applicable to the Company.

(xxi) Since company has prepared its financial statements on standalone basis, hence this point is not applicable to the company.

For Nishant Tyagi & Associate
Chartered Accountants
Firm Registration No. : 039175N

Nishant Tyagi & Associates
Delhi

CA Nishant Tyagi
Proprietor
Membership No.:544935
Place: New Delhi
Date: 28/09/2023
UDIN : 23544935BGZNOP4964

Nishant Tyagi & Associates
Chartered Accountants
H.O : - 863/4, Sant Nagar, Delhi-110084

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Annexure "B" to the Independent Auditor's Report

(Referred to in paragraph 2 (f) under 'Report on other legal and regulatory requirements' section of our report to the Members of Prateek Realtors India Private Limited of even date)

Report on the internal financial controls over financial reporting 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 Prateek Realtors India Private Limited ("the Company") as at March 31, 2023, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's responsibility for internal financial controls

The board of directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. 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, 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 internal financial controls over financial reporting of the Company 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") issued by the Institute of Chartered Accountants of India and the standards on auditing prescribed under Section 143 (10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those standards and the guidance note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting were established and maintained and if such controls operated effectively in all material respects.
Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement in the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained, is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial control system over financial reporting.

Nishant Tyagi & Associates
Delhi

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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 (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (ii) 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 (iii) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

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 of 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 and according to the information and explanations given to us, the Company has, in all material respects, an adequate internal financial control system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Nishant Tyagi & Associate
Chartered Accountants
Firm Registration No. : 039175N

Nishant Tyagi & Associates
CA
Delhi

CA Nishant Tyagi
Proprietor
Membership No.:544935
Place: New Delhi
Date: 28/09/2023
UDIN : 23544935BGZNOP4964

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED Appendix -1

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

TDS Ageing for FY 22-23

Name of the Statute	Nature Of Dues	Period to Which the amount relates	Amount due (In Rs.)	Amount Paid	Net Due in (Rs)	Due Date
Income Tax Act	TDS	Apr-19	659,077		659,077	07/05/2020
Income Tax Act	TDS	Jun-19	652,794		652,794	07/07/2020
Income Tax Act	TDS	Jul-19	649,566		649,566	07/08/2020
Income Tax Act	TDS	Aug-19	646,284		646,284	07/09/2020
Income Tax Act	TDS	Sep-19	642,943		642,943	07/10/2020
Income Tax Act	TDS	Oct-19	658,012	18,468	639,544	07/11/2020
Income Tax Act	TDS	Nov-19	639,513	3,430	636,083	07/12/2020
Income Tax Act	TDS	Dec-19	632,562		632,562	07/01/2020
Income Tax Act	TDS	Jan-20	966,332	337,355	628,977	07/02/2020
Income Tax Act	TDS	Feb-20	1,037,669	412,339	625,330	07/03/2020
Income Tax Act	TDS	Mar-20	1,589,438	475,673	1,113,765	30/04/2020
Total	**TDS**	**FY 19-20**	**8,774,190**	**1,247,265**	**7,526,925**	
Income Tax Act	TDS	Apr-20	633,082		633,082	07/05/2020
Income Tax Act	TDS	May-20	644,984		644,984	07/06/2020
Income Tax Act	TDS	Jun-20	-		-	07/07/2020
Income Tax Act	TDS	Jul-20	1,015,327		1,015,327	07/08/2020
Income Tax Act	TDS	Aug-20	1,007,755	6,641	1,001,114	07/09/2020
Income Tax Act	TDS	Sep-20	1,166,985	193,943	973,042	07/10/2020
Income Tax Act	TDS	Oct-20	773,295	24,618	748,677	07/11/2020
Income Tax Act	TDS	Nov-20	1,014,668	19,010	995,658	07/12/2020
Income Tax Act	TDS	Dec-20	417,242		417,242	07/01/2021
Income Tax Act	TDS	Jan-21	856,946	70,616	786,330	07/02/2021
Income Tax Act	TDS	Feb-21	1,469,270	85,774	1,383,496	07/03/2021
Income Tax Act	TDS	Mar-21	679,332	271,560	407,772	30/04/2021
Total	**TDS**	**FY 20-21**	**9,678,886**	**672,162**	**9,006,724**	
Income Tax Act	TDS	Apr-21	1,202,387	693,794	508,593	07/05/2021
Income Tax Act	TDS	May-21	713,106	178,175	534,931	07/06/2021
Income Tax Act	TDS	Jun-21	890,962	360,519	530,443	07/07/2021
Income Tax Act	TDS	Jul-21	1,391,694	865,814	525,880	07/08/2021
Income Tax Act	TDS	Aug-21	1,134,279	613,039	521,240	07/09/2021
Income Tax Act	TDS	Sep-21	1,691,013	560,358	1,130,655	07/10/2021
Income Tax Act	TDS	Oct-21	2,487,338	664,973	1,822,365	07/11/2021
Income Tax Act	TDS	Nov-21	919,127	377,145	541,982	07/12/2021
Income Tax Act	TDS	Dec-21	24,880,830	10,981,104	13,899,726	07/01/2022
Income Tax Act	TDS	Jan-22	846,837	309,464	537,373	07/02/2022
Income Tax Act	TDS	Feb-22	1,315,271	823,488	491,783	07/03/2022
Income Tax Act	TDS	Mar-22	1,590,285	729,402	860,883	30/04/2022
Total	**TDS**	**FY 21-22**	**39,063,129**	**17,157,275**	**21,905,854**	
Income Tax Act	TDS	Apr-22	1,269,140	629,518	639,622	07/05/2022
Income Tax Act	TDS	May-22	1,228,226	752,281	475,945	07/06/2022
Income Tax Act	TDS	Jun-22	1,762,157	1,291,664	470,493	07/07/2022
Income Tax Act	TDS	Jul-22	1,687,950	1,098,814	589,136	07/08/2022
Income Tax Act	TDS	Aug-22	1,311,700	852,381	459,319	07/09/2022
Income Tax Act	TDS	Sep-22	2,118,433	1,664,837	453,596	07/10/2022
Total	**TDS**	**FY 22-23**	**9,377,606**	**6,289,495**	**3,088,111**	

Nishant Tyagi & Associates
Delhi

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Balance Sheet as at 31 March 2023 **(Amount in '100')**

	Particulars	Note No.	As at 31 March 2023	As at 31st March 2022
I	**EQUITY AND LIABILITIES**			
1.	**Shareholders' Funds**			
	a. Share Capital	3	321,550.00	321,550.00
	b. Reserves and Surplus	4	(19,649,281.19)	(8,208,732.19)
2.	**Non-Current Liabilities**			
	a. Long-term borrowings	5	107,898,480.57	78,861,628.15
	b. Deferred tax liabilities (Net)	6	-	-
	c. Long Term Provisions	7	-	-
3.	**Current Liabilities**			
	a. Short-term borrowings	8	16,061,179.14	3,523,508.35
	b. Trade payables	9		
	-total outstanding dues of micro and small enterprises		0.00	37,154.18
	-total outstanding dues of creditors other than micro and small enterprises		3,432,087.59	4,434,634.87
	c. Other current liabilities	10	28,909,555.31	66,177,540.59
	d. Short - term provisions	11	-	3,683.72
			136,973,571.41	**145,150,967.67**
II	**ASSETS**			
1.	**Non-current assets**			
	a. Property, Plant & Equipments and Intangible assets	12		
	(i) Property, Plant and Equipment		691,821.98	1,999,692.10
	b. Non Current Investments	13	22,500.00	22,500.00
	c. Deferred tax assets (net)	6	11,755,655.99	7,846,363.59
	d. Long term loans and advances	14	18,356,978.73	18,355,487.55
	e. Other Non Current Assets	15	126,667.52	124,667.52
2.	**Current Assets**			
	a. Inventories	16	84,644,741.00	96,326,773.77
	b. Trade Receivables	17	12,582,052.26	10,939,092.39
	c. Cash and Bank Balance	18	327,704.89	792,670.18
	d. Short Term Loans and Advances	19	5,774,082.11	5,995,889.75
	e. Other Current Assets	20	2,691,366.93	2,747,830.83
			136,973,571.41	**145,150,967.67**
See accompanying notes forming part of the financial statements		1-57		

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No 039175N

Nishant Tyagi & Associates CA Delhi

Nishant Tyagi
Propreitor
Membership No. 544935
Place : New Delhi
Dated : 28/09/2023
UDIN: 23544935BGZNOP4964

For and on Behalf of Board of Directors
Prateek Realtors Inida Private Limited

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Statement of Profit & Loss for the Period ended on 31 March 2023 **(Amount in '100')**

	Particulars	Note No.	As at 31 March 2023	As at 31st March 2022
I	Revenue from Operations	21	13,887,641.06	7,036,543.02
II	Other Income	22	525,695.55	69,772.49
III	**Total Income**		**14,413,336.61**	**7,106,315.50**
IV	**EXPENSES**			
	Cost of Project	23	17,406,843.43	25,654,669.36
	Change in Inventories of FG, WIP and stock in trade	24	11,682,032.77	-3,262,575.10
	Employee Benefits Expenses	25	36,000.00	36,000.00
	Finance Cost	26	2,854.97	12,248.44
	Depreciation and Amortization Expense	27	344,534.19	103,540.01
	Other Expenses	28	291,287.02	374,051.79
			29,763,552.39	**22,917,934.49**
V	**Profit before exceptional and extraordinary items and tax**		**(15,350,215.77)**	**(15,811,619.00)**
VI	Exceptional items		-	-
VII	**Profit before extraordinary items and tax**		**(15,350,215.77)**	**(15,811,619.00)**
VIII	Extraordinary items		-	-
IX	**Profit before tax**		**(15,350,215.77)**	**(15,811,619.00)**
X	**Tax Expense**			
	a. Current Tax (Net of Mat)	29	-	-
	b. Deferred Tax		(3,909,292.40)	(4,084,639.80)
	c. Tax related to Previous years		-	-
XI	**Profit (Loss) for the period from continuing operations**		**(11,440,923.37)**	**(11,726,979.20)**
XII	Profit/(loss) from discontinuing operations		-	-
XIII	Tax expense of discontinuing operations		-	-
XIV	Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)		-	-
XV	Profit/ (Loss) after tax (XI + XIV)		**(11,440,923.37)**	**(11,726,979.20)**
XVI	**Earning per equity share of Rs. 10/- each**			
	a. Basic		(3.56)	(3.65)
	b. Diluted		(3.56)	(3.65)
See accompanying notes forming part of the financial statements		1-57		

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi & Associates CA Delhi

Nishant Tyagi
Propreitor
Membership No. 544935
Place : New Delhi
Dated : 28/09/2023
UDIN: 23544935BGZNOP4964

For and on Behalf of Board of Directors
Prateek Realtors Inida Private Limited

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Cash Flow Statement for the year ended as on 31 March 2023 **(Amount in '100')**

	Particulars	Note No.	As at 31 March 2023	As at 31st March 2022
(A)	**Cash Flow from Operating Activities**			
	Net profit as per The Statement of Profit & Loss before Tax		(15,350,215.77)	(15,811,619.00)
	Adjustment for:-			
	Interest Income		(6,159.43)	(6,243.06)
	Rent Income			(58,306.00)
	Provisions (other)		374.37	3,806.15
	Depreciation		344,534.19	437,579.76
	Profit on Sale of asset		(450,273.96)	-
	Expenses related with financing activities		2,854.97	12,248.44
	Operating Profit Before Working Capital Changes		**(15,458,885.63)**	**(15,422,533.70)**
	Adjustment for Current Assets & Liabilities			
	(Increase)/Decrease in trade receivable		(1,642,959.88)	9,598,941.10
	(Increase)/Decrease in short term loans & advances		221,807.65	(3,841,084.36)
	(Increase)/Decrease in stock in trade		11,682,032.77	(3,262,575.10)
	(Increase)/Decrease in other Current assets & non current assets		54,463.89	1,059,805.99
	Increase/(Decrease) in provisions		-	-
	Increase/(Decrease) in Other current liabilities & Non Current liabilities		(37,271,669.00)	5,884,501.29
	Increase/(Decrease) in trade payable		(1,039,701.47)	(840,535.49)
			(27,996,026.03)	**8,599,053.43**
	Cash Generated from (utilized in) Operating activities	(A)	**(43,454,911.66)**	**(6,823,480.28)**
(B)	**Cash flow from Investment Activities**			
	Rental Income		-	58,306.00
	Interest Income		6,159.43	6,243.06
	Sale of Investments		-	-
	Increase/(Decrease) in Long term loans & advances		(1,491.18)	3,648,318.80
	Cash receipts from loans and advances		-	-
	Sale of fixed assets		1,417,678.18	
	Purchase of fixed assets		(4,068.30)	(2,967.91)
	Cash generate from (utilised in) Investing activities	(B)	**1,418,278.13**	**3,709,899.94**
(C)	**Cash flow from Financing Activities**			
	Increase/(Decrease) in Short term borrowings		12,537,670.79	2,615,892.52
	Increase/(Decrease) in Long term borrowings		29,036,852.42	(36,399.10)
	Interest & other finance expenses paid		(2,854.97)	(12,248.44)
	Cash generated from (utilised in) Financing activities	(C)	**41,571,668.24**	**2,567,244.98**
	Effect Foreign Exchange fluctuation		-	-
	Net Increase (Decrease) in Cash and cash equivalents (A+B+C)		**(464,965.28)**	**(546,335.36)**
	Opening Cash & Cash Equivalents		792,670.18	1,339,005.51
	Closing Cash & Cash Equivalents		**327,704.89**	**792,670.18**

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi & Associates CA Delhi

Nishant Tyagi
Propreitor
Membership No. 544935
Place : New Delhi
Dated : 28/09/2023
UDIN: 23544935BGZNOP4964

For and on Behalf of Board of Directors
Prateek Realtors Inida Private Limited

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-3-2023

Note No. 1 : Corporate Information

Prateek Realtors India Private Limited ("the company")is a private limited company domiciled in India, incorporated under the provisions of Companies Act, 1956. The company is engaged in the business of constructing residential houses, commercial building, flats and factory sheds and building; the ongoing project of the company is "Prateek Grand City" in Siddhartha Vihar, Ghaziabad.

Note No. 2 : Significant Accounting Policies

a. **Basis of Accounting**

The financial statement of the company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 the Companies Act, 2013, read with Rule 7 of the Companies Accounting Rules, 2014 and the relevant provisions of the Companies Act ("the 2013Act"), 2013. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

b. **Inventories**

Inventory comprises raw materials, property held for development; properties under development and property held for sale.

1. Raw Materials used for the construction activity of the Company are valued at the lower of cost and net realizable value with the cost being determined on a 'First In First Out' basis.
2. Work in Progress & Finished goods : Cost of Raw Material Consumed plus appropriate share of overheads.
3. Properties Held for Development represent land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, borrowing cost and other costs incurred to get the properties ready for their intended use.
4. Properties under Development represent various projects which are in process presently. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred till reported date in proportion of % of completed unsold area out of % of total completed area.
5. Properties held for Sale represent finished properties and land acquired for the purpose of future sale and not for development. Properties held for sale are stated at the lower of cost and net realizable value. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred during the period of development. Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and costs required to make the sale.

c. **Tangible Assets and Depreciation**

Fixed Assets are stated at cost less accumulated depreciation and impairment losses. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use. Advances paid towards acquisition of fixed assets before the period end are classified as capital work in progress. Borrowing costs directly attributable to acquisition or construction of those fixed assets which necessarily take a substantial period of time to get ready for their intended use are capitalized. Fixed assets purchased in foreign currency are recorded at the actual rupee cost incurred. Expenditure directly relating to expansion is capitalized only if it increases the life or functionality of an asset beyond its original standard of performance. The useful lives of intangible assets have been estimated 5 years.

Depreciation on fixed assets is provided on the written down value method, based on useful life of asset specified in Schedule II to the Companies Act, 2013.Management estimates the useful life of assets as per indicative useful life prescribed in Schedule II, of the Companies Act, 2013. Intangible assets are amortized on straight line method over the period of estimated useful life. Useful life of moulds has been change from four years to twelve years according to schedule II Companies Act 2013.

Nishant Tyagi & Associates CA Delhi

d. **Impairment of Assets**

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the profit and loss account. If at the balance sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost. There is no impairment of assets in company during reported period.

e. **Revenue Recognition**

Revenue from Projects

Revenue from sale of properties is recognized when the significant risks and rewards of ownership have been transferred to the customer, which coincide with entering into a legally binding agreement. The company follows percentage of completion method, based on the stage of completion at the balance sheet date, taking into account the contractual price and revision thereto by estimating total revenue and total cost till completion of the contract and the profit so determined has been accounted for proportionate to the percentage of the actual work done. Further, revenue is recognized only for the confirmed booked flats / stocks as on the date of Balance Sheet & appropriate contingency provision is made till the project is finally completed. Booking is confirmed when initial booking amount which is presently 10% of basic sale value is received from customers.

The estimates of the saleable area and total costs are reviewed by the management periodically and the cumulative effect in the changes in these estimates, if any, are recognized in the period in which these changes reliably measured.
Revenue from sale of land is recognized in the period in which the agreement to sell is entered into. Where there is remaining substantial obligation under the agreement, revenue is recognized on the fulfillment of such obligation.

During the year the company has given Rebate on account of implementation of Goods & Service Tax which has been reduced from the sales which is recognized as percentage completion method.

Other Income

Interest received from customer on late payment, income on cancellation of flats and sale of scrap are recognized on cash basis.

f. **Expenditure**

Expenditure is accounted on accrual basis and provision is made for all known losses and liabilities.

g. **Employees Retirement Benefits**

Expenses and liabilities with respect to employee benefits are recorded in accordance with Accounting Standard Employee Benefits (AS 15).

Provident fund

The Company contributes to the statutory provident fund of the Regional Provident Fund Commissioner, in accordance with Employees Provident Fund and Miscellaneous Provision Act, 1952. The plan is a defined contribution plan and contribution paid or payable is recognized as an expense in the period in which the employee renders services.

Other short-term benefits

Expense in respect of other short-term benefits including performance bonus is recognized on the basis of amount paid or payable for the period during which the employees render services.

h. **Cash and Cash Equivalents**

Cash and Cash Equivalent include cash in hand, demand deposits with banks, other short term highly liquid investments with original maturity of three months or less.

i. **Investments**

Long term investments are stated at cost less provision for permanent diminution in value, if any.

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j. **Taxation**

1. Tax expense comprises both current and deferred taxes. The current charge for income taxes is calculated in accordance with the relevant tax regulations. Deferred income taxes reflect the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the balance sheet date.

2. Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are recognized on carry forward of unabsorbed depreciation and tax losses only if there is virtual certainty that such deferred tax assets can be realized against future taxable profits.
   Unrecognized deferred tax assets of earlier years are re-assessed and recognized to the extent that it has become reasonably certain that future taxable income will be available against which such deferred tax assets can be realized.
   forward only to the extent that they can be realized.

k. **Borrowing Costs**

Borrowing costs that are attributable to the acquisition and/or construction of qualifying assets are capitalized as part of the cost of such assets, in accordance with the Accounting Standard 16 "Borrowing Costs". A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. All other borrowing costs are charged to the Statement of Profit and Loss as incurred.

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

The Company creates a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation.
A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

n. **Earning Per Share**

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.
For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all potential equity shares.

o. **Cash Flow Statements**

Cash flow are reported using indirect method, whereby net profit before tax is adjusted for the effects of transaction of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flow from regular revenue generating, investing and financing activities of the Company are segregated.

p. **Operating Cycle**

Based on the nature of products/activitiy of the company and the normal time between acquisition of assets and their realisation in cash or cash equvalents, the company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

q. **Use of estimates**

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management of the company to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements and the results of the operations of reporting periods. Although these estimates are based upon management's best knowledge of current events and actions, actual result could differ from those estimates. Significant estimates used by the management in preparation of financial statements includes % of completion for project in progress, estimates of economic useful lives of fixed assets, provision for bad and doubtful debts and accrual for employee benefits.
The realizable value of moulds has been change from 30% to 10% under Companies act 2013.

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M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	As at 31 March 2023	As at 31st March, 2022
3	**Share Capital**		
3.1	Authorized Share Capital		
	5,000,000 (Previous Year 5,000,000) Equity Shares of Rs. 10/- each.	500,000.00	500,000.00
		500,000.00	**500,000.00**
3.2	Issued , Subscribed & Fully Paid up Capital		
	3,215,500 (Previous Year 3,215,500) Equity Shares of Rs. 10/- each.	321,550.00	321,550.00
		321,550.00	**321,550.00**
3.3	Reconciliation Of Number of Shares		
	Number Of Equity Shares as at the beginning of the Financial year	3,215,500	3,215,500
	Add :- Number of Shares Issued during the period	-	-
	Number Of Equity Shares as at the end of the Financial Years	**3,215,500.00**	**3,215,500.00**

3.4 List of Shareholders holding more than 5% of Equity Shares of the company

Name	% of Shares		Number of Shares	
	31.03.2023	31.03.2022	31.03.2023	31.03.2022
Prateek Buildtech (India) Private Limited	93.00	93.00	2,993,300.00	2,993,300.00
Prashant Kumar Tiwari	7.00	7.00	222,200.00	222,200.00

3.5 **Details of Shares held by promoters**

Promoter Name	2022-23		
	No. of Shares**	%of total shares**	% Change during the year***
Prateek Buildtech (India) Private Limited	2,993,300.00	93	-
Prashant Kumar Tiwari	222,200	7	-

Details of Shares held by promoters

Promoter Name	2021-22		
	No. of Shares**	%of total shares**	% Change during the year***
Prateek Buildtech (India) Private Limited	2,993,300.00	93	-
Prashant Kumar Tiwari	222,200	7.00	-

3.5 **Terms / Rights attached to Equity Shares**

The company has only one class of equity share having par value of Rs.10 per share. Each holder of the equity share is entilted to one vote per share. Whenever the company declares dividend it will be paid in Indian Rupees.

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 distribution of all preferential amounts. However, no such preferential amounts exist curently. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.

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Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	As at 31 March 2023	As at 31st March, 2022
4	**Reserves & Surplus**		
4.1	**Securities Premium**		
	Opening balance	3,880,725.00	3,880,725.00
	Add : Addition during the year	-	-
	Less : Deduction during the year	-	-
	Closing balance	**3,880,725.00**	**3,880,725.00**
4.2	**Surplus (Statement of Profit & Loss)**		
	Opening balance	-12,089,457.19	-366,284.14
	Add: Excess Provision Adjusted	374.37	3,806.15
	Add : Profit During the Year	0.00	0.00
	Less : Loss during the year / Appropriations	11,440,923.37	11,726,979.20
	Closing balance	-23,530,006.19	-12,089,457.19
	Total	**-19,649,281.19**	**-8,208,732.19**

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Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	As at 31 March 2023	As at 31st March, 2022
5	**Long Term Borrowings**		
5.1	**Term Loan**		
	SECURED LOANS FROM FINANCIAL INSTITUTIONS:		
	(i) Loan Against Property from Indiabulls		
	HLAPLAJ00159067	303,382.14	422,038.70
	(Mortgage of Property Plot No H-15, Maharani Bagh New Delhi)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 18.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159103	1,402,000.87	1,730,291.37
	(Mortgage of Property Plot No H-15, Maharani Bagh New Delhi)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159179	131,273.86	171,571.88
	(Mortgage of Property Plot No 15, Sector-52, Noida)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159204	182,118.12	238,151.03
	(Mortgage of Property Plot No. B-1, Sector-30, Noida)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)		
	(All above loans are secured by personal guarantee of Mr. Prashant Kumar Tiwari, Mrs. Kalpana Tiwari and Mr. Prateek Tiwari.)		

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Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	As at 31 March 2023	As at 31st March, 2022
5.2	**Bond/Debentures**		
	Secured		
	16.9% Senior, unlisted, redeemable, non-convertible debentures Issue of 16.9% senior, unlisted, redeemable, non-convertible debentures of a face value of INR 10,00,000 (Indian Rupees Ten Lakh) each ("Face Value") aggregating up to INR 802,00,00,000/- (Indian Rupees Eight Hundred and Two Crore) to be issued in 2 (two) tranches to the Debenture Holders namely Asia Real Estate II India Opportunity Trust wherein Trance I means 7,200 (seven thousand two hundred) Debentures Repayment will be done on the basis of quarterly installments in a period of 5 years. The Charge is secured by way of mortgage over Residential Group Housing Project being developed over land admeasuring 1,54,916.508 square meters (38.281 acres approx.) comprised of: (a) plot bearing number 04/BS-01 (97,565.68 square meters) (hereinafter referred to as the "Plot-1"); and (b) plot bearing number 04/BS-05 (57,350.828 square meters) (hereinafter referred to as the "Plot-2"), both situated in Siddhartha Vihar, N.H. 24, Ghaziabad, Uttar Pradesh. Further Tranche I consisting of 7200 (Seven Two Hundred) Debentures of a face value of INR 10,00,000 (Indian Rupees Ten Lakh) each aggregating to INR 720,00,00,000/- (Indian Rupees Seven Hundred Twenty Crores) is issued on 30th December, 2021. Debentures are also secured by personal guarantee of Mr. Prashant Kumar Tiwari and Mrs. Kalpana Tiwari. (Payments due within 12 months has been transferred to short term borrowings)	67,771,769.60	71,185,002.74
	Land Dues Payable to UPAVP UPAVP Dues are secured by First Charge on lease hold property at Plot No.4/ BS-05 & Plot No. 4/BS-01, Siddhartha Vihar, Ghaziabad, Uttar Pradesh. Repayment schedule has been revised by UPAVP vide letter dated 28.07.2022. According to new repayment schedule, total outstanding dues are required to be paid with 19 half yearly equl installments. Principal amount payable within next 12 months has been transferred to Note No-8 under the head current maturity of long term debts. (Rate of Interest-9.35%)	32,932,363.56	0.00
	UNSECURED LOANS		
5.3	**Loans & Advances From Related Parties:**		
	-Unsecured Loan		
	Inter Corporate Loans	4,675,572.42	4,614,572.42
5.4	**Loans & Advances From Others**	500,000.00	500,000.00
	Total	**107,898,480.57**	**78,861,628.14**
6	**Deferred Tax Liability (Net)**		
6.1	Deferred Tax Liability		
	Opening balance		-
	During the Year		-
	Closing balance (A)	-	-
6.2	Deferred Tax Asset		
	Opening balance	7,846,363.59	3,761,723.79
	During the Year	3,909,292.40	4,084,639.80
	Closing balance (B)	**11,755,655.99**	**7,846,363.59**
	Net (A - B)	**-11,755,655.99**	**-7,846,363.59**

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Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	As at 31 March 2023	As at 31st March, 2022
7	**Other Long term Liabilities**		
7.1	Trade Payables	-	-
7.2	Other	-	-
	Total	-	-
7	**Long Term Provisions**		
7.1	Provision for Employee Benefits	-	-
7.2	Provision for Sales Tax (Net)	-	-
	Total	-	-
8	**Short Term Borrowings**		
	(Secured/Unsecured)		
8.1	Current Maturity of Long Term Debt-Secured- Refer to Note No-5		
	Secured loans		
	(i) Secured Loan From Indiabull Housing Finance Limited	525,130.64	414,408.39
	(ii) Car Loans	0.00	64,794.93
	(iii) Asia Real Estate	12,731,247.64	2,860,000.00
	(iv) Loan from UPAVP	2,698,682.97	0.00
8.2	Loans and advances from related parties	106,117.89	184,305.03
	Total	**16,061,179.14**	**3,523,508.35**
9	**Trade Payables**		
9.1	Due to Micro and Small enterprises (refer note no. 9.3)	0.00	37,154.18
9.2	Due to Others	3,432,087.59	4,434,634.87
	Total	**3,432,087.59**	**4,471,789.05**
9.3	Based on the information available with the company, the balance due to Micro, Small and Medium Enterprises as defined under the MSMED Act 2006 is Rs. 0 (Previous Year Rs. 3,715,418.00) and no interest has been paid or is payable under the terms of the MSMED Act 2006.		

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Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	As at 31 March 2023	As at 31st March, 2022
10	**Other Current Liabilities**		
10.1	Installments due but not paid-NOIDA	7,112,825.45	7,112,825.45
10.2	Installments due but not paid-UPAVP-(Refer to Note-5)	0.00	32,498,033.00
10.3	Interest accrued but not due on borrowings	863,032.44	40,709.69
10.4	Interest accrued and due on borrowings	7,335,592.04	16,609,110.06
10.5	Income received in advance (Advance from Customers)	10,874,710.02	7,611,586.77
10.6	Income received in advance (Advance from Sundry Debtors)	118,671.31	101,693.93
10.7	Retention Money	1,377,660.33	1,359,642.96
10.8	Security Deposit Received	15,000.00	15,000.00
10.9	Statutory Dues Payable	1,075,839.55	643,509.36
10.10	Audit Fee Payable	7,200.00	3,600.00
10.11	Salary Payable	129,024.16	181,829.37
	Total	**28,909,555.31**	**66,177,540.59**
11	**Short Term Provisions**		
11.1	Provision for Expenses	0.00	3,683.72
	Total	0.00	**3,683.72**
13	**Non Current Investments**		
13.1	Investment property	0.00	0.00
13.2	Investment In Equity Instruments		
	(Unquoted, Trade and Valued at cost)		
	In Subsidiary/JV/Associates/Controlled Companies		
	Investment in Fully paid up equity shares in M/s JDR Builder and Developers Private Limited	22,500.00	22,500.00
	(15000 (P.Y. 15000) Equity Shares of Rs. 10/- each of 150.00 per share)	0.00	-
13.3	Investments in partnership firms	0.00	0.00
13.4	Other non-current investments (specify nature)	0.00	0.00
	Total	**22,500.00**	**22,500.00**
	Aggregate amount of quoted investments and market value	0.00	0.00
	Aggregate amount of Unquoted Investment	22,500.00	22,500.00
	Details of partnership firm inculding capital, Ratio, Profit	0.00	0.00

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Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	As at 31 March 2023	As at 31st March, 2022
14	**Long Term Loans & Advances**		
14.1	Loans and advances to Related Parties	17,262,152.23	17,262,152.23
14.2	Loans and advances to Others	1,094,826.50	1,093,335.32
	Total	**18,356,978.73**	**18,355,487.55**
Note* :	**Repayable on demand(Unsecured Considered good)**		

S.No.	Particulars	Type of Borrower	Current Period		Previous Period	
			Amount outstanding in the nature of loan	% of Total loan & Advances in the nature of loan	Amount outstanding in the nature of loan	% of Total loan & Advances in the nature of loan
1	Promoters	Promoters	-	-	-	-
2	Directors	Directors	-	-	-	-
3	KMPs	KMPs	-	-	-	-
4	Related Parties- Inter Corporate Advance	Related Parties-Inter	17,262,152.23	100	17,262,152.23	100.00
	Total		**17,262,152.23**	**100**	**17,262,152.23**	**100.00**

15	**Other non current assets**		
15.1	Long Term Trade Receivables (including trade receivables on deferred credit terms)	-	-
15.2	Security Deposits	126,667.52	124,667.52
	Total	**126,667.52**	**124,667.52**
16	**Current Investments**		
	Investment In Equity Instruments	0.00	0.00
	Investments in partnership firms	0.00	0.00
	Other current investments (specify nature)	0.00	0.00
	Total	0.00	0.00
	The basis of valuation of individual investments		
	Aggregate amount of quoted investments and market value	0.00	0.00
	Aggregate amount of Unquoted Investment	0.00	0.00
16	**Inventories**		
	(Refer to Note No. 2 b for method of valuation)		
16.1	Work-in-Progress	83,027,764.92	94,709,797.70
16.2	Finished Goods	1,616,976.07	1,616,976.08
	(Ready to Move Flats)		
	Total	**84,644,741.00**	**96,326,773.77**

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Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	As at 31 March 2023	As at 31st March, 2022
17	**Trade Receivables**		
17.1	Unsecured, considered good		
	-with related parties	-	-
	-with others	12,582,052.26	10,939,092.39
	Total	**12,582,052.26**	**10,939,092.39**
17.2	Debts due by directors or other officers of the company or any of them either severally or jointly with any other person or debts due by firms or private companies respectively in which any director is a partner or a director or a member should be separately stated.--- **N A----**		
18	**Cash and cash equivalents**		
18.1	Balances with Banks		
	- in current account	317,115.35	782,080.64
18.2	Cash in hand	10,589.54	10,589.54
	Total	**327,704.89**	**792,670.18**
19	**Short term Loan & Advances**		
19.1	**Loans & Advances (Unsecured, Considered Good)**		
	-to related parties	3,995,424.84	4,090,316.88
19.2	**Others (specify nature)**		
	Loans & Advances to employees/other	612,602.61	558,038.24
	Advances to Suppliers & Contractors	139,996.30	378,762.17
	Mobilization Advance Paid to Contractors	611,103.17	640,571.84
	Income Tax Refund	37,082.87	37,082.87
	Balance with Revenue/Statutory Authorities	370,541.38	275,867.39
	Prepaid Expenses	7,330.95	15,250.36
	Total	**5,774,082.11**	**5,995,889.75**
19.3	Loans and advances due by directors or other officers of the company or any of them either severally or jointly with any other person or amounts due by firms or private companies respectively in which any director is a partner or a director or a member shall be separately stated. **{Refers to RPT Annexre-1}**		
20	**Other Current Assets**		
20.1	Security Deposits_	0.00	0.00
20.2	Tax Recoverable from Customer	-310.02	123,586.99
20.3	GST Input Tax Credit	83,399.68	31,593.77
20.4	Interest Accrued on Fixed deposits	0.00	0.00
20.5	Interest Accrued on Security Deposit	3,938.71	3,938.71
20.6	Interest Recoverable	2,553,494.62	2,551,487.63
20.7	Vat piad under protest (Net of sales tax provisions)	50,843.94	37,223.72
	Total	**2,691,366.93**	**2,747,830.83**

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Note No. 12 : Property, Plant & Equipments

(Amount in '100')

Particulars		Gross Block				Accumulated Depreciation				Net Block	
		As on 01.04.2022	Addition during the year	Deduction during the year	As on 31.03.2023	As on 01.04.2022	Addition during the year	Deduction during the year	As on 31.03.2023	As on 31.03.2023	As on 31.03.2022
12.1	**Tangible Assets**										
a.	Computers	63,830.26	3,842.40	-	67,672.66	58,718.61	1,965.52	-	60,684.13	6,988.53	5,111.65
b.	Furniture & Fittings	34,893.78	-	-	34,893.78	29,632.08	1,215.03	-	30,847.11	4,046.67	5,261.70
c.	Freehold Land	179,259.44	-	-	179,259.44	-		-	-	179,259.44	179,259.44
d.	Motor Vehicles	1,278,297.75	-	-	1,278,297.75	1,054,938.29	64,082.81	-	1,119,021.10	159,276.65	223,359.46
e.	Office Equipments	58,547.66	225.90	-	58,773.56	53,932.25	1,087.97	-	55,020.22	3,753.34	4,615.41
f.	Plant & Machinery	5,763,563.54	-	4,525,712.81	1,237,850.73	4,181,479.10	276,182.86	3,558,308.58	899,353.38	338,497.35	1,582,084.44
	Total	**7,378,392.43**	**4,068.30**	**4,525,712.81**	**2,856,747.92**	**5,378,700.33**	**344,534.19**	**3,558,308.58**	**2,164,925.94**	**691,821.98**	**1,999,692.10**

Nishant Tyagi & Associates
Delhi

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	Period ended 31 March 2023	Year ended 31st March, 2022
21	**Revenue from Operations**		
21.1	Sale of Services	13,429,463.73	6,804,731.14
21.2	Other Operating Revenues	458,177.33	231,811.87
	Total	**13,887,641.06**	**7,036,543.02**
Note :	**Sale of Services Comprise of**		
	Sale of Flats	13,429,463.73	6,804,731.14
	Total	**13,429,463.73**	**6,804,731.14**
Note :	**Other Operating Revenue comprise of**		
	Flat transfer charges	117,599.25	47,847.86
	Car Parking	1,500.00	0.00
	Sale of Scrap & Wastages	136,724.51	51,845.13
	Legal Charges for Registration	87,473.59	15,602.31
	Interest on delayed payment by customers	95,750.98	86,976.01
	Processing Fee	9,165.98	7,455.78
	Flats Cancellation Charges	6,954.99	20,663.56
	Late Payment Charges	3,008.02	1,421.22
	Total	**458,177.33**	**231,811.87**
22	**Other Income**		
22.1	Interest Income	6,159.43	6,243.06
22.2	Rental Income	68,741.00	58,306.00
22.3	Income related to forfeited and written off accounts	(2,705.77)	3,285.69
22.4	Amount Written off	3,226.93	-
22.5	Profit and Gain on Sale of Fixed Asses	450,273.96	-
22.6	Other Non Operating Income	-	1,937.74
	Total	**525,695.55**	**69,772.49**
23	**Cost of Project**		
23.1	Interest on Loan to Noida Authority and Avas Vikas	(2,853,664.35)	5,659,052.81
23.2	Cost of Material & Other Cost	4,188,100.83	6,752,352.58
23.3	Depreciation on Moulds	0.00	334,039.75
23.4	Advertisement Expenses	312,274.65	239,314.09
23.5	Broker's Commission	221,234.36	87,707.03
23.6	Interest and Processing Fee on Other Loans	13,825,773.36	11,256,643.64
23.7	Professional Charges	105,540.10	118,768.24
23.8	Electricity Charges	225,953.72	302,436.50
23.9	Labour Cess	55,711.00	0.00
23.10	Map Approval Fees	66,687.32	0.00
23.11	Staff Cost	642,756.18	625,467.90
23.12	Watch & Wards	60,557.38	72,863.66
23.13	Power & Fuel	16,829.38	38,128.61
23.14	Other Cost	539,089.50	167,894.56
	Cost of Project	**17,406,843.43**	**25,654,669.36**
24	**Changes in Inventories of Finished Goods, Work in Progress and Stock in trade**		
	Inventories at the end of the year	84,644,741.00	96,326,773.77
	Inventories at the beginning of the year	96,326,773.77	93,064,198.68
	Sub Total (B)	**96,326,773.77**	**93,064,198.68**
	Net Increase / (Decrease) (A - B)	**11,682,032.77**	**-3,262,575.09**
25	**Employee Benefit Expenses**		
25.2	Director's Salary	36,000.00	36,000.00
	Total	**36,000.00**	**36,000.00**
26	**Finance Costs**		
26.1	Interest Expense	2,005.27	10,424.68
26.2	Bank Charges	849.71	1,823.76
	Total	**2,854.97**	**12,248.44**

Nishant Tyagi & Associates
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M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	Period ended 31 March 2023	Year ended 31st March, 2022
27	**Depreciation and Amortization Expense**		
27.1	Depreciation	344,534.19	103,540.01
		344,534.19	**103,540.01**
28	**Other Expenses**		
28.1	Amount Written off_	0.00	108,309.44
28.2	Annual Maintainence Charges	9,853.43	14,492.37
28.3	Audit Fee	4,000.00	4,000.00
28.4	Business Promotion	42,063.21	1,893.82
28.5	Vehicle Running & Maintenance Expenses	12,152.10	10,248.25
28.6	Office Running Expenses	43,494.68	42,132.43
28.7	Professional Charges-Other	14,075.00	3,630.14
28.8	ROC Expenses	123.23	262.84
28.9	Fees and Late fee on Direct Tax	13,250.97	4,388.22
28.10	Interest & late fee on Indirect Tax	17,996.35	788.15
28.11	Rent Paid	49,920.00	49,890.00
28.12	Internet Expenses	2,832.00	2,832.00
28.13	Charity Expenses	0.00	1,000.00
28.14	Electricity and Power & Fuel	41,667.19	39,800.56
28.15	Insurance	16,062.63	23,554.21
28.16	Repair and Maintenance	7,042.56	3,391.18
28.17	Prior Period Items	50.74	5,623.45
28.18	Website Maintenance	6,349.79	4,445.21
28.19	Diwali Expenses	3,885.70	8,822.10
28.20	Others	6,467.44	44,547.42
	Total	**291,287.02**	**374,051.79**
29	**Current tax**		
29.01	Current tax (MAT)	-	-
29.02	Less : MAT credit entitlement	-	-
29.03	Net Current tax	-	-

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Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

30	**Contingent liabilities and commitments (to the extent not provided for)**	**As at 31st March, 2023**	**As at 31st March, 2022**
30.1	**Contingent liabilities**		
	Claims against the company not acknowledged as debt	NIL	NIL
	Guarantees	NIL	NIL
	Other money for which the company is contingently liable **(Refer to Contingent Liabilties Annexure-1).**		
30.2	Commitments		
	Estimated amount of contracts remaining to be executed on capital account and not provided for;	NIL	NIL
	Uncalled liability on shares and other investments partly paid	NIL	NIL
	Other commitments		

31 **Title deeds of Immovable Property not held in name of the Company: NIL**

Relevant line item in the Balance sheet	Description of item of property	Gross carrying value	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative# of promoter*/director or employee of promoter/	Property held since which date	Reason for not being held in the name of the company**
PPE	Land Building					
Investment property	Land Building					
PPE retired from active use and held for disposal	Land Building		NIL			
others						

32 Where the Company has revalued its Property, Plant and Equipment, the company shall disclose as to whether the revaluation is based on the valuation by a registered valuer as defined under rule 2 of the Companies (Registered Valuers and Valuation) Rules, 2017.-**Not Applicable**

33 **Relationship with Struck off Companies. The details are as follows:**

Name of the struck off company	Nature of transactions with struck off company	Balance outstanding as at current period	Relationship with the struck off company, if any, to be disclosed	Balance outstanding as at previous period	Relationship with the struck off company, if any, to be disclosed
Prateek Infrahomes India Private Limited	Investment in securities	-	Wholly Owned Subsidiary Company	-	Wholly Owned Subsidiary Company

34 **Disclosure Regarding analytical ratios:**

Ratio	Numerator	Denominator	Current Period	Previous Period	% Variance
Current Ratio	Current Assets	Current Liabilities	2.19	1.57	0.40
Debt-equity ratio	Total Debt	Shareholder's Equity	-6.41	-10.45	-0.39
Debt service coverage ratio	Earnings available for	Debt Service	-0.12	-0.19	-0.35
Return on equity ratio	Net Profits after taxes – Preference	Average Shareholder's Equity	1.13	7.81	-0.86
Inventory turnover ratio	Cost of goods sold OR sales	Average Inventory	0.15	0.07	1.12
Trade receivables turnover ratio	Net Credit Sales	Average Accounts Receivable	1.14	0.43	1.66
Trade payables turnover ratio	Net Credit Purchases	Average Trade Payables	51.79	41.84	0.24
Net capital turnover ratio	Net Sales	Average Working Capital	0.27	0.14	0.91
Net profit ratio	Net Profit	Net Sales	-0.85	-1.72	-0.50
Return on capital employed	Earning before interest and taxes	Capital Employed	-0.13	-0.17	-0.24

35 Details of Benami Property held-Where any proceedings have been initiated or pending against the company for holding any benami property

Details of such property, including year of acquisition	Amount	Details of Beneficiaries	If property is in the books, then reference to BS	If property is not in the books, then the fact shall be stated with reasons	If any proceeding against the company then disclose the details	Nature of proceedings, status of same and company's view on same
			NIL			

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CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2023

36 Details where company is Wilful defualter- Not Applicable.

Name of Lender	Date of Declaration as a wilful defaulter	Amount	Nature of Defaults
Bank			
Financial Institution			
Other Lender			

37 Security of current assets against borrowings from banks or financial institutions on the basis of security of current assets: N.A. (There is no requirement to submit quarterly returns with the Banks/ Financial institutions)

Quarter	Name of bank	Particulars of Securities Provided	Amount as per books of account	Amount as reported in the quarterly return/ statement	Amount of difference	Reason for material discrepancies
-	-	-	-	-	-	-

38 Registration of charges or satisfaction with Registrar of Companies

Name of Charge	description of the charges or satisfaction	Statutory Date	the location of the Registrar	period (in days or months) by which such charge had to be registered	reason for delay in registration
		NIL			

39 Utilisation of Borrowed funds and share premium-Given or taken both- NIL

40 Disclosure regarding undisclosed income

Assessment Year	Section of the Act	Amount disclosed in tax return	Transaction description along with value treated as income	Assessment status	Whether transaction recorded in books of accounts?	FY in which transaction is recorded
			NIL			

In case the company has not recorded / disclosed in the books of accounts – reason for not recording / disclosing.

41 Disclosure regarding details of crypto currency or virtual currency: NIL

Crypto Currency or Virtual Currency	Sale	Purchase	profit or loss on transactions	amount of currency held as at the reporting date
	NIL			

42 In the opinion of the board of directors the current assets, loan & advances are realisable in ordinary course of business at least equal to the amount at which they are stated in the Balance Sheet.

43 Details of MSME

(Amount in 100')

Particulars	2022-23	2021-22
The principal amount remaining unpaid to any supplier as at the end of accounting year	-	37,154.18
The interest due thereon remaining unpaid to any supplier as at the end of accounting year	-	-
The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
The amount of interest due and payable for the period (where the principal has been paid but interest under the MSMED Act, 2006 but interest not paid)	-	-
The amount of interest accrued and remaining unpaid at the end of accounting year	-	-
The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible	-	-

44 Related Party Disclosure

44.1 Details of Related Parties

Nature of Relationship	Name of Related Party
Entities over which Company, or key management personnel or their relatives, exercise significant influence:	
Holding Company	Prateek Buildtech(India) Private Limited
Subsidiary Company	JDR Builders & Developers Pvt Ltd
Key Managerial Personnel	Mr. Prashant Kumar Tiwari
Relative of Key Managerial Personnel	Remika Tiwari
Under Common Control with the Company/Under Same Management	Glamour Creations Private Limited
	Magitech Infradevelopers Private Limited
	Prateek Infraprojects India Private Limited
	Prateek Propbuild India Private Limited
	Hyptis Infrastructure Private Limited
	Prateek Digital Private Limited
	Prateek Foundation
	Strongbiz Propbuild Private Limited
	Prateek Infratech India Private Limited
	Rapid Real Estate Private Limited
	Gromax Real Estate Private Limited
	Jagdamba Quilts Private Limited

44.2 The company has entered into transactions with the related parties- **As per RPT Annexure - 2**

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Notes Forming Part of the Financial Statements as at 31-03-2023

45 No employee is in receipt of remuneration exceeding in aggregate of Rs. 1,02,00,000/- if employed throughout the year or Rs. 8,50,000/- per month if employed for a part of the year.

46 Net Profit after tax for the year has been used as the numerator and number of shares has been used as denominator for calculating the basic and diluted earnings per shares

(Amount in 100')

	Particulars	As at 31st March, 2023	As at 31st March, 2022
a.	Face Value Per Share	0.10	0.10
b.	Net Profit/(Loss) after tax	-11,440,923	-11,726,979
c.	Weighted average number of Equity Share (Nos.)	3,215,500	3,215,500
d.	Basic and Diluted Earnings per share	-3.56	-3.65

47 The Directors have waived off their right to claim the sitting fees for the Board Meeting attended by them. - N.A

48 There are no indications of impairment on any individual cash generating assets or on cash generating units in the opinion of management and therefore no test of impairment is carried out.

49 Details of loans given, investments made and security provided covered under section 186(4) of the Companies Act, 2013:-

49.1 Loan Given - Year end Balances

(Amount in 100')

	Name of Party	Purpose	As at 31st March, 2023	As at 31st March, 2022
Long Term Loans & Advances				
i	JDR Builders & Developers Pvt Ltd	Business Purpose	12,125,731.36	12,125,731.36
ii	Prateek Propbuild India Private Limited	Business Purpose	4,610,202.55	4,610,202.55
iii	Prateek Infratech India Pvt Ltd	Business Purpose	304,568.32	304,568.32
iv	Jagdamba Quilts Pvt Ltd	Business Purpose	221,650.00	221,650.00
Short Term Loans & Advances				
i	Glamour Creations Private Limited	Business Purpose	991,857.13	446,157.74
ii	JDR Builders & Developers Pvt Ltd	Business Purpose	402,154.39	402,146.30
iii	Prateek Propbuild India Private Limited	Business Purpose	86,208.73	86,202.66
iv	Prateek Infratech India Pvt Ltd	Business Purpose	2,265,591.10	2,949,188.89
v	Gromax Real Estate Pvt. Ltd.	Business Purpose	9,931.12	9,925.05
vi	Rapid Real Estate Pvt. Ltd.	Business Purpose	15,425.93	15,419.86
vii	Prateek Digital Pvt Ltd.(Formerly Known	Business Purpose	69,481.99	69,709.45
viii	Magitech Infradevelopers Pvt. Ltd.	Business Purpose	75.70	69.63
ix	Hypits Infrastructure Pvt. Ltd.	Business Purpose	555.29	42.42
x	Jagdamba Quilts Pvt. Ltd.	Business Purpose	122.00	115.93
xi	Strongbiz Propbuild Pvt. Ltd.	Business Purpose	116,512.98	111,115.08
xii	PRATEEK BUILDTECH (INDIA) PVT.	Business Purpose	37,278.54	-
xiii	Prateek Foundation	Business Purpose	229.94	223.87
		Total	**21,257,577.07**	**21,352,469.11**

49.2 Loan Given - Amount given in current year

(Amount in 100')

	Name of Party	Purpose	During 2022-23	During 2021-22
Long Term Loans & Advances				
i	Prateek Infratech India Pvt Ltd	Business Purpose		471,568.32
ii	Prashant Kumar Tiwari	Business Purpose	61,000.00	-
Short Term Loans & Advances				
i	Glamour Creations Private Limited	Business Purpose	559,199.39	912,079.36
ii	Gromax Real Estate Pvt. Ltd.	Business Purpose	6.07	-
iii	Hypits Infrastructure Pvt. Ltd.	Business Purpose	612.87	9.09
iv	Jagdamba Quilts Pvt. Ltd.	Business Purpose	6.07	9.09
v	JDR Builders & Developers Pvt Ltd	Business Purpose	8.09	20.20
vi	Magitech Infradevelopers Pvt. Ltd.	Business Purpose	6.07	12.12
vii	Prateek Digital Pvt Ltd. -B&D	Business Purpose	12,772.54	4,624.44
viii	Prateek Foundation	Business Purpose	6.07	9.09
ix	PRATEEK BUILDTECH (INDIA) PVT.	Business Purpose	501,621.96	-
x	Prateek Infraproject India Private Limited	Business Purpose	268,154.27	-
xi	Prateek Propbuild India Private Limited	Business Purpose	6.07	9.09
xii	Rapid Real Estate Pvt. Ltd.	Business Purpose	6.07	9.09
xiii	Strongbiz Propbuild Pvt. Ltd.	Business Purpose	9,138.28	145,115.08
iv	Prateek Infratech India Pvt Ltd	Business Purpose	4,970,425.11	2,949,188.89
			6,321,968.93	**4,482,653.86**

Nishant Tyagi & Associates
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M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2023

50	In the opinion of the Board, the Current Assets, Loans & Advances are approximately of the value stated, if released in the ordinary course of business except otherwise stated. The Provision for all known liabilities is adequate and not in excess of amount considered reasonable necessary.
51	All the known income and expenditure and assets and liabilities have been taken into account and that all the expenditure debited to the profit and loss account have been exclusively incurred for the purpose of the company's business.
52	Balance in the accounts of debtors, creditors and advances are subject to confirmation/ reconciliation/adjustment from the respective parties.
53	The loans and advances made by company are unsecured and treated as current assets and not prejudicial to the interest of the company.
54	Employee Benefits : The company is not mainting any provisions of gratuity for its emplyoyees.
55	Previous's Year Figures have been regrouped/reclassified wherever necessary to correspond with the current year's classification/disclosure.
56	Corporate Social Responsibility- Section 135 of the companies act,2013 is not applicable on Prateek Realtors India Private Limited
57	The Company has not obtained any advance from its directors , hence the company is not required obtained the declaration from Directors stating therein that the amount so advanced to the company has not been given out of the funds borrowed/acquired from others by them.

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi & Associates CA Delhi

Nishant Tyagi
Proprietor
Membership No. 544935
Place : New Delhi
Dated : 28/09/2023
UDIN: 23544935BGZNOP4964

For and on Behalf of Board of Directors
Prateek Realtors Inida Private Limited

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PVT. LTD.

Annexure-1

DETAILS OF CONTINGENT LIABILITIES OF VAT/CST/ENTRY TAX AS ON 31.03.2023

Financial Year	No. of Cases	Related from	Cases	Demand Amount	Waiver Amt. During Appeal	Demand After Waiver	Total Deposit After ASMT. & Appeal	O/s Demand as on 31-03-2023
A.								
2010-2011	1	U.P.VAT	Assessment	45,979,096	33,021,195	12,957,901		12,957,901
2010-2011	1	U.P.Entry Tax	Assessment	10,979,537	4,108,442	6,871,095	2,198,000	4,673,095
Total(A)	**2**			**56,958,633**	**37,129,637**	**19,828,996**	**2,198,000**	**17,630,996**
B.								
2011-2012	1	U.P.VAT	Assessment	24,328,719	9,415,426	14,913,293	6,149,308	8,763,985
2011-2012	1	U.P.Entry Tax	Assessment	6,036,850	1,757,139	4,279,711	905,528	3,374,183
Total(B)	**2**			**30,365,569**	**11,172,565**	**19,193,004**	**7,054,836**	**12,138,168**
C.								
2012-2013	1	U.P.VAT	Assessment	41,263,708	14,142,064	27,121,644	19,126,371	7,995,273
2012-2013	1	U.P.Entry Tax	Assessment	5,539,889	-	5,539,889	3,853,989	1,685,900
Total(C)	**2**			**46,803,597**	**14,142,064**	**32,661,533**	**22,980,360**	**9,681,173**
D.								
2013-2014	1	U.P.VAT	Assessment	28,460,409	12,763,692	15,696,717		15,696,717
2013-2014	1	U.P.Entry Tax	Assessment	3,616,489	-	3,616,489	1,000,000	2,616,489
2013-2014	1	Penalty	Form 38	185,600	-	185,600	-	185,600
Total (D)	**3**			**32,262,498**	**12,763,692**	**19,498,806**	**1,000,000**	**18,498,806**
E.								
2014-2015	1	U.P.VAT	Assessment	42,805,023	10,586,504	32,218,519	4,022,143	28,196,376
2014-2015	1	U.P.Entry Tax	Assessment	2,370,659	-	2,370,659	355,529	2,015,130
Total E	**2**			**45,175,682**	**10,586,504**	**34,589,178**	**4,377,672**	**30,211,506**
F.								
2015-2016	1	U.P.VAT	Assessment	9,445,730	**4,683,876**	4,761,854	1,350,000	3,411,854
2015-2016	1	U.P.Entry Tax	Assessment	387,196	-	387,196	387,196	-
Total (F)	**2**			**9,832,926**	**4,683,876**	**5,149,050**	**1,737,196**	**3,411,854**
G.								
2016-2017	1	U.P.VAT	Assessment	9,445,730	**4,762,180**	4,683,550	1,044,934	3,638,616
2016-2017	1	U.P.Entry Tax	Assessment	551,628	-	551,628	551,628	-
Total (G)	**2**			**9,997,358**	**4,762,180**	**5,235,178**	**1,596,562**	**3,638,616**
2017-2018	1	U.P.VAT	Assessment	1,735,689	**900,168**	835,521	748,000	87,521
Total (G)	**2**			**1,735,689**	**900,168**	**835,521**	**748,000**	**87,521**
Grand Total(A+B+C+D+E+F+G)	**17**			**233,131,952**	**96,140,686**	**136,991,266**	**41,692,626**	**95,298,640**

Nishant Tyagi & Associates Delhi

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RELATED PARTY TRANSACTIONS AND BALANCES

Annexure - 2
(Amount in 100')

Particulars	Enterprises over which Entity has direct or indirect control		Key Management Personnel		Total	
	2022-23	2021-22	2022-23	2021-22	2022-23	2021-22
Transaction during the year						
Rent Earned						
Glamour Creations Private Limited	0.00	17,675.00			0.00	17,675.00
Total	**0.00**	**17,675.00**	**0.00**	**0.00**	**0.00**	**17,675.00**
Expenses Incurred						
Director Remuneration Incurred						
Prashant Kumar Tiwari	-	-	36,000.00	36,000.00	36,000.00	36,000.00
Total	-	-	**36,000.00**	**36,000.00**	**36,000.00**	**36,000.00**
Salary To Related Parties						
Remika Tiwari	-	-	12,000.00	12,000.00	12,000.00	12,000.00
Total			**12,000.00**	**12,000.00**	**12,000.00**	**12,000.00**
Rent Incurred						
Prateek Infratech India Pvt Ltd	36,000.00	36,000.00			36,000.00	36,000.00
Glamour Creations Private Limited	12,000.00	12,000.00			12,000.00	12,000.00
Total	**48,000.00**	**48,000.00**	-	-	**48,000.00**	**48,000.00**
Office Expenses						
Glamour Creations Private Limited	0.00	2,259.75			0.00	2,259.75
Total	**0.00**	**2,259.75**	-	-	**0.00**	**2,259.75**
Advertisement Expenses						
Prateek Digital Pvt Ltd.(Formerly Known as Innovative Homebuild Pvt Ltd)	29,484.01	24,246.54			**29,484.01**	**24,246.54**
Balance outstanding as on 31.03.2023						
Investments						
JDR Builders & Developers Pvt Ltd	22,500.00	22,500.00			22,500.00	22,500.00
Prateek Infrahomes India Pvt Ltd	-	-			-	-
Total	**22,500.00**	**22,500.00**	-	-	**22,500.00**	**22,500.00**
Amount (Payable)/Receivable						
Glamour Creations Private Limited	988,054.67	466,036.58			988,054.67	466,036.58
JDR Builder & Developers Pvt Ltd	402,154.39	402,146.30			402,154.39	402,146.30
Prateek Buildtech India Pvt Ltd	37,278.54	-75,032.87			37,278.54	-75,032.87
PRATEEK PROPBUILD IND PVT LTD(PRE ENTERTAINMENT)	86,208.73	86,202.66			86,208.73	86,202.66
Prateek Infratech India Pvt Ltd	2,265,591.10	2,949,188.89			2,265,591.10	2,949,188.89
Gromax Real Estate Pvt. Ltd. B&D	9,931.12	9,925.05			9,931.12	9,925.05
Rapid Real Estate Pvt. Ltd.	15,425.93	15,419.86			15,425.93	15,419.86
Glamour Creations Pvt. Ltd	3,802.46	-19,878.84			3,802.46	-19,878.84
Prateek Infraprojects India Pvt. Ltd.	-106,117.89	-109,272.16			-106,117.89	-109,272.16
Prateek Digital Pvt Ltd.(Formerly Known as Innovative Homebuild Pvt Ltd)	69,481.99	69,709.45			69,481.99	69,709.45
Magitech Infradevelopers Pvt. Ltd.	75.70	69.63			75.70	69.63
Hypits Infrastructure Pvt. Ltd.	555.29	42.42			555.29	42.42
Jagdamba Quilts Pvt. Ltd.	122.00	115.93			122.00	115.93
Strongbiz Propbuild Pvt. Ltd.	116,512.98	111,115.08			116,512.98	111,115.08
Prateek Foundation	229.93	223.87			229.93	223.87
Total	**3,889,306.94**	**3,906,011.85**	-	-	**3,889,306.94**	**3,906,011.85**
Loans & Advance						
Prateek Buildtech India Pvt Ltd	-37,499.99	-37,499.99			-37,499.99	-37,499.99
Prateek Infraprojects India Pvt Ltd	-4,638,072.42	-4,577,072.43			-4,638,072.42	-4,577,072.43
JDR Builder & Developers Pvt Ltd	12,125,731.36	12,125,731.36			12,125,731.36	12,125,731.36
PRATEEK PROPBUILD IND PVT LTD(PRATEEK ENTERTAINMENT)	4,610,202.55	4,610,202.55			4,610,202.55	4,610,202.55
Prateek Infratech India Pvt Ltd	304,568.32	304,568.32			304,568.32	304,568.32
Jagdamba Quilts India Pvt Ltd	221,650.00	221,650.00			221,650.00	221,650.00
Prashant Kumar Tiwari			61,000.00	0.00	61,000.00	0.00
Total	**12,586,579.82**	**12,647,579.81**	**61,000.00**	**0.00**	**12,647,579.82**	**12,647,579.81**

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M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Financial Year 2022-23 (31/03/2023) **Assessment Year 2023-24**

COMPUTATION OF TAXABLE INCOME

Income from Business or Profession			
Net Profit (Loss) before Tax as per Statement of Profit & Loss			(15,350,216)
Add :			
1 Donation		-	
2 Interest & Late Fee On TDS		13,251	
3 Depreciation as per companies Act 2013		344,534	
4 Amount Written off		-	
5 Prior Period Item		51	
	Total	**357,836**	
Less :			
1 Income from house property		68,741	
2 Income from other source (Interest Income)		6,159	
4 Depreciation As Per Income Tax Act		183,635	
	Total	**258,536**	
Total Income from Business or profession			**(15,250,916)**
Income from House Property			
Gross Rent Earned		68,741	
Less : Statndard Deduction @30%		20,622	**48,119**
Income from Other Sources			
Interest Income		6,159	**6,159**
Gross total Income			**(15,196,637)**
Less Deduction under Section 80G			-
Donation Made		-	
Percent of deduction		50%	
Net Taxable Income (Rounded Off)			**(15,196,637)**
Tax @ 25% on Net Taxable Income			-
Add Surcharge @ 12%			-
Add Education cess @ 4%			-
Total tax as per general provision			-
Tax Calculation as per MAT (If applicable)			
Profit as per profit & Loss account			-
Add Interest on Direct Taxes			-
			-
Tax @ 15%			-
Add Surcharge @ 12%			-
Add Education cess @ 4%			-
Total Tax as per MAT			-
Tax presumed on higher side			-
Less TDS			-
Less Advance Tax			-
Tax Payable (Refundable)			-

Calculation of deferred tax

On account of depreciation		
Depreciation as per Companies act (excluding land)		344,534.19
Depreciation as per Income Tax act (excluding land)		183,635.31
Difference		(160,899)
Required amount of deferred tax liability @ 26% as on 20.03.2023	-	41,834.00
On account of Provision of Sales Tax		
Provisions for Sales Tax for 31.01.2023		-
Required amount of deferred tax liability @ 26% as on 20.03.2023		-
On account of Loss	-	15,196,640.00
Required amount of deferred tax asset @ 26% as on 20.03.2023	-	3,951,126.40
Current Year DTA		3,909,292.40
Add: Opening Balance of DTA		7,846,363.59
Balance		11,755,655.99

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INDEPENDENT AUDITORS' REPORT

To,
The Members
of **Prateek Realtors India Private Limited**

Report on the Audit of Financial Statements

Opinion

We have audited the financial statements of **Prateek Realtors India Private Limited** ("the Company"), which comprise the balance sheet as at 31st March 2022, 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** in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, and its financial performance, and its cash flows for the year endedon that date.

Basis for Opinion

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

Emphasis of Matter

The company's net worth is negative and the company has also taken secured loans from NBFC and unsecured loans from sister companies. As per the management, the company is still a going concern entity because it is in process of identifying new plans to improve the performance of the company.

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Instead of the above factors there is no uncertainty on the company's ability to continue as a going concern. The company has prepared its financial statements on a going concern basis.

Information other than the Financial Statements and Auditors' Report thereon

The Company's management and Board of Directors are responsible for the other information. The otherinformation comprises the information included in the Company's annual report, but does not include the financial statements and our auditors' 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, indoing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

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

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

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these 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 tothe 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.

In preparing the financial statements, the Board of Directors is responsible for assessing the Company's abilityto continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors 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.

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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 freefrom 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 thatare appropriate in the circumstances.
- 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, basedon 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.

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 thatwe identify during our audit.

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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 thatmay reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by **the Companies (Auditor's Report) Order, 2020** ("the Order"), issued by the CentralGovernment of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "**Annexure A**" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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

(1) 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.

(2) 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.

(3) 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.

(4) 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.

(5) On the basis of the written representations received from the directors as on 31st March, 2022 taken onrecord by the Board of Directors, none of the directors is disqualified as on 31st March, 2022 from being appointed as a director in terms of Section 164(2) of the Act.

(6) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in **"Annexure B"**. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting;
(7) 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 has disclosed details regarding pending litigations in note 30 of financial statements, which would impact its financial position.

(b) The Company does not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

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(c) There were no amounts which were 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 it's 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 otherperson(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 investin other persons or entities identified in any manner whatsoever by or on behalf of the company ("UltimateBeneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(ii) The management has represented, that, to the best of it's 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 personsor 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 audit procedures which we considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement

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

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

For Nishant Tyagi & Associate
Chartered Accountants
Firm Registration No. : 039175N

Nishant Tyagi & Associates
CA
Delhi

CA Nishant Tyagi
Proprietor
Membership No.:544935
Place: New Delhi
Date: 06/09/2022
UDIN : 22544935ASTPVM3309

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ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

Report as required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013 (Refer to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)With reference to the Annexure A referred to in the Independent Auditors' Report to the members of the Company on the financial statements for the year ended March 31, 2022, we report the following:

(i) (a) (A) The Company has proper records related to full particulars including quantitative details and situation of Property, Plant and Equipment.

(B) The Company has proper records related to full particulars of intangible asset.

(b) In our opinion Property, Plant and Equipment have been physically verified by the management at reasonableintervals. No material discrepancies were noticed on such verification during the year.

(c) The company does not have any immovable property which are not held in the name of company, hence this clause is not applicable to the company.

(d) The company has not revalued its Property, Plant and Equipment during the year. Therefore, the provisions of Clause (i)(d) of paragraph 3 of the order are not applicable to the company.

(e) No proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder. Therefore, the provisions of Clause (i)(e) of paragraph 3 of the order are not applicable to the company.

(ii) (a) In our opinion, physical verification of inventory has been conducted at reasonable intervals by the management and the coverage and procedure of such verification by the management is appropriate. No materialdiscrepancies were noticed on such verification.

(b) During any point of time of the year, the company has not been sanctioned any working capital limits, from banks or financial institutions on the basis of security of current assets. Therefore, the provisions of Clause(ii)(b) of paragraph 3 of the order are not applicable to the company.

(iii) Yes, the company has made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, LimitedLiability Partnerships or any other parties, details of which are as follows:

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(a) whether during the year the company has provided loans or provided advances in the nature of loans, or stood guarantee, or provided security to any other entity [not applicable to companies whose principal business is to give loans], if so, indicate- **Yes**

Particulars	(A) the aggregate amount during the year, and balance outstanding at the balance sheet date with respect to such loans or advances and guarantees or security to subsidiaries, joint ventures and associates;		(B) the aggregate amount during the year, and balance outstanding at the balance sheet date with respect to such loans or advances and guarantees or security to parties other than subsidiaries, joint ventures and associates;	
	aggregate amount during the year	balance outstanding at the balance sheet date	aggregate amount during the year	balance outstanding at the balance sheet date
Investments	-	22,50,000	-	-
Guarantee or security	-	-	-	-
Loan or Advances-LT (Interest Free)	-	1,21,25,73,136	-	62,29,75,619
Loan or Advances-ST (Interest Free)	-	4,02,14,630	30,11,91,061	36,88,17,058

(b) No, the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided are not prejudicial to the company's interest;

(c) in respect of loans and advances in the nature of loans, schedule of repayment of principal and payment of interest has been stipulated and the repayments or receipts are regular;

(d) Since no amount is overdue, hence this clause is not applicable to company;

(e) Since no loan or advance in the nature of loan granted has fallen due during the year, hence this clause is not applicable to the company.

(f)The company has granted aggregate amount of Rs. 2,24,45,80,443.00 as loans or advances in the nature of loans repayable on demand which is 100% to the total loans granted And Rs. 2,13,52,46,911 granted to Promoters, related parties as defined in clause (76) of section 2 of the Companies Act, 2013;

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(iv) Yes, in respect of loans, investments, guarantees, and security, provisions of sections 185 and 186 of the Companies Act have been complied with.

(v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from public. Therefore, the provisions of Clause (v) of paragraph 3 of the order are not applicableto the Company.

(vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148 of the Act, and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not carried out a detailed examination of the same.

(vii) (a) The Company is generally regular in depositing undisputed statutory dues including Provident Fund, Employees State Insurance, Income tax, Sales Tax, Wealth tax, Service tax, Duty of Customs, duty of Excise, Value Added Tax, GST, Cess and other statutory dues with the appropriate authorities to the extent applicable to it. There are no undisputed amounts payable in respect of income tax, wealth tax, service tax, sales tax, value added tax, duty of customs, duty of excise or cess which have remained outstanding as at March 31, 2022 for a period of more than 6 months from the date they became payable **except the following TDS dues**:

Name of the statute	**Nature of dues**	**Period to which the amount relates**	**Amount due (In Rs.)**	**Due date**	**Date of payment**
Income Tax Act	TDS	April 2021	1312346	07/05/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	May 2021	844631	07/06/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	June 2021	965386	07/07/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	July 2021	1804477	07/08/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	Aug 2021	1963690	07/09/2021	Unpaid till the date of audit report.

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Income Tax Act	TDS	Sep 2021	2207531	07/10/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	Aril 2020	633082	07/05/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	May 2020	644984	07/06/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	July 2020	1015327	07/08/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Aug 2020	1007755	07/09/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Sep 2020	1166985	07/10/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Oct 2020	773295	07/11/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Nov 2020	1014668	07/12/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Dec 2020	417242	07/01/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	Jan 2021	811946	07/02/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	Feb 2021	1469270	07/03/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	Mar 2021	679332	30/04/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	April 2019	659077	07/05/2019	Unpaid till the date of audit report.

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Income Tax Act	TDS	June 2019	652794	07/07/2019	Unpaid till the date of audit report.
Income Tax Act	TDS	July 2019	649566	07/08/2019	Unpaid till the date of audit report.
Income Tax Act	TDS	Aug 2019	646284	07/09/2019	Unpaid till the date of audit report.
Income Tax Act	TDS	Sep 2019	642943	07/10/2019	Unpaid till the date of audit report.
Income Tax Act	TDS	Oct 2019	639544	07/11/2019	Unpaid till the date of audit report.
Income Tax Act	TDS	Nov 2019	636083	07/12/2019	Unpaid till the date of audit report.
Income Tax Act	TDS	Dec 2019	632562	07/01/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Jan 2020	966332	07/02/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Feb 2020	1037669	07/03/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Mar 2020	1533522	30/04/2020	Unpaid till the date of audit report.

(b) According to the information and explanations given to us, there are not any statutory dues referred in sub-clause (a) which have not been deposited on account of any dispute except following dues:

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Statute	Nature of dues	Amount (Rs.in lakhs)	Period to which the amount relates	Forum where the dispute is pending
UP-VAT	VAT and Entry Tax	547.61	2010-11	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT and Entry Tax	121.38	2021-12	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	106.81	2012-13	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT , Entry Tax and penalty	184.99	2013-14	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	302.12	2014-15	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	34.12	2015-16	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	36.39	2016-17	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	5.87	2017-18	Tribunal, Commercial Tax Department, Ghaziabad

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(viii) In our opinion and according to the information and explanations given to us, there is no any transactionnot recorded in the books of account have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

(ix) (a) In our opinion and according to the information and explanations given to us, the Company has defaulted in repayment of dues payable to NOIDA details of which are as follows:

Nature of borrowing, including debt securities	Name of lender*	Whether principal or interest	Amount not paid on due date (In Rs.)	No. of days delay or unpaid	Remark s, if any
Dues against purchase of land	UPAVP	Both	65,85,18,706	1399	Refer to note no-51of notes to accounts.
Dues against purchase of land	UPAVP	Both	65,85,18,706	1216	Refer to note no-51of notes to accounts.
Dues against purchase of land	UPAVP	Both	65,85,18,706	1034	Refer to note no-51of notes to accounts.
Dues against purchase of land	UPAVP	Both	65,85,18,706	851	Refer to note no-51of notes to accounts.
Dues against purchase of land	UPAVP	Both	65,85,18,706	668	Refer to note no-51of notes to accounts.
Dues against purchase of land	UPAVP	Both	65,85,18,706	485	Refer to note no-51of notes to accounts.
Dues against purchase of land	UPAVP	Both	65,85,18,706	303	Refer to note no-51of notes to accounts.
Dues against purchase of land-120	Noida Authority	Both	39778649	1391	Refer to note no-51of notes to accounts.
Dues against purchase of land-120	Noida Authority	Both	68549686	1208	Refer to note no-51of notes to accounts.

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Dues against purchase of land-120	Noida Authority	Both	65313435	1026	Refer to note no-51of notes to accounts.
Dues against purchase of land-120	Noida Authority	Both	62077183	843	Refer to note no-51of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	100,243,078	1827	Refer to note no-51of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	96,566,060	1643	Refer to note no-51of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	92,572,727	1462	Refer to note no-51of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	88,579,393	1278	Refer to note no-51of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	84,586,060	1097	Refer to note no-51of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	80,592,727	913	Refer to note no-51of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	76,599,393	731	Refer to note no-51of notes to accounts.

(b) In our opinion and according to the information and explanations given to us, the company has not been a declared willful defaulter by any bank or financial institution or other lender.

(c) In our opinion and according to the information and explanations given to us, the loans were applied for the purpose for which the loans were obtained.

(d) In our opinion and according to the information and explanations given to us, there are no funds raised on short term basis which have been utilised for long term purposes.

(e) In our opinion and according to the information and explanations given to us, the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

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(f) In our opinion and according to the information and explanations given to us, the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

(x)(a) The Company has not raised money by way of initial public offer or further public offer (including debt instruments). Therefore, the provisions of Clause (x)(a) of paragraph 3 of the order are not applicable to the Company.

(b) In our opinion and according to the information and explanations given to us, the company has not made preferential allotment or private placement of shares during the year and the requirements of section 42 and section 62 of the Companies Act, 2013 have been complied with and the funds raised have been used for the purposes for which the funds were raised.

(xi) (a) We have not noticed any case of fraud by the company or any fraud on the Company by its officers or employees during the year. The management has also not reported any case of fraud during the year.

(b) During the year no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) As auditor, we did not receive any whistle- blower complaint during the year.

(xii) The company is not a Nidhi Company. Therefore, the provisions of Clause (xii) of paragraph 3 of the order are not applicable to the Company.

(xiii) As per the information and explanations received to us all transactions with the related parties are in compliance with sections 177 and 188 of Companies Act where applicable, and the details have been disclosed in the financial statements, etc., as required by the applicable accounting standards. Identification of related parties were made and provided by the management of the company.

(xiv) (a)Yes, the company has an internal audit system commensurate with the size and nature of its business;

(b) Yes, the reports of the Internal Auditors for the period under audit were considered by the statutory auditor;

(xv) The Company has not entered into any non-cash transactions with directors or persons connected with him for the year under review. Therefore, the provisions of Clause (xv) of paragraph 3 of the order are not applicable to the Company.

(xvi) (a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence this clause is not applicable to the company.

(b) The company has not conducted any Non-Banking Financial or Housing Finance activities during the year.

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(c) The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.(d) As per the information and explanations received, the group does not have any CIC as part of the group.

(xvii) Yes, the company has incurred cash loss of Rs.1,53,74,03,924/- in current financial year and Rs.1,17,66,35,161/- in immediately preceding financial year.

(xviii) Yes, there has been any resignation of the statutory auditors during the year. No issues, objections or concerns raised by the outgoing auditors;

(xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and paymentof financial liabilities, other information accompanying the financial statements, the auditor's knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on thedate of the audit report that company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.

(xx) Section 135 of the Companies Act, 2013 not applicable to the company relating to Corporate Social Responsibility. Therefore, the provisions of Clause (xx) of paragraph 3 of the order are not applicable to the Company.

(xxi) There have not been any qualifications or adverse remarks by the respective auditors in the Companies (Auditor's Report) Order (CARO) reports of the companies.

For Nishant Tyagi & Associate
Chartered Accountants
Firm Registration No. : 039175N

Nishant Tyagi & Asso

CA Nishant Tyagi
Proprietor
Membership No.:544935
Place: New Delhi
Date: 06/09/2022
UDIN : 22544935ASTPVM3309

Nishant Tyagi & Associates
Chartered Accountants
H.O : - 863/4, Sant Nagar, Delhi-110084

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Annexure "B" to the Independent Auditor's Report

(Referred to in paragraph 2 (f) under 'Report on other legal and regulatory requirements' section of our report to the Members of Prateek Realtors India Private Limited of even date)

Report on the internal financial controls over financial reporting 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 Prateek Realtors India Private Limited ("the Company") as at March 31, 2022, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's responsibility for internal financial controls

The board of directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. 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, 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 internal financial controls over financial reporting of the Company 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") issued by the Institute of Chartered Accountants of India and the standards on auditing prescribed under Section 143 (10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those standards and the guidance note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting were established and maintained and if such controls operated effectively in all material respects.

Nishant Tyagi & Associates

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Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement in the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained, is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial control 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 (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (ii) 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 (iii) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

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 of 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.

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Opinion

In our opinion and according to the information and explanations given to us, the Company has, in all material respects, an adequate internal financial control system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022, 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.

For Nishant Tyagi & Associate
Chartered Accountants
Firm Registration No. : 039175N

Nishant Tyagi & Associates CA Delhi

CA Nishant Tyagi
Proprietor
Membership No.:544935
Place: New Delhi
Date: 06/09/2022
UDIN : 22544935ASTPVM3309

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Balance Sheet as at 31st March 2022 **(Amount in '100')**

	Particulars	Note No.	As at 31st March 2022	As at 31st March 2021
I	**EQUITY AND LIABILITIES**			
1.	**Shareholders' Funds**			
	a. Share Capital	3	321,550.00	321,550.00
	b. Reserves and Surplus	4	(8,208,732.19)	3,514,440.86
2.	**Non-Current Liabilities**			
	a. Long-term borrowings	5	78,861,628.14	78,898,027.24
	b. Deferred tax liabilities (Net)	6	-	-
	c. Long Term Provisions	7	-	9,872.73
3.	**Current Liabilities**			
	a. Short-term borrowings	8	3,523,508.35	907,615.83
	b. Trade payables	9		
	-total outstanding dues of micro and small enterprises		37,154.18	-
	-total outstanding dues of creditors other than micro and small enterprises		4,434,634.87	5,312,324.55
	c. Other current liabilities	10	66,177,540.59	60,286,850.29
	d. Short - term provisions	11	3,683.72	-
			145,150,967.67	**149,250,681.49**
II	**ASSETS**			
1.	**Non-current assets**			
	a. Property, Plant & Equipments and Intangible assets	12		
	(i) Property, Plant and Equipment		1,999,692.10	2,434,303.95
	b. Non Current Investments	13	22,500.00	22,500.00
	c. Deferred tax assets (net)	6	7,846,363.59	3,761,723.79
	d. Long term loans and advances	14	18,355,487.55	22,003,806.35
	e. Other Non Current Assets	15	124,667.52	-
2.	**Current Assets**			
	a. Inventories	16	96,326,773.77	93,064,198.67
	b. Trade Receivables	17	10,939,092.39	20,538,033.49
	c. Cash and Bank Balance	18	792,670.18	1,339,005.51
	d. Short Term Loans and Advances	19	5,995,889.75	2,154,805.39
	e. Other Current Assets	20	2,747,830.83	3,932,304.34
			145,150,967.67	**149,250,681.49**
See accompanying notes forming part of the financial statements		1-58		

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi & Associates CA Delhi

Nishant Tyagi
Propreitor
Membership No. 544935
Place : New Delhi
Dated : 6th September 2022
UDIN: 22544935ASTPVM3309

For and on Behalf of Board of Directors

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Statement of Profit & Loss for the Year ended on 31st March, 2022 (Amount in '100')

	Particulars	Note No.	As at 31st March 2022	As at 31st March 2021
I	Revenue from Operations	21	7,036,543.02	9,075,025.22
II	Other Income	22	69,772.49	238,455.51
III	**Total Income**		**7,106,315.50**	**9,313,480.73**
IV	**EXPENSES**			
	Cost of Project	23	25,654,669.36	19,856,052.92
	Change in Inventories of FG, WIP and stock in trade	24	(3,262,575.09)	1,371,256.97
	Employee Benefits Expenses	25	36,000.00	37,358.82
	Finance Cost	26	12,248.44	17,816.61
	Depreciation and Amortization Expense	27	103,540.01	153,925.68
	Other Expenses	28	374,051.79	202,042.61
			22,917,934.50	**21,638,453.61**
V	**Profit before exceptional and extraordinary items and tax**		(15,811,619.00)	(12,324,972.88)
VI	Exceptional items		-	
VII	**Profit before extraordinary items and tax**		(15,811,619.00)	(12,324,972.88)
VIII	Extraordinary items		-	-
IX	**Profit before tax**		(15,811,619.00)	(12,324,972.88)
X	**Tax Expense**			
	a. Current Tax (Net of Mat)	29	-	-
	b. Deferred Tax		(4,084,639.80)	(3,070,160.78)
	c. Tax related to Previous years		-	-
XI	**Profit (Loss) for the period from continuing operations**		(11,726,979.20)	(9,254,812.10)
XII	Profit/(loss) from discontinuing operations			-
XIII	Tax expense of discontinuing operations			-
XIV	Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)			-
XV	Profit/ (Loss) after tax (XI + XIV)		(11,726,979.20)	(9,254,812.10)
XVI	**Earning per equity share of Rs. 10/- each**			
	a. Basic		(3.65)	(2.88)
	b. Diluted		(3.65)	(2.88)
See accompanying notes forming part of the financial statements		1-58		

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi & Associates CA Delhi

Nishant Tyagi
Propreitor
Membership No. 544935
Place : New Delhi
Dated : 6th September 2022
UDIN: 22544935ASTPVM3309

For and on Behalf of Board of Directors

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Cash Flow Statement for the year ended as on 31st March, 2022 (Amount in '100')

	Particulars	Note No.	As at 31st March 2022	As at 31st March 2021
(A)	**Cash Flow from Operating Activities**			
	Net profit as per The Statement of Profit & Loss before Tax		- 15,811,619.00	- 12,324,972.88
	Adjustment for:-			
	Interest Income		- 6,243.06	- 26,637.21
	Rent Income		- 58,306.00	- 28,971.00
	Provisions (other)		3,806.15	33,736.61
	Depreciation		437,579.76	558,621.27
	Expenses related with financing activities		12,248.44	17,816.61
	Operating Profit Before Working Capital Changes		**- 15,422,533.70**	**- 11,770,406.60**
	Adjustment for Current Assets & Liabilities			
	(Increase)/Decrease in trade receivable		9,598,941.10	3,668,105.52
	(Increase)/Decrease in short term loans & advances		- 3,841,084.36	-
	(Increase)/Decrease in stock in trade		- 3,262,575.10	1,371,256.98
	(Increase)/Decrease in other Current assets & non current assets		1,059,805.99	881,072.89
	Increase/(Decrease) in Other current liabilities & Non Current liabilities		5,884,501.29	36,387,148.83
	Increase/(Decrease) in trade payable		- 840,535.49	- 87,893.66
			8,599,053.43	**42,219,690.56**
	Cash Generated from (utilized in) Operating activities	**(A)**	**- 6,823,480.27**	**30,449,283.95**
(B)	**Cash flow from Investment Activities**			
	Rental Income		58,306.00	28,971.00
	Interest Income		6,243.06	26,637.21
	Sale of Investments		-	1,000.00
	Increase/(Decrease) in Long term loans & advances		3,648,318.80	-
	Cash receipts from loans and advances		-	- 185,823.13
	Purchase of fixed assets		- 2,967.91	- 181,562.81
	Cash generate from (utilised in) Investing activities	**(B)**	**3,709,899.94**	**- 310,777.73**
(C)	**Cash flow from Financing Activities**			
	Increase/(Decrease) in Short term borrowings		2,615,892.52	-
	Increase/(Decrease) in Long term borrowings		- 36,399.10	- 29,615,475.01
	Interest & other finance expenses paid		- 12,248.44	- 17,816.61
	Cash generated from (utilised in) Financing activities	**(C)**	**2,567,244.98**	**- 29,633,291.62**
	Effect Foreign Exchange fluctuation		-	-
	Net Increase (Decrease) in Cash and cash equivalents (A+B+C)		**- 546,335.33**	**505,214.60**
	Opening Cash & Cash Equivalents		1,339,005.51	833,790.91
	Closing Cash & Cash Equivalents		**792,670.18**	**1,339,005.51**

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi & Associates CA Delhi

Nishant Tyagi
Propreitor
Membership No. 544935
Place : New Delhi
Dated : 6th September 2022
UDIN: 22544935ASTPVM3309

For and on Behalf of Board of Directors

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2022

Note No. 1 : Corporate Information

Prateek Realtors India Private Limited ("the company")is a private limited company domiciled in India, incorporated under the provisions of Companies Act, 1956. The company is engaged in the business of constructing residential houses, commercial building, flats and factory sheds and building; the ongoing project of the company is "Prateek Grand City" in Siddhartha Vihar, Ghaziabad.

Note No. 2 : Significant Accounting Policies

a. **Basis of Accounting**

The financial statement of the company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 the Companies Act, 2013, read with Rule 7 of the Companies Accounting Rules, 2014 and the relevant provisions of the Companies Act ("the 2013Act"), 2013. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

b. **Inventories**

Inventory comprises raw materials, property held for development; properties under development and property held for sale.

1. Raw Materials used for the construction activity of the Company are valued at the lower of cost and net realizable value with the cost being determined on a 'First In First Out' basis.
2. Work in Progress & Finished goods : Cost of Raw Material Consumed plus appropriate share of overheads.
3. Properties Held for Development represent land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, borrowing cost and other costs incurred to get the properties ready for their intended use.
4. Properties under Development represent various projects which are in process presently. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred till reported date in proportion of % of completed unsold area out of % of total completed area.
5. Properties held for Sale represent finished properties and land acquired for the purpose of future sale and not for development. Properties held for sale are stated at the lower of cost and net realizable value. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred during the period of development.
   Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and costs required to make the sale.

c. **Tangible Assets and Depreciation**

Fixed Assets are stated at cost less accumulated depreciation and impairment losses. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use. Advances paid towards acquisition of fixed assets before the period end are classified as capital work in progress. Borrowing costs directly attributable to acquisition or construction of those fixed assets which necessarily take a substantial period of time to get ready for their intended use are capitalized. Fixed assets purchased in foreign currency are recorded at the actual rupee cost incurred. Expenditure directly relating to expansion is capitalized only if it increases the life or functionality of an asset beyond its original standard of performance. The useful lives of intangible assets have been estimated 5 years.

Depreciation on fixed assets is provided on the written down value method, based on useful life of asset specified in Schedule II to the Companies Act, 2013.Management estimates the useful life of assets as per indicative useful life prescribed in Schedule II, of the Companies Act, 2013. Intangible assets are amortized on straight line method over the period of estimated useful life. Useful life of moulds has been change from four years to twelve years according to schedule II Companies Act 2013.

Nishant Tyagi & Associates
Delhi

d. **Impairment of Assets**

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the profit and loss account. If at the balance sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost. There is no impairment of assets in company during reported period.

e. **Revenue Recognition**

Revenue from Projects

Revenue from sale of properties is recognized when the significant risks and rewards of ownership have been transferred to the customer, which coincide with entering into a legally binding agreement. The company follows percentage of completion method, based on the stage of completion at the balance sheet date, taking into account the contractual price and revision thereto by estimating total revenue and total cost till completion of the contract and the profit so determined has been accounted for proportionate to the percentage of the actual work done. Further, revenue is recognized only for the confirmed booked flats / stocks as on the date of Balance Sheet & appropriate contingency provision is made till the project is finally completed. Booking is confirmed when initial booking amount which is presently 10% of basic sale value is received from customers.

The estimates of the saleable area and total costs are reviewed by the management periodically and the cumulative effect in the changes in these estimates, if any, are recognized in the period in which these changes reliably measured.
Revenue from sale of land is recognized in the period in which the agreement to sell is entered into. Where there is remaining substantial obligation under the agreement, revenue is recognized on the fulfillment of such obligation.

During the year the company has given Rebate on account of implementation of Goods & Service Tax which has been reduced from the sales which is recognized as percentage completion method.

Other Income

Interest received from customer on late payment, income on cancellation of flats and sale of scrap are recognized on cash basis.

f. **Expenditure**

Expenditure is accounted on accrual basis and provision is made for all known losses and liabilities.

g. **Employees Retirement Benefits**

Expenses and liabilities with respect to employee benefits are recorded in accordance with Accounting Standard Employee Benefits (AS 15).

Provident fund

The Company contributes to the statutory provident fund of the Regional Provident Fund Commissioner, in accordance with Employees Provident Fund and Miscellaneous Provision Act, 1952. The plan is a defined contribution plan and contribution paid or payable is recognized as an expense in the period in which the employee renders services.

Other short-term benefits

Expense in respect of other short-term benefits including performance bonus is recognized on the basis of amount paid or payable for the period during which the employees render services.

h. **Cash and Cash Equivalents**

Cash and Cash Equivalent include cash in hand, demand deposits with banks, other short term highly liquid investments with original maturity of three months or less.

i. **Investments**

Long term investments are stated at cost less provision for permanent diminution in value, if any.

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j. **Taxation**

1. Tax expense comprises both current and deferred taxes. The current charge for income taxes is calculated in accordance with the relevant tax regulations. Deferred income taxes reflect the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the balance sheet date.

2. Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are recognized on carry forward of unabsorbed depreciation and tax losses only if there is virtual certainty that such deferred tax assets can be realized against future taxable profits.
   Unrecognized deferred tax assets of earlier years are re-assessed and recognized to the extent that it has become reasonably certain that future taxable income will be available against which such deferred tax assets can be realized.
   forward only to the extent that they can be realized.

k. **Borrowing Costs**

Borrowing costs that are attributable to the acquisition and/or construction of qualifying assets are capitalized as part of the cost of such assets, in accordance with the Accounting Standard 16 "Borrowing Costs". A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. All other borrowing costs are charged to the Statement of Profit and Loss as incurred.

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

The Company creates a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation.
A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

n. **Earning Per Share**

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.
For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all potential equity shares.

o. **Cash Flow Statements**

Cash flow are reported using indirect method, whereby net profit before tax is adjusted for the effects of transaction of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flow from regular revenue generating, investing and financing activities of the Company are segregated.

p. **Operating Cycle**

Based on the nature of products/activitiy of the company and the normal time between acquisition of assets and their realisation in cash or cash equvalents, the company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

q. **Use of estimates**

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management of the company to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements and the results of the operations of reporting periods. Although these estimates are based upon management's best knowledge of current events and actions, actual result could differ from those estimates. Significant estimates used by the management in preparation of financial statements includes % of completion for project in progress, estimates of economic useful lives of fixed assets, provision for bad and doubtful debts and accrual for employee benefits.
The realizable value of moulds has been change from 30% to 10% under Companies act 2013.

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CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2022

(Amount in '100')

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
3	**Share Capital**		
3.1	Authorized Share Capital		
	5,000,000 (Previous Year 5,000,000) Equity Shares of Rs. 10/- each.	500,000.00	500,000.00
		500,000.00	**500,000.00**
3.2	Issued , Subscribed & Fully Paid up Capital		
	3,215,500 (Previous Year 3,215,500) Equity Shares of Rs. 10/- each.	321,550.00	321,550.00
		321,550.00	**321,550.00**
3.3	Reconciliation Of Number of Shares		
	Number Of Equity Shares as at the beginning of the Financial year	3,215,500	3,215,500
	Add :- Number of Shares Issued during the period		
	Number Of Equity Shares as at the end of the Financial Years	**3,215,500.00**	**3,215,500.00**

3.4 List of Shareholders holding more than 5% of Equity Shares of the company

Name	% of Shares		Number of Shares	
	31.03.2022	31.03.2021	31.03.2022	31.03.2021
Prateek Buildtech (India) Private Limited	93.0	93.0	2,993,300	2,993,300
Prashant Kumar Tiwari	7.0	7.0	222,200	222,200

3.5 Details of Shares held by promoters

Promoter Name	2021-22		
	No. of Shares**	%of total shares**	% Change during the year***
Prateek Buildtech (India) Private Limited	2,993,300	93	-
Prashant Kumar Tiwari	222,200	7	-

Details of Shares held by promoters

Promoter Name	2020-21		
	No. of Shares**	%of total shares**	% Change during the year***
Prateek Buildtech (India) Private Limited	2,993,300	93	-
Prashant Kumar Tiwari	222,200	7.00	-

3.5 Terms / Rights attached to Equity Shares

The company has only one class of equity share having par value of Rs.10 per share. Each holder of the equity share is entitled to one vote per share. Whenever the company declares dividend it will be paid in Indian Rupees.

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 distribution of all preferential amounts. However, no such preferential amounts exist curently. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.

4	Reserves & Surplus		
4.1	Securities Premium		
	Opening balance	3,880,725.00	3,880,725.00
	Add : Addition during the year		
	Less : Deduction during the year		
	Closing balance	**3,880,725.00**	**3,880,725.00**
4.2	Surplus (Statement of Profit & Loss)		
	Opening balance	(366,284.14)	8,854,791.35
	Add: Excess Provision Adjusted	3,806.15	33,736.61
	Add : Profit During the Year	(11,726,979.20)	(9,254,812.10)
	Closing balance	(12,089,457.19)	(366,284.14)
	Total	**(8,208,732.19)**	**3,514,440.86**

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Notes Forming Part of the Financial Statements as at 31-03-2022

(Amount in '100')

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
5	**Long Term Borrowings**		
5.1	**Term Loan**		
	SECURED LOANS FROM BANKS:		
	(i) Secured Loan for Vehicles from HDFC Bank		
	Auto Premium Loan From HDFC-94446905		64,705.23
	Hypothecated against the Car		
	Repayable in 40 equal monthly instalments including interest of Rs.707156/- each starting		
	(Instalments due within 12 months has been transferred to short term borrowings)		
	SECURED LOANS FROM FINANCIAL INSTITUTIONS:		
	(i) Loan Against Property from Indiabulls		
	HLAPLAJ00159067	422,038.70	515,610.86
	(Mortgage of Property Plot No H-15, Maharani Bagh New Delhi)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 18.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159103	1,730,291.37	1,940,437.58
	(Mortgage of Property Plot No H-15, Maharani Bagh New Delhi)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159179	171,571.88	202,413.32
	(Mortgage of Property Plot No 15, Sector-52, Noida)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159204	238,151.03	280,961.01
	(Mortgage of Property Plot No. B-1, Sector-30, Noida)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)		
	(All above loans are secured by personal guarantee of Mr. Prashant Kumar Tiwari, Mrs. Kalpana Tiwari and Mr. Prateek Tiwari.)		
	(ii) Loan Against Property from Piramal Capital & Housing Finance Pvt Ltd		
	Piramal Capital & Housing Finance Pvt Ltd (A)		30,127,565.29
	Second pari passu charge by way of equitable mortgage of leasehold land of area 49500 sq. mtrs.at Grand City, Plot No-4/BS-01 , Sidhhartha Vihar, Ghaziabad, U.P. First pari pasu charge on super structure of the project, all book debts, operating cash flows, receivables, commissions, company's all bank accounts,		
	all rights, titles, benefits that accrues to the borrower, and first charge by way of hypothecation of the entire movable assets of the project.		
	(Instalments due within 12 months has been transferred to short term borrowings)		
	Rate of Interest : 16.05% p.a. (previous year :15.15 % p.a.)		
	Piramal Capital & Housing Finance Pvt Ltd (B)		40,500,000.00
	Second pari passu charge by way of equitable mortgage of leasehold land of area 49500 sq. mtrs.at Grand City, Plot No-4/BS-01 , Sidhhartha Vihar, Ghaziabad, U.P. First pari pasu charge on super structure of the project, all book debts, operating cash flows, receivables, commissions, company's all bank accounts,		
	all rights, titles, benefits that accrues to the borrower, and first charge by way of hypothecation of the entire movable assets of the project.		
	(Instalments due within 12 months has been transferred to short term borrowings)		
	Rate of Interest : 14.00% p.a. (previous year :13.50 % p.a.)		

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(Amount in '100')

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
5.2	**Bond/Debentures**		
	Secured		
	16.9% Senior, unlisted, redeemable, non-convertible debentures	71,185,002.74	
	Issue of 16.9% senior, unlisted, redeemable, non-convertible debentures of a face value of INR 10,00,000 (Indian Rupees Ten Lakh) each ("Face Value") aggregating up to INR 802,00,00,000/- (Indian Rupees Eight Hundred and Two Crore) to be issued in 2 (two) tranches to the Debenture Holders namely Asia Real Estate II India Opportunity Trust wherein Trance I means 7,200 (seven thousand two hundred) Debentures Repayment will be done on the basis of quarterly installments in a period of 5 years. The Charge is secured by way of mortgage over Residential Group Housing Project being developed over land admeasuring 1,54,916.508 square meters (38.281 acres approx.) comprised of:		
	(a) plot bearing number 04/BS-01 (97,565.68 square meters) (hereinafter referred to as the "Plot-1"); and		
	(b) plot bearing number 04/BS-05 (57,350.828 square meters) (hereinafter referred to as the "Plot-2"), both situated in Siddhartha Vihar, N.H. 24, Ghaziabad, Uttar Pradesh.		
	Further Tranche I consisting of 7200 (Seven Two Hundred) Debentures of a face value of INR 10,00,000 (Indian Rupees Ten Lakh) each aggregating to INR 720,00,00,000/- (Indian Rupees Seven Hundred Twenty Crores) is issued on 30th December, 2021. Debentures are also secured by personal guarantee of Mr. Prashant Kumar Tiwari and Mrs. Kalpana Tiwari. (Payments due within 12 months has been transferred to short term borrowings)		
	UNSECURED LOANS		
5.3	**Loans & Advances From Related Parties:**		
	-Unsecured Loan		
	Inter Corporate Loans	4,614,572.42	4,766,333.92
5.4	**Loans & Advances From Others**	500,000.00	500,000.00
	Total	**78,861,628.14**	**78,898,027.23**
6	**Deferred Tax Liability (Net)**		
6.1	Deferred Tax Liability		
	Opening balance		
	During the Year		
	Closing balance (A)		
6.2	Deferred Tax Asset		
	Opening balance	3,761,723.79	691,563.01
	During the Year	4,084,639.80	3,070,160.78
	Closing balance (B)	**7,846,363.59**	**3,761,723.79**
	Net (A - B)	**(7,846,363.59)**	**(3,761,723.79)**
7	**Long Term Provisions**		
7.1	Provision for Employee Benefits		
7.2	Provision for Sales Tax (Net)		9,872.73
	Total		**9,872.73**
8	**Short Term Borrowings**		
	(Secured/Unsecured)		
8.1	Current Maturity of Long Term Debt-Secured		
	(i) Secured Loan From Indiabull Housing Finance Limited	414,408.39	674,617.53
	(ii) Car Loans	64,794.93	96,877.17
	(iii) Asia Real Estate	2,860,000.00	0.00
8.2	Loans and advances from related parties	184,305.03	136,121.14
	Total	**3,523,508.35**	**907,615.83**

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Notes Forming Part of the Financial Statements as at 31-03-2022

(Amount in '100')

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
9	**Trade Payables**		
9.1	Due to Micro and Small enterprises (refer note no. 9.3)	37,154.18	
9.2	Due to Others	4,434,634.87	5,312,324.55
	Total	**4,471,789.05**	**5,312,324.55**
9.3	Based on the information available with the company, the balance due to Micro, Small and Medium Enterprises as defined under the MSMED Act 2006 is Rs. 3,715,418.00 (Previous Year Rs. Nil) and no interest has been paid or is payable under the terms of the MSMED Act 2006.		
10	**Other Current Liabilities**		
10.1	Installments due but not paid-NOIDA	7,112,825.45	7,132,898.33
10.2	Installments due but not paid-UPAVP	32,498,033.00	32,498,033.00
10.3	Interest accrued but not due on borrowings	40,709.69	2,408,565.00
10.4	Interest accrued and due on borrowings	16,609,110.06	10,720,655.31
10.5	Income received in advance (Advance from Customers)	7,611,586.77	4,333,420.55
10.6	Income received in advance (Advance from Sundry Debtors)	101,693.93	14,513.29
10.7	Retention Money	1,359,642.96	1,239,944.28
10.8	Security Deposit Received	15,000.00	15,650.00
10.9	Statutory Dues Payable	643,509.36	1,753,281.34
10.10	Audit Fee Payable	3,600.00	5,400.00
10.11	Salary Payable	181,829.37	164,489.19
	Total	**66,177,540.59**	**60,286,850.29**
11	**Short Term Provisions**		
11.1	Provision for Expenses	3,683.72	0.00
	Total	**3,683.72**	**0.00**
13	**Non Current Investments**		
	In Subsidiary/JV/Associates/Controlled Companies		
13.1	Investment in Fully paid up equity shares in M/s JDR Builder and Developers Private Limited	22,500.00	22,500.00
	(15000 (P.Y. 15000) Equity Shares of Rs. 10/- each of 150.00 per share)		
	Total	**22,500.00**	**22,500.00**
	Aggregate amount of quoted investments and market value		
	Aggregate amount of Unquoted Investment	22,500.00	22,500.00
	Details of partnership firm inculding capital, Ratio, Profit		
14	**Long Term Loans & Advances**		
14.1	Loans and advances to Related Parties	17,262,152.23	20,568,806.35
14.2	Loans and advances to Others	1,093,335.32	1,435,000.00
	Total	**18,355,487.55**	**22,003,806.35**
Note* :	**Repayable on demand(Unsecured Considered good)**		

S.No.	Particulars	Current Period		Previous Period	
		Amount outstanding in the nature of loan	% of Total loan & Advances in the nature of loan	Amount outstanding in the nature of loan	% of Total loan & Advances in the nature of loan
1	Promoters	-	-	0.00	0.00
2	Directors	-	-	0.00	0.00
3	KMPs	-	-	0.00	0.00
4	Related Parties- Inter Corporate Advance	17,262,152.23	100	20,568,806.35	100.00
	Total	**17,262,152.23**	**100**	**20,568,806.35**	**100**

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Note no. 9.1.1 **Trade payable ageing schedule**

Outstanding for following periods from due date of payment (2021-22)

S.no	Particulars	Not due	Unbilled amount	< 1 year	1-2 years	2-3 years	> 3 years	Total
9 10	MSME		-	20,584 94	16,569.24	-	-	37,154.18
9 20	Others		-	3,281,655.70	189,098.54	147,669.73	816,210 90	4,434,634.87
9 30	Disputed dues-MSME		-	-	-	-	-	-
9 40	Disputed dues-Other		-	-	-	-	-	-
	Total			**3,302,240.64**	**205,667.78**	**147,669.73**	**816,210.90**	**4,471,789.05**

Outstanding for following periods from due date of payment (2020-21)

S.no	Particulars	Not due	Unbilled amount	< 1 year	1-2 years	2-3 years	> 3 years	Total
9 10	MSME						-	-
9 20	Others			3,931,238.07	353,969.16	101,210.09	925,907.23	5,312,324.55
9 30	Disputed dues-MSME						-	-
9 40	Disputed dues-Other						-	-
	Total			**3,931,238.07**	**353,969.16**	**101,210.09**	**925,907.23**	**5,312,324.55**

17 **Trade receivable ageing schedule**

Outstanding for following periods from due date of payment (2021-22)

S.no	Particulars	Not due	Unbilled amount	< 6 months	6month-1 years	1-2 years	2-3 years	> 3 years	Total
	Undisputed Trade Receivables - considered good	-	-		6,408,372.73	2,370,398.52	950,537.74	1,209,783.40	10,939,092.39
	Undisputed Trade Receivables - considered doubtful	-	-		-	-	-	-	-
	Disputed Trade Receivables - considered good	-	-		-	-	-	-	-
	Disputed Trade Receivables - considered doubtful	-	-		-	-	-	-	-
	Total	-	-		**6,408,372.73**	**2,370,398.52**	**950,537.74**	**1,209,783.40**	**10,939,092.39**

Outstanding for following periods from due date of payment (2020-21)

S.no	Particulars	Not due	Unbilled amount	< 6 months	6month-1 years	1-2 years	2-3 years	> 3 years	Total
	Undisputed Trade Receivables - considered good	-	-		11,349,537.22	5,880,440.91	1,948,172.95	1,359,882.42	20,538,033.49
	Undisputed Trade Receivables - considered doubtful	-	-		-	-	-	-	-
	Disputed Trade Receivables - considered good	-	-		-	-	-	-	-
	Disputed Trade Receivables - considered doubtful	-	-		-	-	-	-	-
	Total	-	-		**11,349,537.22**	**5,880,440.91**	**1,948,172.95**	**1,359,882.42**	**20,538,033.49**

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Notes Forming Part of the Financial Statements as at 31-03-2022

(Amount in '100')

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
15	**Other non current assets**		
15.1	Long Term Trade Receivables (including trade receivables on deferred credit terms)		
15.2	Security Deposits	124,667.52	
	Total	124,667.52	
16	**Inventories**		
	(Refer to Note No. 2 b for method of valuation)		
16.1	Work-in-Progress	94,709,797.70	90,986,394.95
16.2	Finished Goods	1,616,976.08	2,077,803.73
	(Ready to Move Flats)		
	Total	96,326,773.77	93,064,198.68
17	**Trade Receivables**		
17.1	Unsecured, considered good		
	-with related parties		
	-with others	10,939,092.39	20,538,033.49
	Total	10,939,092.39	20,538,033.49
18	**Cash and cash equivalents**		
18.1	Balances with Banks		
	- in current account	782,080.64	927,105.96
	- in Fixed Deposits Account		400,000.00
18.2	Cash in hand	10,589.54	11,899.56
	Total	792,670.18	1,339,005.51
18.3	**Details of Fixed deposit**		
	Fixed deposit less than 3 month		
	Fixed deposit more than 3 month but less than 12 months		400,000.00
	Fixed deposit more than 12 months (Refer note no.)		
19	**Short term Loan & Advances**		
19.1	**Loans & Advances (Unsecured/Secured/Doubtful, Considered Good)**		
	-to related parties	4,090,316.88	1,078,406.27
19.2	**Others (specify nature)**		
	Loans & Advances to employees/other	558,038.24	156,662.85
	Advances to Suppliers	378,762.17	
	Mobilization Advance Paid to Contractors	640,571.84	697,308.92
	Income Tax Refund	37,082.87	50,504.73
	Balance with Revenue/Statutory Authorities	275,867.39	159,540.01
	Prepaid Expenses	15,250.36	12,382.61
	Total	5,995,889.75	2,154,805.39
19.3	Loans and advances due by directors or other officers of the company or any of them either severally or jointly with any other person or amounts due by firms or private companies respectively in which any director is a partner or a director or a member shall be separately stated. **{Refers to RPT Annexre-2}**		

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(Amount in '100')

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
20	**Other Current Assets**		
20.1	Security Deposits		124,647.52
20.2	GST Recoverable from Customer	123,586.99	1,004,120.83
20.3	GST Input Tax Credit	31,593.77	35,955.03
20.4	Interest Accrued on Fixed deposits		212,484.06
20.5	Interest Accrued on Security Deposit	3,938.71	3,609.27
20.6	Interest Recoverable	2,551,487.63	2,551,487.63
20.7	Vat piad under protest (Net of sales tax provisions)	37,223.72	0.00
	Total	2,747,830.83	3,932,304.34

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Notes Forming Part of the Financial Statements as at 31-03-2022

Note No. 12 : Property, Plant & Equipments

(Amount in '100')

Particulars		Gross Block				Accumulated Depreciation				Net Block	
		As on 01.04.2021	Addition during the year	Deduction during the year	As on 31.03.2022	As on 01.04.2021	Addition during the year	Deduction during the year	As on 31.03.2022	As on 31.03.2022	As on 31.03.2021
12.1	Tangible Assets										
a.	Computers	61,149.72	2,680.54	-	63,830.26	57,197.12	1,521.49	-	58,718.61	5,111.65	3,952.60
b.	Furniture & Fittings	34,606.41	287.37	-	34,893.78	27,998.10	1,633.98	-	29,632.08	5,261.70	6,608.31
c.	Freehold Land	179,259.44	-	-	179,259.44	-	-	-	-	179,259.44	179,259.44
d.	Motor Vehicles	1,278,297.75	-	-	1,278,297.75	957,023.05	97,915.24	-	1,054,938.29	223,359.46	321,274.70
e.	Office Equipments	58,547.66	-	-	58,547.66	52,052.10	1,880.15	-	53,932.25	4,615.41	6,495.56
f.	Plant & Machinery	5,763,563.54	-	-	5,763,563.54	3,846,850.20	334,628.90	-	4,181,479.10	1,582,084.44	1,916,713.34
	Total	7,375,424.52	2,967.91	-	7,378,392.43	4,941,120.57	437,579.76	-	5,378,700.33	1,999,692.10	2,434,303.95

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M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2022

(Amount in '100')

Note No.	Particulars	Year ended 31st March, 2022	Year ended 31st March, 2021
21	**Revenue from Operations**		
21.1	Sale of Services	6,804,731.14	8,965,295.39
21.2	Other Operating Revenues	231,811.87	109,729.84
	Total	**7,036,543.02**	**9,075,025.22**
Note :	**Sale of Services Comprise of**		
	Sale of Flats	6,804,731.14	8,965,295.39
	Total	**6,804,731.14**	**8,965,295.39**
Note :	**Other Operating Revenue comprise of**		
	Sale of additional car parking	-	30,040.00
	Sale of Power Back up	-	2,590.00
	Flat transfer charges	47,847.86	14,872.10
	Sale of Scrap	51,845.13	31,355.09
	Legal Charges for Registration	15,602.31	3,851.56
	Interest on delayed payment by customers	86,976.01	814.60
	Processing Fee	7,455.78	12,294.84
	Flats Cancellation Charges	20,663.56	13,911.65
	Late Payment Charges	1,421.22	
	Total	**231,811.87**	**109,729.84**
22	**Other Income**		
22.1	Interest Income	6,243.06	26,637.21
22.2	Rental Income	58,306.00	28,971.00
22.3	Income related to forfeited and written off accounts	3,285.69	155,173.75
22.4	Other Non Operating Income	1,937.74	27,673.55
	Total	**69,772.49**	**238,455.51**
23	**Cost of Project**		
23.1	Interest on Loan to Noida Authority and Avas Vikas	5,659,052.81	(4,857,325.52)
23.2	Cost of Material & Other Cost	6,752,352.58	11,424,966.68
23.3	Depreciation on Moulds	334,039.75	404,695.59
23.4	Advertisement Expenses	239,314.09	245,402.71
23.5	Broker's Commission	87,707.03	100,860.16
23.6	Interest and Processing Fee on Other Loans	11,256,643.64	10,675,245.66
23.7	Professional Charges	118,768.24	123,621.49
23.8	Electricity Charges	302,436.50	246,294.82
23.9	Staff Cost	625,467.90	111,706.91
23.10	Watch & Wards	72,863.66	84,529.20
23.11	Power & Fuel	38,128.61	14,198.45
23.12	Other Cost	167,894.56	981,856.76
	Cost of Project	**25,654,669.36**	**19,856,052.92**
24	**Changes in inventories of Finished Goods, Work in Progress and Stock in trade**		
	Inventories at the end of the year	96,326,773.77	93,064,198.68
	Inventories at the beginning of the year	93,064,198.68	94,435,455.66
	Sub Total (B)	**93,064,198.68**	**94,435,455.66**
	Net Increase / (Decrease) (A - B)	**(3,262,575.09)**	**1,371,256.98**
25	**Employee Benefit Expenses**		
25.1	Salary & Wages (Including bonus)	36,000.00	27,000.00
25.2	Staff welfare Expenses		1,482.67
25.3	Contribution to Various Funds		8,876.15
	Total	**36,000.00**	**37,358.82**
Note :	**Details of Contribution to various Funds**		
	Employees State Insurance		1,330.12
	Provident fund		7,546.03
	Total	**0.00**	**8,876.15**
26	**Finance Costs**		
26.1	Interest Expense	10,424.68	16,604.69
26.2	Bank Charges	1,823.76	1,211.92
	Total	**12,248.44**	**17,816.61**

Nishant Tyagi & Associates
Delhi

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2022

(Amount in '100')

Note No.	Particulars	Year ended 31st March, 2022	Year ended 31st March, 2021
27	**Depreciation and Amortization Expense**		
27.1	Depreciation	103,540.01	153,925.68
		103,540.01	**153,925.68**
28	**Other Expenses**		
28.1	Advertisement	-	141.11
28.2	Amount Written off	108,309.44	
29.2	Annual Maintainence Charges	14,492.37	18,295.72
29.3	Audit Fee	4,000.00	4,000.00
29.4	Business Promotion	1,893.82	600.00
28.5	Vehicle Running & Maintenance Expenses	10,248.25	13,490.37
28.6	Travelling & Conveyance Charges		3,404.77
28.7	Office Running Expenses	42,132.43	30,033.04
28.8	Professional Charges	3,630.14	1,500.00
28.9	ROC Expenses	262.84	197.84
28.10	Interest & Late Fee On TDS	3,350.72	9,994.99
28.11	Interest & Late Fee on VAT / GST	788.15	
28.12	Fees Under 234E & GST Late Fee	1,037.50	1,008.00
28.13	Rent Paid	49,890.00	53,300.00
28.14	Internet Expenses	2,832.00	1,950.35
28.15	Charity Expenses	1,000.00	1,000.00
28.16	Power and Fuel I	39,800.56	33,563.74
28.18	Insurance	23,554.21	11,984.90
28.19	Repair and Maintenance	3,391.18	5,820.94
28.20	Prior Period Items	5,623.45	
28.213	Website Maintenance	4,445.21	3,051.00
28.22	Diwali Expenses	8,822.10	
28.23	Others	44,547.42	8,705.84
	Total	**374,051.79**	**202,042.61**
29	**Current tax**		
	Current tax (MAT)		
	Less : MAT credit entitlement		
	Net Current tax		

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Notes Forming Part of the Financial Statements as at 31-03-2022

(Amount in '100')

		As at 31st March, 2022	As at 31st March, 2021
30	**Contingent liabilities and commitments (to the extent not provided for)**		
30.1	**Contingent liabilities**		
	Claims against the company not acknowledged as debt	NIL	NIL
	Guarantees	NIL	NIL
	Other money for which the company is contingently liable	NIL	NIL
30.2	Commitments		
	Estimated amount of contracts remaining to be executed on capital account and not provided for;	NIL	NIL
	Uncalled liability on shares and other investments partly paid	NIL	NIL
	Other commitments (**Refer to Contingent Liabilties Annexure-3**).		

31 **Title deeds of Immovable Property not held in name of the Company: NIL**

Relevant line item in the Balance sheet	Description of item of property	Gross carrying value	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative# of promoter*/director or employee of promoter/	Property held since which date	Reason for not being held in the name of the company**
PPE	Land Building					
Investment property	Land Building					
PPE retired from active use and held for disposal	Land Building		NIL			
others						

32 Where the Company has revalued its Property, Plant and Equipment, the company shall disclose as to whether the revaluation is based on the valuation by a registered valuer as defined under rule 2 of the Companies (Registered Valuers and Valuation) Rules, 2017 -Not Applicable

33 **Relationship with Struck off Companies. The details are as follows:**

Name of the struck off company	Nature of transactions with struck off company	Balance outstanding as at current period	Relationship with the struck off company, if any, to be disclosed	Balance outstanding as at previous period	Relationship with the struck off company, if any, to be disclosed
Prateek Infrahomes India Private Limited	Investment in securities	-	Wholly Owned Subsidiary Company	-	Wholly Owned Subsidiary Company

34 **Disclosure Regarding analytical ratios:**

Ratio	Numerator	Denominator	Current Period	Previous Period	% Variance
Current Ratio	Current Assets	Current Liabilities	1.57	1.82	0.25
Debt-equity ratio	Total Debt	Shareholder's Equity	-10.45	20.80	31.25
Debt service coverage ratio	Earnings available for	Debt Service	-0.19	-0.15	0.04
Return on equity ratio	Net Profits after taxes – Preference	Average Shareholder's Equity	7.81	-0.02	-7.82
Inventory turnover ratio	Cost of goods sold OR sales	Average Inventory	0.07	0.00	-0.07
Trade receivables turnover ratio	Net Credit Sales	Average Accounts Receivable	0.43	0.01	-0.43
Trade payables turnover ratio	Net Credit Purchases	Average Trade Payables	41.84	1.19	-40.64
Net capital turnover ratio	Net Sales	Average Working Capital	0.14	0.00	-0.14
Net profit ratio	Net Profit	Net Sales	-1.72	-1.03	0.69
Return on capital employed	Earning before interest and taxes	Capital Employed	-0.17	-0.11	0.05

35 Details of Benami Property held-Where any proceedings have been initiated or pending against the company for holding any benami property

Details of such property, including year of acquisition	Amount	Details of Beneficiaries	If property is in the books, then reference to BS	If property is not in the books, then the fact shall be stated with reasons	If any proceeding against the company then disclose the details	Nature of proceedings, status of same and company's view on same
NIL						

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Notes Forming Part of the Financial Statements as at 31-03-2022

36 Details where company is Wilful defualter- Not Applicable.

Name of Lender	Date of Declaration as a wilful defaulter	Amount	Nature of Defaults
Bank			
Financial Institution			
Other Lender			

37 Security of current assets against borrowings from banks or financial institutions on the basis of security of current assets:

Quarter	Name of bank	Particulars of Securities Provided	Amount as per books of account	Amount as reported in the quarterly return/ statement	Amount of difference	Reason for material discrepancies
FY-2021-22	Asia Real Estate II India Opportunity Trust	Finished Goods/ Inventories	94,709,797.70	N.A. (There is no requirement to submit quarterly returns with the Banks/ Financial institutions)	-	-

38 Registration of charges or satisfaction with Registrar of Companies

Name of Charge	description of the charges or satisfaction	Statutory Date	the location of the Registrar	period (in days or months) by which such charge had to be registered	reason for delay in registration
		NIL			

39 Utilisation of Borrowed funds and share premium-Given or taken both- NIL

40 Disclosure regarding undisclosed income

Assessment Year	Section of the Act	Amount disclosed in tax return	Transaction description along with value treated as income	Assessment status	Whether transaction recorded in books of accounts?	FY in which transaction is recorded
			NIL			

In case the company has not recorded / disclosed in the books of accounts – reason for not recording / disclosing.

41 Disclosure regarding details of crypto currency or virtual currency:

Crypto Currency or Virtual Currency	Sale	Purchase	profit or loss on transactions	amount of currency held as at the reporting date
	NIL			

42 In the opinion of the board of directors the current assets, loan & advances are realisable in ordinary course of business at least equal to the amount at which they are stated in the Balance Sheet.

43 Details of MSME (Amount in 100')

Particulars	2021-22	2020-21
The principal amount remaining unpaid to any supplier as at the end of accounting year	37,154.18	-
The interest due thereon remaining unpaid to any supplier as at the end of accounting year	-	-
The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
The amount of interest due and payable for the period (where the principal has been paid but interest under the MSMED Act, 2006 but interest not paid)	-	-
The amount of interest accrued and remaining unpaid at the end of accounting year	-	-
The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a	-	-

44 Related Party Disclosure

44.1 Details of Related Parties

Nature of Relationship	Name of Related Party
Entities over which Company, or key management personnel or their relatives, exercise significant influence:	
Holding Company	Prateek Buildtech(India) Private Limited
Subsidiary Company	JDR Builders & Developers Pvt Ltd
Key Managerial Personnel	Mr. Prashant Kumar Tiwari
Relative of Key Managerial Personnel	Remika Tiwari
Under Common Control with the Company/Under Same Management	Glamour Creations Private Limited
	Magnitech Infradevelopers Private Limited
	Prateek Infraprojects India Private Limited
	Prateek Propbuild India Private Limited
	Hyptis Infrastructure Private Limited
	Prateek Digital Private Limited
	Prateek Foundation
	Strongbiz Propbuild Private Limited
	Prateek Infratech India Private Limited
	Rapid Real Estate Private Limited
	Gromax Real Estate Private Limited
	Jagdamba Quilts Private Limited

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Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
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Notes Forming Part of the Financial Statements as at 31-03-2022

44.2 The company has entered into transactions with the related parties- **As per RPT Annexure - 2**

45 No employee is in receipt of remuneration exceeding in aggregate of Rs. 1,02,00,000/- if employed throughout the year or Rs. 8,50,000/- per month if employed for a part of the year.

46 Net Profit after tax for the year has been used as the numerator and number of shares has been used as denominator for calculating the basic and diluted earnings per shares

(Amount in 100')

	Particulars	As at 31st March, 2022	As at 31st March, 2021
a.	Face Value Per Share (In Rs.)	10	10
b.	Net Profit/(Loss) after tax (In Rs.)	(11,726,979)	(9,254,812)
c.	Weighted average number of Equity Share	3,215,500	3,215,500
d.	Basic and Diluted Earnings per share	(3.65)	(2.88)

47 The Directors have waived off their right to claim the sitting fees for the Board Meeting attended by them. - N.A

48 There are no indications of impairment on any individual cash generating assets or on cash generating units in the opinion of management and therefore no test of impairment is carried out.

49 Details of loans given, investments made and security provided covered under section 186(4) of the Companies Act, 2013:-

49.1 Loan Given - Year end Balances

(Amount in 100')

	Name of Party	Purpose	As at 31st March, 2022	As at 31st March, 2021
Long Term Loans & Advances				
i	JDR Builders & Developers Pvt Ltd	Business Purpose	12,125,731.36	12,125,731.36
ii	Prateek Propbuild India Private Limited	Business Purpose	4,610,202.55	4,610,202.55
iii	Prateek Infratech India Pvt Ltd	Business Purpose	304,568.32	3,611,222.44
iv	Jagdamba Quilts Pvt Ltd	Business Purpose	221,650.00	221,650.00
Short Term Loans & Advances				
i	Glamour Creations Private Limited	Business Purpose	446,157.74	23,502.34
ii	JDR Builders & Developers Pvt Ltd	Business Purpose	402,146.30	402,146.30
iii	Prateek Propbuild India Private Limited	Business Purpose	86,202.66	86,202.66
iv	Prateek Infratech India Pvt Ltd	Business Purpose	2,949,188.89	-
v	Gromax Real Estate Pvt. Ltd.	Business Purpose	9,925.05	9,925.05
vi	Rapid Real Estate Pvt. Ltd.	Business Purpose	15,419.86	15,419.86
vii	Prateek Digital Pvt Ltd.(Formerly Known as Innovative Homebuild Pvt Ltd)	Business Purpose	69,709.45	65,127.13
viii	Magitech Infradevelopers Pvt. Ltd.	Business Purpose	69.63	63.63
ix	Hypits Infrastructure Pvt. Ltd.	Business Purpose	42.42	42.42
x	Jagdamba Quilts Pvt. Ltd.	Business Purpose	115.93	115.93
xi	Strongbiz Propbuild Pvt. Ltd.	Business Purpose	111,115.08	66,766.21
xii	Prateek Infraproject India Private Limited	Business Purpose	-	408,870.27
xiii	Prateek Foundation	Business Purpose	223.87	224.17
		Total	**21,352,469.11**	**21,647,212.62**

49.2 Loan Given - Amount given in current year

(Amount in 100')

	Name of Party	Purpose	During 2021-22	During 2020-21
Long Term Loans & Advances				
i	Prateek Infratech India Pvt Ltd	Business Purpose	471,568.32	60,373.13
Short Term Loans & Advances				
i	Glamour Creations Private Limited	Business Purpose	912,079.36	49,653.58
ii	Gromax Real Estate Pvt. Ltd.	Business Purpose	-	9.09
iii	Hypits Infrastructure Pvt. Ltd.	Business Purpose	9.09	9.09
iv	Jagdamba Quilts Pvt. Ltd.	Business Purpose	9.09	9.09
v	JDR Builders & Developers Pvt Ltd	Business Purpose	20.20	5,12.70
vi	Magitech Infradevelopers Pvt. Ltd.	Business Purpose	12.12	12.12
vii	Prateek Digital Pvt Ltd. -B&D	Business Purpose	4,624.44	648.02
viii	Prateek Foundation	Business Purpose	9.09	9.39
ix	Prateek Infrahomes India Private Limited	Business Purpose	-	851.86
x	Prateek Infraproject India Private Limited	Business Purpose	-	330,339.64
xi	Prateek Propbuild India Private Limited	Business Purpose	9.09	9.09
xii	Rapid Real Estate Pvt. Ltd.	Business Purpose	9.09	9.09
xiii	Strongbiz Propbuild Pvt. Ltd.	Business Purpose	145,115.08	222,757.20
iv	Prateek Infratech India Pvt Ltd	Business Purpose	2,949,188.89	-
			4,482,653.86	665,259.06

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Delhi

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CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2022

50	In the opinion of the Board, the Current Assets, Loans & Advances are approximately of the value stated, if released in the ordinary course of business except otherwise stated. The Provision for all known liabilities is adequate and not in excess of amount considered reasonable necessary.
51	Other current liability shown in Note No. 10 includes amount payable to 1. .New Okhla Industrial Development Authority amounting to Rs. 711,282,515.00 & .2. Uttar Pradesh Aawas Vikas Parishad amounting to Rs.3,249,803,300.00,which are overdue for payment but not paid due to pending litigation before Hon'able Supreme Court. (Refer to Annexure-3)
52	All the known income and expenditure and assets and liabilities have been taken into account and that all the expenditure debited to the profit and loss account have been exclusively incurred for the purpose of the company's business.
53	Balance in the accounts of debtors, creditors and advances are subject to confirmation/ reconciliation/adjustment from the respective parties.
54	The loans and advances made by company are unsecured and treated as current assets and not prejudicial to the interest of the company.
55	Employee Benefits : The company is not mainting any provisions of gratuity for its emplyoyees.
56	Previous's Year Figures have been regrouped/reclassified wherever necessary to correspond with the current year's classification/disclosure
57	Corporate Social Responsibility- Section 135 of the companies act,2013 is not applicable on Prateek Realtors India Private Limited
58	The Company has not obtained any advance from its directors , hence the company is not required obtained the declaration from Directors stating therein that the amount so advanced to the company has not been given out of the funds borrowed/acquired from others by them.

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi & Associates CA Delhi

Nishant Tyagi
Propreitor
Membership No. 544935
Place : New Delhi
Dated : 6th September 2022
UDIN: 22544935ASTPVM3309

For and on Behalf of Board of Directors

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
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RELATED PARTY TRANSACTIONS AND BALANCES

Annexure - 2
(Amount in 100')

Particulars	Enterprises over which Entity has direct or indirect control		Key Management Personnel		Total	
	2021-22	2020-21	2021-22	2020-21	2021-22	2020-21
Transaction during the year						
Rent Earned						
Glamour Creations Private Limited	17,675.00	31,815.00			17,675.00	31,815.00
Total	**17,675.00**	**31,815.00**	**0.00**	**0.00**	**17,675.00**	**31,815.00**
Expenses Incurred						
Director Remuneration Incurred						
Prashant Kumar Tiwari	-	-	36,000.00	27,000.00	36,000.00	27,000.00
Total	-	-	**36,000.00**	**27,000.00**	**36,000.00**	**27,000.00**
Salary To Related Parties						
Remika Tiwari	-	-	12,000.00	9,000.00	12,000.00	9,000.00
Total			**12,000.00**	**9,000.00**	**12,000.00**	**9,000.00**
Rent Incurred						
Prateek Infratech India Pvt Ltd	36,000.00	36,000.00			36,000.00	36,000.00
Glamour Creations Private Limited	12,000.00	9,000.00			12,000.00	9,000.00
Total	**48,000.00**	**45,000.00**	-	-	**48,000.00**	**45,000.00**
Office Expenses						
Glamour Creations Private Limited	2,259.75	4,294.45			2,259.75	4,294.45
Total	**2,259.75**	**4,294.45**	-	-	**2,259.75**	**4,294.45**
Advertisement Expenses						
Prateek Digital Pvt Ltd.(Formerly Known as Innovative Homebuild Pvt Ltd)	24,246.54	-			24,246.54	-
Balance outstanding as on 31.03.2021						
Investments						
JDR Builders & Developers Pvt Ltd	22,500.00	22,500.00			22,500.00	22,500.00
Prateek Infrahomes India Pvt Ltd	-	-			-	-
Total	**22,500.00**	**22,500.00**	-	-	**22,500.00**	**22,500.00**
Amount (Payable)/Receivable						
Glamour Creations Private Limited	466,036.58	46,441.89			466,036.58	46,441.89
JDR Builder & Developers Pvt Ltd	402,146.30	402,146.30			402,146.30	402,146.30
Prateek Buildtech India Pvt Ltd	(75,032.87)	(10,247.88)			(75,032.87)	(10,247.88)
PRATEEK PROPBUILD IND PVT LTD(PRE ENTERTAINMENT)	86,202.66	86,202.66			86,202.66	86,202.66
Prateek Infratech India Pvt Ltd	2,949,188.89	(125,873.25)			2,949,188.89	(125,873.25)
Gromax Real Estate Pvt. Ltd. B&D	9,925.05	9,925.05			9,925.05	9,925.05
Rapid Real Estate Pvt. Ltd.	15,419.86	15,419.86			15,419.86	15,419.86
Glamour Creations Pvt. Ltd	(19,878.84)	(22,939.55)			(19,878.84)	(22,939.55)
Prateek Infraprojects India Pvt. Ltd.	(109,272.16)	408,870.27			(109,272.16)	408,870.27
Prateek Digital Pvt Ltd (Formerly Known as Innovative Homebuild Pvt Ltd)	69,709.45	65,127.43			69,709.45	65,127.43
Magitech Infradevelopers Pvt. Ltd.	69.63	63.63			69.63	63.63
Hypts Infrastructure Pvt. Ltd.	42.42	42.42			42.42	42.42
Jagdamba Quilts Pvt. Ltd.	115.93	115.93			115.93	115.93
Strongbiz Propbuild Pvt. Ltd.	111,115.08	66,766.21			111,115.08	66,766.21
Prateek Foundation	223.87	224.17			223.87	224.17
Total	**3,906,011.85**	**942,285.14**	-	-	**3,906,011.85**	**942,285.14**
Loans & Advance						
Prateek Buildtech India Pvt Ltd	(37,499.99)	(203,439.83)			(37,499.99)	(203,439.83)
Prateek Infraprojects India Pvt Ltd	(4,577,072.43)	(4,562,894.09)			(4,577,072.43)	(4,562,894.09)
JDR Builder & Developers Pvt Ltd	12,125,731.36	12,125,731.36			12,125,731.36	12,125,731.36
PRATEEK PROPBUILD IND PVT LTD(PRATEEK ENTERTAINMENT)	4,610,202.55	4,610,202.55			4,610,202.55	4,610,202.55
Prateek Infratech India Pvt Ltd	304,568.32	3,611,222.44			304,568.32	3,611,222.44
Jagdamba Quilts India Pvt Ltd	221,650.00	221,650.00			221,650.00	221,650.00
Total	**12,647,579.81**	**15,802,472.43**	-	-	**12,647,579.81**	**15,802,472.43**

Nishant Tyagi & Associates
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M/s PRATEEK REALTORS INDIA PVT. LTD.

DETAILS OF CONTINGENT LIABILITIES OF VAT/CST/ENTRY TAX AS ON 31.03.2022

Financial Year	No. of Cases	Related from	Cases	Demand Amount	Waiver Amt. During Appeal	Demand After Waiver	Total Deposit After ASMT. & Appeal	O/s Demand as on 31-03-2022
Amount in Hundred				Amt in (Hnd)	Amt in (Hnd)	Amt in (Hnd)	Amt in (Hnd)	Amt in (Hnd)
A.								
2010-2011	1	U.P.VAT	Assessment	459,791	-	459,791	-	459,791
2010-2011	1	U.P.Entry Tax	Assessment	109,795	-	109,795	21,980	87,815
Total(A)	**2**			**569,586**	**-**	**569,586**	**21,980**	**547,606**
B.								
2011-2012	1	U.P.VAT	Assessment	243,287	94,154	149,133	61,493	87,640
2011-2012	1	U.P.Entry Tax	Assessment	60,369	17,571	42,797	9,055	33,742
Total(B)	**2**			**303,656**	**111,726**	**191,930**	**70,548**	**121,382**
C.								
2012-2013	1	U.P.VAT	Assessment	412,637	141,421	271,216	181,264	89,953
2012-2013	1	U.P.Entry Tax	Assessment	55,399	-	55,399	38,540	16,859
Total(C)	**2**			**468,036**	**141,421**	**326,615**	**219,804**	**106,812**
D.								
2013-2014	1	U.P.VAT	Assessment	284,604	127,637	156,967	-	156,967
2013-2014	1	U.P.Entry Tax	Assessment	36,165	-	36,165	10,000	26,165
2013-2014	1	Penalty	Form 38	1,856	-	1,856	-	1,856
Total (D)	**3**			**322,625**	**127,637**	**194,988**	**10,000**	**184,988**
E.								
2014-2015	1	U.P.VAT	Assessment	428,050	105,865	322,185	40,221	281,964
2014-2015	1	U.P.Entry Tax	Assessment	23,707	-	23,707	3,555	20,151
Total E	**2**			**451,757**	**105,865**	**345,892**	**43,777**	**302,115**
F.								
2015-2016	1	U.P.VAT	Assessment	94,457	**46,839**	47,619	13,500	34,119
2015-2016	1	U.P.Entry Tax	Assessment	3,872	-	3,872	3,872	-
Total (F)	**2**			**98,329**	**46,839**	**51,491**	**17,372**	**34,119**
G.								
2016-2017	1	U.P.VAT	Assessment	94,457	**47,622**	46,836	10,449	36,386
2016-2017	1	U.P.Entry Tax	Assessment	5,516	-	5,516	5,516	-
Total (G)	**2**			**99,974**	**47,622**	**52,352**	**15,966**	**36,386**
H.								
2017-2018	1	U.P.VAT	Assessment	17,357	**9,002**	8,355	2,484	5,871
2017-2018	1	U.P.Entry Tax	Assessment	1,146	-	1,146	1,146	-
Total (G)	**2**			**18,503**	**9,002**	**9,501**	**3,630**	**5,871**
Grand Total(A+B+C+D+E+F+G)	**17**			**2,332,465**	**590,110**	**1,742,355**	**403,076**	**1,339,278**

Nishant Yagi & Associates Delhi

Annexure-3

That the Hon'ble Supreme Court of India vide order dated 10.06.2020 observed in the matter of "**Bikram Chatterji & Ors. Vs. Union of India", being W.P. (C) No. - 940/2017** and held that the rate of Interest ought not be more than 8% per annum, or to be more reasonable and further observed that the present state of real estate Industry are not in good financial states and most of the projects are standstill, and therefore in order to give impetus to such housing projects and mainly considering the plight of home buyers. It is important to state that the Noida and Greater Noida Authorities themselves had pointed out to the Hon'ble Court: that 114 plots were allotted from 2005 onwards, and most of the projects are still incomplete. That in furtherance the Hon'ble Supreme Court was pleased to direct that the rate of interest on the outstanding premium and other dues to be realized in all such cases at the rate of 8% per annum and directed the Noida and Greater Noida Authorities to do a restructuring of the repayment schedule so that amount is paid and Noida and Greater Noida Authorities are able to realize the same.

That, it is also necessary to observe that the Interlocutory Application bearing number 108670 of 2020 filed by the Noida Authority is still pending and the matter is part heard and scheduled for hearing on 20.09.2021, and the Company has also filed Interlocutory Application and representative of the Company is going to address the Apex Court at length.

The aforementioned I.A.'s are pending and the outcome of the same is awaiting, once the matter attains finality, and there is unambiguity in respect to the rate of interest, the Company shall comply and abide by the same.

It is also necessary to observe that after the aforesaid Order passed by the Hon'ble Supreme Court of India, the Hon'ble UP RERA Authority had directed all the Development Authorities present in UP NCR region vide **Press Release dated 31.07.2020** to charge the MCLR+1 from all the builder irrespective of the project is complete and/or incomplete.

Considering above Hon'ble Supreme Court Order and RERA Guidelines, the Company has made application to NOIDA Authority and UPAVP for restructuring its loans.

The aforementioned issues are pending and the outcome of the same is awaited, once the matter attains finality, and there is unambiguity in respect above, the Company shall pay all pending dues.

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi
Partner
Membership No. 544935
Place : New Delhi
Dated : 06th September 2022
UDIN:22544935ASTPVM3309

Nishant Tyagi & Associates CA Delhi

For and on Behalf of Board of Directors

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

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INDEPENDENT AUDITORS' REPORT

To

The Members of Prateek Realtors India Private Limited

Report on the audit of the financial statements

Opinion

We have audited the accompanying financial statements of **Prateek Realtors India Private Limited** ("the Company"), which comprise the balance sheet as at March 31, 2021, 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, 2021, its Loss and cash flows for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with the standards on auditing specified under section 143 (10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the code of ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the code of ethics.

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

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

GGMS & Co. CA FRN-028439C Chartered Accountant

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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 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.

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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.

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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

As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the **Annexure "A"**, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;

(c) The balance sheet, the statement of profit and loss, 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**;

(e) On the basis of the written representations received from the directors as on March 31, 2021 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 Act;

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(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in **"Annexure B"**.

Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting;

(g) With respect to the other matters to be included in the 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 has disclosed the impact of pending litigations on its financial position in its financial statements – **Refer Note 1(B)(a)** to the financial statements;

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.

For *G G M S & Co.*
Chartered Accountants
Firm Registration No. : 028439C

GGMS & Co. Chartered Accountants CA FRN-028439C

Mohit Kumar Sharma
Partner
Membership No.: 527942
UDIN : 21527942AAAAJB7020
Place: Ghaziabad
Date: 7th September 2021

G G M S & CO.
Chartered Accountants

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Annexure "A" to the Independent Auditor's Report*

(Referred to in paragraph 1 under 'Report on other legal and regulatory requirements' section of our report to the members of Prateek Realtors India Private Limited of even date)

1. In respect of the Company's fixed assets:
   (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.

   (b) The Company has a program of verification to cover all the items of fixed assets in a phased manner over a period of three years, which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets.

   (c) According to the information and explanations given to us, the records examined by us and based on the examination of the conveyance deeds provided to us, we report that, the title deeds, comprising all the immovable properties of land and buildings which are freehold, are held in the name of the Company as at the balance sheet date.
   In respect of immovable properties of land and building that have been taken on lease and disclosed as fixed assets in the financial statements, the lease agreements are in the name of the Company.

2. The inventory has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable. According to the information and explanations given to us and as examined by us, no material discrepancies were noticed on such verification.

3. According to information and explanation given to us, the company has granted unsecured to the companies covered in the register required under section 189 of the Companies Act, 2013. In our opinion, the rate of interest and other terms and conditions of such loans are not prima facie prejudicial to the interest of the company.

   In respect of the aforesaid loans, the parties are repaying the principal amounts as stipulated and are also regular in payment of interest, where applicable

   In respect of the aforesaid loans, in the cases where the overdue amount is more than ninety days, in our opinion, reasonable steps have been taken by the company for the recovery of the principal amounts and interest, where applicable.

4. In our opinion and according to information and explanation given to us, in respect of loans,

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investments, guarantees and security, the Company has complied with the provisions of sections 185 and section 186 of the Companies Act, 2013.

5. In our opinion and according to the information and explanations given to us, the company has not accepted any deposits and accordingly paragraph 3 (v) of the order is not applicable.

6. We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148 of the Act, and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not carried out a detailed examination of the same.

7. In respect of statutory dues:
   (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted/ accrued in the books of account in respect of undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales- tax, service tax, goods and service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues have been generally regularly deposited during the year by the company with the appropriate authorities.

   According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income-tax, sales- tax, service tax, goods and service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues were in arrears as at March 31, 2021 for a period of more than six months from the date they became payable, except as specified in **Appendix – I.**

   (b) According to the information and explanations given to us and the records of the company examined by us, there are no dues of income-tax, sales- tax, service tax, goods and service tax, duty of customs, duty of excise and value added tax which have not been deposited on account of any dispute except following dues:

Statute	**Nature of dues**	**Amount (Rs.in lakhs)**	**Period to which the amount relates(F.Y.)**	**Forum where the dispute is pending**
UP-VAT	VAT & Entry Tax	547.61	2010-11	Tribuanl Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	136.38	2011-12	Tribuanl Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	121.81	2012-13	Tribuanl Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry	184.99	2013-14	Tribuanl Commercial Tax

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	Tax			Department, Ghaziabad
UP-VAT	VAT & Entry Tax	307.12	2014-15	Tribuanl Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	83.08	2015-16	Tribuanl Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	84.36	2016-17	Tribuanl Commercial Tax Department, Ghaziabad
	Total	**1,465.35**		

8 According to the information and explanation given to us and records examined by us, the Company does not have any outstanding dues to banks, financial institutions and government except specified in "**Note 1(B)(e)**". The Company also does not have any dues to debenture holders during the year.

9. The term loans taken during the year have been applied for the purposes for which those are raised. The Company has not raised any money by way of initial public offer or further public offer (including debt instruments).

10. To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or no material fraud on the Company by its officers or employees has been noticed or reported during the year.

11. The company is a private limited company and hence provision of section 197 read with schedule V of the companies Act are not applicable. Accordingly, paragraph 3(xi) of the order is not applicable.

12. The Company is not a Nidhi Company and accordingly, paragraph 3 (xii) of the order is not applicable to the Company.

13. According to the information and explanations given to us and based on our examination of the records of the company, transactions with the related parties are in compliance with section 177 and 188 of the Act. Where applicable, the details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

14 According to the information and explanations given to us and based on our examination of the records of the company, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, paragraph 3(xiv) of the order is not applicable.

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15 According to the information and explanations given to us and based on our examination of the records of the company, the company has not entered into non-cash transactions with directors or persons connected with them. Accordingly, paragraph 3(xv) of the order is not applicable.

16 According to the information and explanations given to us and based on our examination of the records of the company, the company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

For *G G M S & Co.*
Chartered Accountants
Firm Registration No. : 028439C

GGMS & Co. Chartered Accountants CA FRN-028439C

Mohit Kumar Sharma
Partner
Membership No.: 527942
UDIN: 21527942AAAAJB7020
Place: Ghaziabad
Date: 7th September 2021

G G M S & CO.
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Annexure "B" to the Independent Auditor's Report

(Referred to in paragraph 2 (f) under 'Report on other legal and regulatory requirements' section of our report to the Members of Prateek Realtors India Private Limited of even date)

Report on the internal financial controls over financial reporting 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 Prateek Realtors India Private Limited ("the Company") as at March 31, 2021, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's responsibility for internal financial controls

The board of directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. 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, 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 internal financial controls over financial reporting of the Company 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") issued by the Institute of Chartered Accountants of India and the standards on auditing prescribed under Section 143 (10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those standards and the guidance note require that we

comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting were established and maintained and if such controls operated effectively in all material respects.

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Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness.

Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement in the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained, is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial control 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 (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (ii) 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 authorizations of management and directors of the company; and (iii) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

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 of 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

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because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion and according to the information and explanations given to us, the Company has, in all material respects, an adequate internal financial control system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 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.

For *G G M S & Co.*
Chartered Accountants
Firm Registration No. : 028439C

GGMS & Co. Chartered Accountants CA FRN-028439C

Mohit Kumar Sharma
Partner
Membership No.: 527942
UDIN : 21527942AAAAJB7020
Place: Ghaziabad
Date: 7th September 2021

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Appendix – I: Statutory Dues Outstanding for more than six months as at 31.03.2021

2019-20	Total TDS Dues	Due Date	Deposit	Date of Deposit	Not yet deposited
Apr-19	1,186,463	07/05/2019	527,386	23/06/2021	659,077
May-19	-	07/06/2019	-		-
Jun-19	1,130,161	07/07/2019	477,367	23/06/2021	652,794
Jul-19	1,101,469	07/08/2019	451,903	23/06/2021	649,566
Aug-19	1,072,416	07/09/2019	426,132	23/06/2021	646,284
Sep-19	1,042,992	07/10/2019	400,049	23/06/2021	642,943
Oct-19	21,622,083	07/11/2019	373,651	23/06/2021	21,248,432
Nov-19	986,447	07/12/2019	346,934	23/06/2021	639,513
Dec-19	952,456	07/01/2020	319,894	23/06/2021	632,562
Jan-20	22,227,821	07/02/2020	292,528	23/06/2021	21,935,293
Feb-20	1,302,500	07/03/2020	264,831	23/06/2021	1,037,669
Mar-20	2,151,961	30/04/2020	562,523	23/06/2021	1,589,438
Total	**54,776,769**		**4,443,198**		**50,333,571**

2020-21	Total TDS Dues	Due Date	Deposit	Date of Deposit	Not yet deposited
Apr-20	656,297	07/05/2020	23,165	28/07/2020	633,132
May-20	729,961	07/06/2020	84,977	06/06/20 & 29/07/2020	644,984
Jun-20	662,047	07/07/2020	662,047	28/07/2020	-
Jul-20	2,181,513	07/08/2020	479,470	29-10-2020 & 04/09/2021	1,702,043
Aug-20	1,773,432	07/09/2020	233,601	29-10-2020 & 04/09/2021	1,539,831
Sep-20	1,959,099	07/10/2020	381,210	23/06/201 & 04/09/2021	1,577,889
Total	**7,962,349**		**1,864,470**		**6,097,879**

GGMS & Co. Chartered Accountants CA FRN-028439C

M/S PRATEEK REALTORS INDIA PRIVATE LIMITED
Shop No.7,Ground Floor,CSC Plot,Rishabh Ipex Mall, Patparganj, Delhi-110092
CIN : - U70101DL2009PTC197028

Balance Sheet as at 31st March 2021

In ₹ unless otherwise stated

Particulars	Note No.	2,021 ₹	2,020 ₹
EQUITY & LIABILITIES			
Shareholder's Funds			
Share Capital	2	32,155,000	32,155,000
Reserves & Surplus	3	351,444,086	1,273,551,635
		383,599,086	**1,305,706,635**
Non-current Liabilities			
Long-term borrowings	4	7,889,802,724	10,851,350,225
Long term provisions	5	987,273	9,390,933
		7,890,789,996	**10,860,741,158**
Current Liabilities			
Short-term borrowings	6	13,612,114	15,670,678
Trade payables	7	531,232,455	540,021,821
Other current liabilities	8	6,105,834,498	2,441,164,231
Short-term provisions	9	-	15,493,160
		6,650,679,067	**3,012,349,890**
TOTAL EQUITY & LIABILITIES		**14,925,068,149**	**15,178,797,682**
ASSETS			
Non-current assets			
Fixed Assets			
Tangible Assets	10	243,430,395	281,136,241
Non-current Investments	11	2,250,000	2,350,000
Deferred tax assets		376,172,379	69,156,301
Long term loan and advances	12	2,212,845,387	2,194,263,074
		2,834,698,161	**2,546,905,616**
Current assets			
Inventories	13	9,306,419,867	9,443,545,566
Trade Receivables	14	2,053,803,349	2,420,613,900
Cash and Cash Equivalents	15	133,900,551	83,379,091
Short-term loans and advances	16	215,480,539	353,980,698
Other current assets	17	380,765,682	330,372,812
		12,090,369,988	**12,631,892,066**
TOTAL ASSETS		**14,925,068,149**	**15,178,797,682**

See accompanying notes forming part of the financial statements 1-25

As per our report of even date attached.
For G G M S & Co.
Chartered Accountants
Firm Registration No.028439C

GGMS & Co. Chartered Accountants CA FRN-028439C

Mohit Kumar Sharma
Partner
Membership No. 527942
Place : New Delhi
Date : 7th September 2021
UDIN : 21527942AAAAJB7020

For and on Behalf of Board

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN : 02847113

M/S PRATEEK REALTORS INDIA PRIVATE LIMITED
Shop No.7,Ground Floor,CSC Plot,Rishabh Ipex Mall, Patparganj, Delhi-110092
CIN :- U70101DL2009PTC197028

Statement of Profit and Loss account for the year ended 31st March 2021

In ₹ unless otherwise stated

Particulars	Note No.	2,021 ₹	2,020 ₹
Revenue from operations	18	907,502,522	3,346,420,562
Other Income	19	23,845,551	15,374,032
Total Revenue		931,348,073	3,361,794,594
Expenses:			
Cost of Project	20	1,985,605,292	3,124,964,483
Change in inventories of finished goods, WIP and Stock-in-trade	21	137,125,697	297,345,480
Employees Benefits Expenses	22	3,735,882	10,971,159
Finance Cost	23	1,781,661	1,599,014
Depreciation and amortization expenses	10	15,392,568	15,847,615
Other Expenses	24	20,204,261	43,538,396
Total Expenses		2,163,845,361	3,494,266,146
Profit before exceptional and extraordinary item and Tax		(1,232,497,288)	(132,471,553)
Exceptional Items		-	-
Profit before extraordinary item and Tax		(1,232,497,288)	(132,471,553)
Extraordinary Item		-	-
Profit before Tax		(1,232,497,288)	(132,471,553)
Tax Expenses:			
(a) Current Tax	25	-	-
(b) Deferred Tax		(307,016,078)	(34,460,491)
Profit/(Loss) for the period from continuing operations		(925,481,210)	(98,011,061)
Profit/ (Loss) form discontinuing operation		-	-
Profit/ (Loss) for the period		(925,481,210)	(98,011,061)
Earning per share:			
(i) Basic [Nominal Value Rs. 10 (Previous Year - Rs. 10)]	[Refer Note - 1	(287.82)	(30.48)
(ii) Diluted [Nominal Value Rs. 10 (Previous Year - Rs. 10)]		(287.82)	(30.48)

See accompanying notes forming part of the financial statements 1-25

As per our report of even date attached.

For G G M S & Co.
Chartered Accountants
Firm Registration No.028439C

G G M S & Co. Chartered Accountants CA FRN- 028439C

Mohit Kumar Sharma
Partner
Membership No. 527942
Place : New Delhi
Date : 7th September 2021
UDIN : 21527942AAAASB7020

For and on Behalf of Board

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN : 02847113

PRATEEK REALTORS INDIA PRIVATE LIMITED
Shop No.7,Ground Floor,CSC Plot,Rishabh Ipex Mall, Patparganj, Delhi-110092
CIN : - U70101DL2009PTC197028
Cash Flow Statement for the year ended on 31st March 2021

In ₹ unless otherwise stated

Particulars		2021 ₹	2020 ₹
CASH FLOW FROM OPERATING ACTIVITIES			
Net Profit before taxation & extraordinary items		(1,232,497,288)	(132,471,553)
Adjustment for :			
Depreciation		55,862,127	64,860,844
Loss/(Profit) on sale of assets(net)		-	(582,199)
Interest Income		(2,663,721)	(3,455,486)
Rental Income		(2,897,100)	(11,171,592)
Finance Cost		1,781,661	1,599,014
Provisions :- (Additions-Write back) (Including Provision for VAT)		3,373,661	-
Non Cash Items		-	-
Operating Profit before working capital changes		**(1,177,040,660)**	**(81,220,972)**
Adjustment for :			
Decrease/(Increase) in Trade Receivables		366,810,552	(537,580,928)
Decrease/(Increase) in Inventories		137,125,698	297,345,480
Decrease/(Increase) in Current Assets & other Assets		88,107,289	186,415,673
(Decrease)/Increase in Trade Payables		(8,789,366)	(230,414,410)
(Decrease)/Increase in Current Liabilities & Other Liabilities		3,638,714,883	270,282,394
		4,221,969,055	**(13,951,791)**
Cash generated from operation	(1+2)	**3,044,928,395**	**(95,172,763)**
Income Tax Paid		-	5,771,985
NET CASH FROM OPERATING ACTIVITIES	(A)	**3,044,928,395**	**(100,944,748)**
CASH FLOW FROM INVESTING ACTIVITIES			
Purchase of Fixed Assets including Capital WIP		(18,156,281)	(29,588,759)
Sale of Fixed Assets		-	967,035
Sale of Investment		100,000	-
Investment in Subsidiary		-	-
Interets Income		2,663,721	3,455,486
Rental Income		2,897,100	11,171,592
Cash Advance made		-	-
Cash receipts from loans and advances		(18,582,313)	14,619,443
NET CASH FROM INVESTING ACTIVITIES	(B)	**(31,077,773)**	**624,797**
CASH FLOW FROM FINANCING ACTIVIES			
Proceeds from Borrowings		(2,961,547,501)	1,268,530,157
Repayments of Borrowings		-	(1,252,493,228)
Finance Cost		(1,781,661)	(1,599,014)
NET CASH FROM FINANCING ACTIVITIES	(C)	**(2,963,329,163)**	**14,437,915**
NET INCREASE/(DECREASE) IN CASH & CASH EQUIVALENT	(A+B	**50,521,460**	**(85,882,037)**
CASH & CASH EQUIVALENT(OPENING)	(E)	83,379,091	169,261,128
CASH & CASH EQUIVALENT(CLOSING)	(F)	133,900,551	83,379,091
NET INCREASE/(DECREASE) IN CASH & CASH EQUIVALENT	(F-E)	**50,521,460**	**(85,882,037)**

As per our even dated report attached

For G G M S & Co.
Chartered Accountants
Firm Registration No.028439C

GGMS & Co. Chartered Accountants CA FRN-028439C

Mohit Kumar Sharma
Partner
Membership No. 527942
Place : New Delhi
Date : 7th September 2021
UDIN : 21527942AAAAJB7020

For and on Behalf of Board

Prashi Prashant Kumar Tiwari
Direct Director
DIN:0 DIN:00024438

Prateek Tiwari
Director
DIN : 02847113

Note "1"

A. Significant Accounting Policies and notes to accounts

Background

Prateek Realtors India Private Limited was incorporated on 16th of December, 2009. The main object is to carry on the business of constructing residential houses, commercial building, flats and factory sheds and building; the ongoing project of the company is "Prateek Grand City" in Siddhartha Vihar, Ghaziabad.

a) **Basis of Preparation**

The financial statements have been prepared on accrual basis under the historical cost convention and in accordance with the accounting principles generally accepted in India. The Company has prepared these financial statements to comply in all material respects with the accounting standards notified under Section 133 of the Companies Act 2013, read together with Rule 7 of the Companies (Accounts) Rules 2014.The accounting policies have been consistently applied unless otherwise stated.

b) **Use of Estimates**

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management of the company to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements and the results of the operations of reporting periods. Although these estimates are based upon management's best knowledge of current events and actions, actual result could differ from those estimates. Significant estimates used by the management in preparation of financial statements includes % of completion for project in progress, estimates of economic useful lives of fixed assets, provision for bad and doubtful debts and accrual for employee benefits.

The realizable value of moulds has been change from 30% to 10% under Companies act 2013.

c) **Revenue Recognition**

Revenue from Projects

Revenue from sale of properties is recognized when the significant risks and rewards of ownership have been transferred to the customer, which coincide with entering into a legally binding agreement. The company follows percentage of completion method, based on the stage of completion at the balance sheet date, taking into account the contractual price and revision thereto by estimating total revenue and total cost till completion of the contract and the profit so determined has been accounted for proportionate to the percentage of the actual work done. Further, revenue is recognized only for the confirmed booked flats / stocks as on the date of Balance Sheet & appropriate contingency provision is made till the project is finally completed. Booking is confirmed when initial booking amount which is presently 10% of basic sale value is received from customers.

The estimates of the saleable area and total costs are reviewed by the management periodically and the cumulative effect in the changes in these estimates, if any, are recognized in the period in which these changes reliably measured.

Revenue from sale of land is recognized in the period in which the agreement to sell is entered into. Where there is remaining substantial obligation under the agreement, revenue is recognized on the fulfillment of such obligation.

During the year the company has given **Rebate** on account of implementation of **Goods & Service Tax** which has been reduced from the sales which is recognized as percentage completion method.

GGMS & Co. Chartered Accountants FRN-028439C

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Other Income

Interest received from customer on late payment, income on cancellation of flats and sale of scrap are recognized on cash basis.

d) **Fixed Assets**

Fixed Assets are stated at cost less accumulated depreciation and impairment losses. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use. Advances paid towards acquisition of fixed assets before the period end are classified as capital work in progress. Borrowing costs directly attributable to acquisition or construction of those fixed assets which necessarily take a substantial period of time to get ready for their intended use are capitalized. Fixed assets purchased in foreign currency are recorded at the actual rupee cost incurred. Expenditure directly relating to expansion is capitalized only if it increases the life or functionality of an asset beyond its original standard of performance. The useful lives of intangible assets have been estimated 5 years.

e) **Depreciation/Amortization**

Depreciation on fixed assets is provided on the written down value method, based on useful life of asset specified in Schedule II to the Companies Act, 2013.Management estimates the useful life of assets as per indicative useful life prescribed in Schedule II, of the Companies Act, 2013. Intangible assets are amortized on straight line method over the period of estimated useful life. Useful life of moulds has been change from four years to twelve years according to schedule II Companies Act 2013.

f) **Borrowing Cost**

Borrowing costs that are attributable to the acquisition and/or construction of qualifying assets are capitalized as part of the cost of such assets, in accordance with the Accounting Standard 16 "Borrowing Costs". A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. All other borrowing costs are charged to the Statement of Profit and Loss as incurred.

g) **Inventory**

Inventory comprises raw materials, property held for development; properties under development and property held for sale.

Raw Materials used for the construction activity of the Company are valued at the lower of cost and net realizable value with the cost being determined on a 'First In First Out' basis.

Properties Held for Development represent land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, borrowing cost and other costs incurred to get the properties ready for their intended use.

Properties under Development represent various projects which are in process presently. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred till reported date in proportion of % of completed unsold area out of % of total completed area.

Properties held for Sale represent finished properties and land acquired for the purpose of future sale and not for development. Properties held for sale are stated at the lower of cost and net realizable value. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred during the period of development.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and costs required to make the sale.

h) **Impairment of Assets**

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the profit and loss account. If at the balance

GGMS & Co. Chartered Accountants FRN-028439C

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sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost. There is no impairment of assets in company during reported period.

i) **Employee Benefits**

Expenses and liabilities with respect to employee benefits are recorded in accordance with Accounting Standard Employee Benefits (AS 15).

Provident fund

The Company contributes to the statutory provident fund of the Regional Provident Fund Commissioner, in accordance with Employees Provident Fund and Miscellaneous Provision Act, 1952. The plan is a defined contribution plan and contribution paid or payable is recognized as an expense in the period in which the employee renders services.

Other short-term benefits

Expense in respect of other short-term benefits including performance bonus is recognized on the basis of amount paid or payable for the period during which the employees render services.

j) **Cash and Cash Equivalents**

Cash and Cash Equivalent include cash in hand, demand deposits with banks, other short term highly liquid investments with original maturity of three months or less.

k) **Taxes on Income**

Tax expense comprises both current and deferred taxes. The current charge for income taxes is calculated in accordance with the relevant tax regulations. Deferred income taxes reflect the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the balance sheet date.

Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are recognized on carry forward of unabsorbed depreciation and tax losses only if there is virtual certainty that such deferred tax assets can be realized against future taxable profits.

Unrecognized deferred tax assets of earlier years are re-assessed and recognized to the extent that it has become reasonably certain that future taxable income will be available against which such deferred tax assets can be realized.

l) **Earnings per Share**

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all potential equity shares.

m) **Provisions and Contingent Liabilities**

The Company creates a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

n) **Investments**

Long term investments are stated at cost less provision for permanent diminution in value, if any.

GGMS & Co. Chartered Accountants FRN-028439C

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B. Notes to Accounts

a) Other Commitments and Contingencies.

Demand has been raised by Sale Tax Department in respect of VAT and Entry Tax and for which company has filed appeal in the court. However, company is providing provision for sale tax in the book. Details shown in "**Annexure 1**"

b) Fees to Auditors:

Particulars	31st March, 2021	31st March, 2020
Audit Fee Including Tax Audit Fee	4,00,000.00	4,00,000.00
Other than Audit Fee	NIL	NIL
Total	**4,00,000.00**	**4,00,000.00**

c) In the opinion of the Board, the Current Assets, Loans & Advances are approximately of the value stated, if released in the ordinary course of business except otherwise stated. The Provision for all known liabilities is adequate and not in excess of amount considered reasonable necessary.

d) Debit and Credit Balances of Trade Creditors are subject to confirmation.

e) Current maturity amount of long term debts shown under the head "Note 8: Other Current liabilities" includes ,inter alia, amount payable to: 1. .New Okhla Industrial Development Authority amounting to Rs. 20,53,63,728.00 and Rs.50,79,26,105.00 & .2. Uttar Pradesh Aawas Vikas Parishad amounting to Rs.1,06,44,62,880.00 and 1,57,34,92,832.00, which are overdue for payment but not paid due to pending litigation before Hon'able Supreme Court. (**Refer to Annexure-3**)

f) Interest on loan to Noida Authority and Avash Vikash showing negative balance of Rs. 48,57,32,552/- under the head "Note-20: Cost of Project" due to reversal of interest amounting to Rs.1,05,16,37,833/- already charged to profit and loss account in previous financial years which was over and above 11% as per Uttar Pradesh Shasan Avash evam Shahri Niyajan Anubhag-2-Order No-693/8-2-2019-3HB(322)/18 dated 22 April 2019.

g) The Company has adopted **AS-22 "Accounting for taxes on Income"** which is mandatory with effect from 1st April, 2002. Accordingly: The Breakup of Major components of Deferred Tax Assets/ Liabilities is as follows:

Deferred Tax Asset /(Liability)	31st March, 2021	31st March, 2020
Opening Balance	6,91,56,301.00	34,695,810.00
Due to Depreciation	2,97,063.00	1,32,008.00
Due to Sale Tax Provisions	(10,55,861.00)	3,43,28,483.00
Due to other timing differences and loss	30,77,74,878	-
Total	**37,61,72,381**	**6,91,56,301.00**

GGMS & Co. Chartered Accountants FRN-028439C

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h) Earnings per Share computed in accordance with **AS-20"Earning per Share"**

Particulars	**31st March, 2021**	**31st March, 2020**
Profit / (loss) after tax	(92,54,81,210)	(9,80,11,061)
Weighted Number of Shares	32,15,500	32,15,500
Basic EPS before extra-ordinary item	(287.82)	(30.48)
Basic EPS after extra-ordinary item	(287.82)	(30.48)
Diluted EPS	(287.82)	(30.48)

i) Related Party Disclosure

i. Names of the related parties:

Names of the related parties and description of relationship :	
Holding Company	Prateek Buildtech(India) Private Limited
Subsidiary Company	Prateek Infrahomes India Private Limited JDR Builders and Developers Pvt. Ltd.
Key Managerial Personnel	Mr. Prashant Kumar Tiwari
	Mrs. Kalpana Tiwari
Under Common Control with the Company/Under Same Management	Glamour Creations Private Limited
	Magitech Infradevelopers Private Limited
	Prateek Infraprojects India Private Limited
	Prateek Propbuild India Private Limited
	Hyptis Infrastructure Private Limited
	Innovative Buildhome Private Limited
	Prateek Digital Private Limited
	Innovative Infrahomes Private Limited
	Prateek Foundation
	Strongbiz Propbuild Private Limited
	Prateek Infratech India Private Limited
	Rapid Real Estate Private Limited
	Gromax Real Estate Private Limited
	Jagdamba Quilts Private Limited

ii. Related Party Transactions:------Annexure 2

GGMS & Co. Chartered Accountants CA FRN-028439C

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j) **Prior period comparatives**

Prior period comparatives have been regrouped/reclassified wherever necessary to conform to the presentation in the current period.

k) **Segmental Reporting**

Since company is having only one segment only, hence not applicable.

As per our report of even date.

For G G M S & Co.
Chartered Accountants
Firm Registration No. 028439C

GGMS & Co. CA FRN-028439C Chartered Accountants

Mohit Kumar Sharma
Partner
Membership. No: 527942
Place: New Delhi
UDIN: 21527942AAAAJB7020
Dated: 7th September, 2021

For and on behalf of the Board

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PVT. LTD.
DETAILS OF CONTINGENT LIABILITIES OF VAT/CST/ENTRY TAX AS ON 31.03.2021

Annexure-"1"

Financial Year	No. of Cases	Related from	Cases	Demand Amount	Waiver Amt. During Appeal	Demand After Waiver	Total Deposit After ASMT. & Appeal	O/s Demand as on 31-03-2021
A.								
2010-2011	1	U.P.VAT	Assessment	45,979,096	-	45,979,096		45,979,096
2010-2011	1	U.P.Entry Tax	Assessment	10,979,537	-	10,979,537	2,198,000	8,781,537
Total(A)	**2**			**56,958,633**	**-**	**56,958,633**	**2,198,000**	**54,760,633**
B.								
2011-2012	1	U.P.VAT	Assessment	24,328,719	9,415,426	14,913,293	4,649,308	10,263,985
2011-2012	1	U.P.Entry Tax	Assessment	6,036,850	1,757,139	4,279,711	905,528	3,374,183
Total(B)	**2**			**30,365,569**	**11,172,565**	**19,193,004**	**5,554,836**	**13,638,168**
C.								
2012-2013	1	U.P.VAT	Assessment	41,263,708	14,142,064	27,121,644	16,626,371	10,495,273
2012-2013	1	U.P.Entry Tax	Assessment	5,539,889	-	5,539,889	3,853,989	1,685,900
Total(C)	**2**			**46,803,597**	**14,142,064**	**32,661,533**	**20,480,360**	**12,181,173**
D.								
2013-2014	1	U.P.VAT	Assessment	28,460,409	12,763,692	15,696,717		15,696,717
2013-2014	1	U.P.Entry Tax	Assessment	3,616,489	-	3,616,489	1,000,000	2,616,489
2013-2014	1	Penalty	Form 38					

GGMS & Co. Chartered Accountants FRN-028439C

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				185,600	-	185,600	-	185,600
Total (D)	**3**							
E.				**32,262,498**	**12,763,692**	**19,498,806**	**1,000,000**	**18,498,806**
2014-2015	1	U.P.VAT	Assessment	42,805,023	10,586,504	32,218,519	3,522,143	28,696,376
2014-2015	1	U.P.Entry Tax	Assessment	2,370,659	-	2,370,659	355,529	2,015,130
Total E	**2**							
F.				**45,175,682**	**10,586,504**	**34,589,178**	**3,877,672**	**30,711,506**
2015-2016	1	U.P.VAT	Assessment	9,445,730	-	9,445,730	1,350,000	8,095,730
2015-2016	1	U.P.Entry Tax	Assessment	387,196	-	387,196	175,000	212,196
Total (F)	**2**							
G.				**9,832,926**	-	**9,832,926**	**1,525,000**	**8,307,926**
2016-2017	1	U.P.VAT	Assessment	9,445,730		9,445,730	1,505,841	7,939,889
2016-2017	1	U.P.Entry Tax	Assessment	551,628	-	551,628	55,163	496,465
Total (G)	**2**							
Grand Total(A+B+C+D+E+F+G)	**15**			**9,997,358**	-	**9,997,358**	**1,561,004**	**8,436,354**
				231,396,263	**48,664,825**	**182,731,438**	**36,196,872**	**146,534,566**

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M/S PRATEEK REALTORS INDIA PRIVATE LIMITED

RELATED PARTY TRANSACTIONS AND BALANCES

Annexure - 2

Particulars	Enterprises over which Entity has direct or indirect control		Key Management Personnel		Total	
	2020-21	2019-20	2020-21	2019-20	2020-21	2019-20
Transaction during the year						
Rent Earned						
Glamour Creations Private Limited	3,181,500	5,302,500			3,181,500	5,302,500
Total	**3,181,500**	**5,302,500**	-	-	**3,181,500**	**5,302,500**
Expenses Incurred						
Director Remuneration Incurred						
Prashant Kumar Tiwari	-	-	2,700,000	8,000,000	2,700,000	8,000,000
Prateek Tiwari	-	-	-	-	-	-
Total	-	-	**2,700,000**	**8,000,000**	**2,700,000**	**8,000,000**
Salary To Related Parties						
Remika Tiwari	-	-	**900,000**	**2,850,000**	**900,000**	**2,850,000**
Rent Incurred						
Prateek Infratech India Pvt Ltd	3,600,000	4,800,000			3,600,000	4,800,000
Glamour Creations Private Limited	900,000	2,100,000			900,000	2,100,000
Total	**4,500,000**	**6,900,000**	-	-	**4,500,000**	**6,900,000**
Office Expenses						
Glamour Creations Private Limited	429,445	1,430,345			429,445	1,430,345
Total	**429,445**	**1,430,345**	-	-	**429,445**	**1,430,345**
Advertisement Expenses						
Prateek Digital Pvt Ltd.(Formerly Known as Innovative Homebuild Pvt Ltd)	-	**8,316,763.00**			-	**8,316,763.00**
Balance outstanding as on 31.03.2021						
Investments						
JDR Builders & Developers Pvt Ltd	2,250,000.00	2,250,000.00			2,250,000.00	2,250,000.00
Prateek Infrahomes India Pvt Ltd	-	100,000.00			-	100,000.00
Total	**2,250,000.00**	**2,350,000.00**	-	-	**2,250,000.00**	**2,350,000.00**
Amount (Payable)/Receivable						
Glamour Creations Private Limited	4,644,189	976,817			4,644,189	976,817
JDR Builder & Developers Pvt Ltd	40,214,630	40,157,360			40,214,630	40,157,360
Prateek Buildtech India Pvt Ltd	(1,024,788)	782,445			(1,024,788)	782,445
PRATEEK PROPBUILD IND PVT LTD(PRE ENTERTAINMENT)	8,620,266	8,619,357			8,620,266	8,619,357

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Prateek Infratech India Pvt Ltd	(12,587,325)	(14,785,985)			(12,587,325)	(14,785,985)
Gromax Real Estate Pvt. Ltd. B&D	992,505	991,899			992,505	991,899
Rapid Real Estate Pvt. Ltd.	1,541,986	1,541,077			1,541,986	1,541,077
Glamour Creations Pvt. Ltd	(2,293,955)	(1,864,510)			(2,293,955)	(1,864,510)
Prateek Infraprojects India Pvt. Ltd.	40,887,027	7,853,063			40,887,027	7,853,063
Innovative Buildhome Pvt. Ltd.	-	8,181			-	8,181
Prateek Digital Pvt Ltd.(Formerly Known as Innovative Homebuild Pvt Ltd)	6,512,743	6,447,941			6,512,743	6,447,941
Prateek Infrahomes Pvt Ltd	-	15,814			-	15,814
Magitech Infradevelopers Pvt. Ltd.	6,363	5,151			6,363	5,151
Hypits Infrastructure Pvt. Ltd.	4,242	3,333			4,242	3,333
Innovative Infrahome Pvt. Ltd.	-	2,727			-	2,727
Jagdamba Quilts Pvt. Ltd.	11,593	10,684			11,593	10,684
Strongbiz Propbuild Pvt. Ltd.	6,676,621	400,901			6,676,621	400,901
Prateek Foundation	22,417	21,478			22,417	21,478
Total	94,228,514	51,187,732	-	-	94,228,514	51,187,732
Loans & Advance						
Prateek Buildtech India Pvt Ltd	(20,343,983)	(33,360,532)			(20,343,983)	(33,360,532)
Prateek Infraprojects India Pvt Ltd	(456,289,409)	(558,789,409)			(456,289,409)	(558,789,409)
JDR Builder & Developers Pvt Ltd	1,212,573,136	1,212,573,136			1,212,573,136	1,212,573,136
PRATEEK PROPBUILD IND PVT LTD(PRE ENTERTAINMENT)	461,020,255	461,020,255			461,020,255	461,020,255
Prateek Infratech India Pvt Ltd	361,122,244	363,084,931			361,122,244	363,084,931
Jagdamba Quilts India Pvt Ltd	22,165,000	22,165,000			22,165,000	22,165,000
Total	1,580,247,243	1,466,693,381	-	-	1,580,247,243	1,466,693,381

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Annexure-3

That the Hon'ble Supreme Court of India vide order dated 10.06.2020 observed in the matter of **"Bikram Chatterji & Ors. Vs. Union of India", being W.P. (C) No. - 940/2017** and held that the rate of Interest ought not be more than 8% per annum, or to be more reasonable and further observed that the present state of real estate Industry are not in good financial states and most of the projects are standstill, and therefore in order to give impetus to such housing projects and mainly considering the plight of home buyers. It is important to state that the Noida and Greater Noida Authorities themselves had pointed out to the Hon'ble Court: that 114 plots were allotted from 2005 onwards, and most of the projects are still incomplete. That in furtherance the Hon'ble Supreme Court was pleased to direct that the rate of interest on the outstanding premium and other dues to be realized in all such cases at the rate of 8% per annum and directed the Noida and Greater Noida Authorities to do a restructuring of the repayment schedule so that amount is paid and Noida and Greater Noida Authorities are able to realize the same.

That, it is also necessary to observe that the Interlocutory Application bearing number 108670 of 2020 filed by the Noida Authority is still pending and the matter is part heard and scheduled for hearing on 20.09.2021, and the Company has also filed Interlocutory Application and representative of the Company is going to address the Apex Court at length.

The aforementioned I.A.'s are pending and the outcome of the same is awaiting, once the matter attains finality, and there is unambiguity in respect to the rate of interest, the Company shall comply and abide by the same.

It is also necessary to observe that after the aforesaid Order passed by the Hon'ble Supreme Court of India, the Hon'ble UP RERA Authority had directed all the Development Authorities present in UP NCR region vide **Press Release dated 31.07.2020** to charge the MCLR+1 from all the builder irrespective of the project is complete and/or incomplete.

Considering above Hon'ble Supreme Court Order and RERA Guidelines, the Company has made application to NOIDA Authority and UPAVP for restructuring its loans.

The aforementioned issues are pending and the outcome of the same is awaited, once the matter attains finality, and there is unambiguity in respect above, the Company shall pay all pending dues.

As per our report of even date.

For G G M S & Co.

Chartered Accountants

Firm Registration No. 028439C

GGMS & Co. Chartered Accountants FRN-028439C

Mohit Kumar Sharma

Partner

Membership. No: 527942

Place: New Delhi

UDIN : 21527942AAAAJB7020

Dated: 7th September 2021

For and on behalf of the Board

Prashant Kumar Tiwari

Director

DIN:00024438

Prateek Tiwari

Director

DIN:02847113

M/S PRATEEK REALTORS INDIA PRIVATE LIMITED
CIN : - U70101DL2009PTC197028
Shop No.7,Ground Floor,CSC Plot,Rishabh Ipex Mall, Patparganj, Delhi-110092

Notes forming part of Balance Sheet and Statement of Profit and Loss For the year ending at 31.03.2021

Particulars	2021 No. of Shares	2021 ₹	2020 No. of Shares	2020 ₹
Note 2 : Share Capital				
(a) Authorized Capital				
- Equity Shares of Rs. 10/- each	5,000,000	50,000,000	5,000,000	50,000,000
Total	**5,000,000**	**50,000,000**	**5,000,000**	**50,000,000**
(b) Issued, Subscribed and Paid Up Capital				
- Equity Shares of Rs. 10/- each	3,215,500	32,155,000	3,215,500	32,155,000
Total	**3,215,500**	**32,155,000**	**3,215,500**	**32,155,000**

Reconciliation Statement of Equity Shares	2021 No. of shares	2021 Amount	2020 No. of shares	2020 Amount
Shares outstanding at the beginning of the year	3,215,500	32,155,000	3,215,500	32,155,000
Shares Issued during the year			-	-
Shares outstanding at the end of the year	**3,215,500**	**32,155,000**	**3,215,500**	**32,155,000**

Terms/rights attached to equity shares

The company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. The company declare and pay dividends in Indian Rupees.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

Details of the Shares held by the Holding Company	2021 No. of shares	2021 Amount	2020 No. of shares	2020 Amount
Prateek Buildtech (India) Private Limited	2,993,300	29,933,000	2,993,300	29,933,000
Total	**2,993,300**	**29,933,000**	**2,993,300**	**29,933,000**

Details of the Shareholder Holding more than 5% Shares	2021	%	2020	%
Prateek Buildtech (India) Private Limited	2,993,300	0.93	2,993,300	0.93
Prashant Kumar Tiwari	222,200	0.07	222,200	0.07
Total	**3,215,500**	**1**	**3,215,500**	**1**

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M/S PRATEEK REALTORS INDIA PRIVATE LIMITED
Shop No.7,Ground Floor,CSC Plot,Rishabh Ipex Mall, Patparganj, Delhi-110092
CIN : - U70101DL2009PTC197028

Notes to the Financial Statements for the year ended March 31, 2021

Particulars	2,021	2,020
Note 3 : Reserve and Surplus	₹	₹
Securities Premium Account		
Opening Balance (SP)	388,072,500	388,072,500
Add: Additions during the year	-	-
Closing Balance	**388,072,500**	**388,072,500**
Surplus in the Statement of Profit and Loss		
Opening Balance	885,479,135	983,490,196
(i) Add: Excess provision adjusted	3,373,661	-
Add: Profit during the year	(925,481,210)	(98,011,061)
(ii) Less: Bonus Shares issued during the year out of accumulated profits	-	-
Closing Balance	(36,628,414)	885,479,135
Total (Profit & Loss)	351,444,086	1,273,551,635
Note 4 : Long-term borrowings		
1 SECURED LOANS		
SECURED LOANS FROM BANKS:		
(i) Secured Loan for Vehicles from HDFC Bank		
Auto Premium Loan From HDFC-94446905		
Hypothecated against the Car Repayable in 40 equal monthly instalments including interest of Rs.707156/- each starting from 07.10.2019	6,470,523	14,052,783
Auto Premium Loan From HDFC-57233134		
Hypothecated against the Car Repayable in 40 equal monthly instalments including interest of Rs.354920/- each starting from 05.07.2018	-	1,708,532
SECURED LOANS FROM FINANCIAL INSTITUTIONS:		
(i) Loan Against Property from Indiabulls		
HLAPLAJ00159067 (Mortgage of Property Plot No H-15, Maharani Bagh New Delhi) Repayable in 120 equal monthly instalments starting from 05.08.2013. Rate of Interest : 18.00 % per annum (previous year : 17.75 % per annum)	51,561,086	59,645,616
HLAPLAJ00159103 (Mortgage of Property Plot No H-15, Maharani Bagh New Delhi) Repayable in 120 equal monthly instalments starting from 05.08.2013. Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)	194,043,758	215,307,996
HLAPLAJ00159179 (Mortgage of Property Plot No 15, Sector-52, Noida) Repayable in 120 equal monthly instalments starting from 05.08.2013. Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)	20,241,332	22,872,560
HLAPLAJ00159204 (Mortgage of Property Plot No. B-1, Sector-30, Noida) Repayable in 120 equal monthly instalments starting from 05.08.2013. Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)	28,096,101	31,748,418
HLAPLAJ00159215 (Mortgage of property situated at Plot No. 07,Block-C, Sector 108, Noida) Repayable in 120 equal monthly instalments starting from 05.08.2013. Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)	-	11,971,245

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Particulars	2,021 ₹	2,020 ₹
Indian Bulls Housing Finance Ltd		
Mortgage of Property of Flats, Prateek Wisteria, Sector-77, Noida (Instalments due within 12 months has been transferred to current liabilities) Rate of Interest : 19.70 % per annum (previous year : 17.75 % per annum)	-	-
(ii) Loan Against Property from Piramal Capital & Housing Finance Pvt Ltd		
Piramal Capital & Housing Finance Pvt Ltd (A) Second pari passu charge by way of equitable mortgage of leasehold land of area 49500 sq. mtrs.at Grand City, Plot No-4/BS-01 , Sidhhartha Vihar, Ghaziabad, U.P. First pari pasu charge on super structure of the project, all book debts, operating cash flows, receivables, commissions, company's all bank accounts, all rights, titles, benefits that accrues to the borrower, and first charge by way of hypothecation of the entire movable assets of the project. (Instalments due within 12 months has been transferred to current liabilities) Rate of Interest : 16.05% p.a. (previous year :15.15 % p.a.)	3,012,756,529	1,950,000,000
Piramal Capital & Housing Finance Pvt Ltd (B) Second pari passu charge by way of equitable mortgage of leasehold land of area 49500 sq. mtrs.at Grand City, Plot No-4/BS-01 , Sidhhartha Vihar, Ghaziabad, U.P. First pari pasu charge on super structure of the project, all book debts, operating cash flows, receivables, commissions, company's all bank accounts, all rights, titles, benefits that accrues to the borrower, and first charge by way of hypothecation of the entire movable assets of the project. (Instalments due within 12 months has been transferred to current liabilities) Rate of Interest : 14.00% p.a. (previous year :13.50 % p.a.)	4,050,000,000	3,938,800,000
SECURED LOANS FROM OTHERS		
(i) New Okhla Industrial Development Authority First Charge on lease hold property at Plot No. GH-001, Sec 120, NOIDA, U.P. Payable in 16 half yearly instalments of ` 58840932/-starting from 09-06-2012 (Instalments due within 12 months has been transferred to current liabilities) Rate of Interest : 11.00 % per annum (previous year : 11.00 % per annum)	-	205,363,728
(ii) New Okhla Industrial Development Authority First Charge on lease hold property at Plot No. GH-001, Sec.-77, NOIDA,U.P. Payable in 16 half yearly instalments of ` 72606060/-starting from 30-09-2012 (Instalments due within 12 months has been transferred to current liabilities) Rate of Interest : 11.00 % per annum (previous year : 11.00 % per annum)	-	507,926,105
(iii) Uttar Pradesh Aawas Vikas Parishad First Charge on lease hold property at Plot No.4/ BS-05, Siddhartha Vihar, Gzb. Payable in 10 half yearly instalments from July-2016 (Instalments due within 12 months has been transferred to current liabilities) Rate of Interest : 14.00 % per annum (previous year : 14.00 % per annum)	-	1,291,040,468
(iv) Uttar Pradesh Aawas Vikas Parishad First Charge on lease hold property at Plot No.4/ BS-01, Siddhartha Vihar, Gzb. Payable in 10 half yearly instalments from July-2016 (Instalments due within 12 months has been transferred to current liabilities) Rate of Interest : 14.00 % per annum (previous year : 14.00 % per annum)	-	1,958,762,832
2 UNSECURED LOANS		
Loans & Advances From Related Parties:		
Inter Corporate Loans	476,633,392	592,149,941
Loans & Advances From Others	50,000,000	50,000,000
Total	7,889,802,723	10,851,350,225
Note 5 : Long Term Provisions		
Provision of Sales Tax (Net)	987,273	9,390,933
Total	987,273	9,390,933

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Particulars	2,021 ₹	2,020 ₹
Note 6 : Short-term borrowings		
Unsecured Loans & Advances From Related Parties repayable on demand	13,612,114	15,670,678
Total	**13,612,114**	**15,670,678**
Note 7 : Trade Payable		
Trade Payable	531,232,455	540,021,821
Total	**531,232,455**	**540,021,821**
Note 8 : Other current liabilities		
Current maturities of long-term debt	4,040,242,603	165,680,702
Interest accrued but not due	240,856,500	272,760,514
Interest accrued and due	1,072,065,531	1,516,490,277
Income received in advance (Advance from Customers)	433,342,055	271,371,636
Income received in advance (Advance from Sundry Debtors)	1,451,329	-
Retention Money	123,994,428	121,732,070
Security Deposit Received	1,565,000	1,565,000
Statutory Dues Payable	175,328,134	76,989,083
Other Operating Expenses Payable	16,988,919	14,574,949
Total	**6,105,834,498**	**2,441,164,231**
Note 9 : Short Term Provisions		
Provision for Income Tax	-	15,493,160
Total	**-**	**15,493,160**
Note 11 : Non-current Investments		
Unquoted, trade investment (Valued at cost unless stated otherwise)		
Investments in Equity Instruments		
Investment in Fully paid up 15000 (previous year - 15000) equity shares in **M/s JDR Builder and Developers Private Limited** of Rs. 150.00 per share	2,250,000	2,250,000
Investment in Fully paid up 10000 (previous year - 10000) equity shares in **M/s Prateek Infrahomes India Private Limited** @ Rs. 10.00 per share	-	100,000
Total	**2,250,000**	**2,350,000**
Note 12 : Long term loan and advances		
Security Deposits	12,464,752	9,184,752
Loan and advances to related parties	2,056,880,635	2,036,678,322
Unsecured (to be recovered in cash and kind)		
Loan and advances to others	143,500,000	148,400,000
Unsecured (to be recovered in cash and kind)		
Total	**2,212,845,387**	**2,194,263,074**
Note 13 : Inventories		
WIP-Properties Under Development	9,098,639,495	9,244,953,236
Ready to Move-Properties Held for Sale	207,780,373	198,592,330
Total	**9,306,419,868**	**9,443,545,566**
Note 14 : Trade Receivable		
Unsecured, considered good		
Debts outstanding over six months	75,114,028	75,000,000
Debts outstanding less than six months	1,978,689,321	2,345,613,900
Total	2,053,803,349	2,420,613,900

GGMS & Co. Chartered Accountants CA FRN-028439C

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Particulars	2,021 ₹	2,020 ₹
Note 15 : Cash and Cash Equivalents		
Balance with banks	92,710,596	38,343,408
Cash in hand	1,189,956	685,684
Fixed Deposit with Banks	40,000,000	44,350,000
Total	**133,900,551**	**83,379,091**
Note 16 : Short-term loans and advances		
Unsecured, considered good		
Loan and advances :-		
(I) Loan and advances to related parties		
(II) Loan and advances to others		
Mobilization Advance Paid to Contractors	107,840,627	89,026,410
Loans & Advances Paid to employees	15,464,243	54,548,114
Balance with Statutory Authorities	69,730,892	84,974,420
Income Tax Refund	202,042	878,844
Prepaid Expenses	15,954,001	39,533,744
	5,050,473	3,708,287
	1,238,261	81,310,878
Total	**215,480,539**	**353,980,698**
Note 17 : Other current assets		
GST Recoverable from Customer	100,412,083	55,903,155
GST Input Tax Credit	3,595,503	-
Interest Accrued on Fixed deposits	21,248,406	18,959,966
Interest Accrued on Security Deposit	360,927	360,927
Interest Recoverable	255,148,763	255,148,763
Total	**380,765,682**	**330,372,812**
Note 18 : Revenue from operation		
Sale of Flats	896,529,539	3,335,980,792
Other Operating Revenues	10,972,984	10,439,770
Total	**907,502,522**	**3,346,420,562**
Note 19 : Other Income		
Rental Income	2,897,100	11,171,592
Interest on FDR's	2,663,721	3,455,486
Income related to forfeited and written off accounts	15,517,375	-
Other Non Operating Income	2,767,355	164,755
Profit on sale of car		582,199
Total	**23,845,551**	**15,374,032**
Note 20 : Cost of Project		
Interest on Loan to Noida Authority and Avas Vikas	(485,732,552)	698,668,945
Cost of Material & Other Cost	1,142,496,668	1,105,158,719
Depreciation on Moulds	40,469,559	49,013,229
Advertisement Expenses	24,540,271	96,242,007
Broker's Commission	10,086,016	40,525,370
Interest and Processing Fee on Other Loans	1,067,524,566	1,023,486,472
Professional Charges	12,362,149	21,573,037
Electricity Charges	24,629,482	6,121,968
Staff Cost	41,170,691	70,319,873
Watch & Wards	8,452,920	7,824,321
Power & Fuel	1,419,845	2,177,791
Other Cost	98,185,676	3,852,750
Total	**1,985,605,292**	**3,124,964,483**
Note 21 : Change in inventories of finished goods, WIP and Stock-in-trade		
Opening Stock	9,443,545,566	9,740,891,045
Less: Closing Stock	9,306,419,868	9,443,545,566
Total	**137,125,697**	**297,345,480**

GGMS & Co. Chartered Accountants CA FRN-028439C

Particulars	2,021 ₹	2,020 ₹
Note 22 : Employees benefits expenses		
Salaries and wages	2,700,000	8,000,000
Contribution to provident and other funds	887,615	1,515,254
Staff welfare expense	148,267	1,455,905
Total	3,735,882	10,971,159
Note 23 : Finance Cost		
Interest expense	1,660,469	1,467,486
Bank Charges	121,192	131,528
Total	1,781,661	1,599,014
Note 24 : Other Expenses		
Advertisement I	14,111	-
Annual Maintainence Charges	1,829,572	-
Audit Fee [Refer Note 18(b)]	400,000	400,000
Business Promotion	60,000	10,275,458
Vehicle Running & Maintenance Expenses	1,349,037	3,861,332
Travelling & Conveyance Charges	340,477	-
Office Running Expenses	3,003,304	6,275,705
Professional Charges	150,000	150,000
ROC Expenses	19,784	14,740
Interest On Late Deposit Of TDS	999,499	2,492,348
Fees Under 234E & GST Late Fee	100,800	28,600
Rent Paid	5,330,000	8,400,000
Internet Expenses	195,035	343,839
Registration Charges	-	123,797
Charity Expenses	100,000	1,000,000
Generator Maintenance	54,566	96,990
Power and Fuel I	3,356,374	5,467,826
Insurance	1,198,490	1,940,487
Repair and Maintenance	527,528	1,377,534
Prior Period Items	-	766,743
Website Maintenance	305,100	439,790
Others	870,584	88,207
Total	20,204,261	43,538,396
Note 25 : Current Tax	-	-
Total	-	-

As per our report of even date attached.
For G G M S & Co.
Chartered Accountants
Firm Registration No.028439C

GGMS & Co. CA FRN-028439C Chartered Accountants

Mohit Kumar Sharma
Partner
Membership No. 527942
Place : New Delhi
Date : 7th September 2021
UDIN : 21527942AAAAJB7020

For and on Behalf of Board

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN : 02847113

M/S PRATEEK REALTORS INDIA PRIVATE LIMITED
CIN : - U70101DL2009PTC197028
Shop No 7,Ground Floor,CSC Plot,Rishabh Ipex Mall, Patparganj, Delhi-110092

Note "10" Fixed Assets and Depreciation thereon as per the Companies Act 2013

Particulars	Gross Block				Depreciation					Net Block	
	01-04-20	Additions	Sale/Adj.	31-03-21	01-04-20	For the Year	Sale/Adj.	Residual Value Adjustment	31-03-21	31-03-21	31-03-20
	Rupees	Rupees	Rupees	Rupees	Rupees	Rupees	Rupees	Rupees	Rupees	Rupees	Rupees
COMPUTERS AND DATA PROCESSING UNITS											
COMPUTER											
COMPUTER 1	60,855.00	-	-	60,855.00	57,812.00	-	-	-	57,812.00	3,043.00	3,043.00
COMPUTER 2	83,100.00	-	-	83,100.00	78,945.00	-	-	-	78,945.00	4,155.00	4,155.00
COMPUTER 3	56,740.00	-	-	58,740.00	55,803.00	-	-	-	55,803.00	2,937.00	2,937.00
COMPUTER 4	7,140.00	-	-	7,140.00	6,783.00	-	-	-	6,783.00	357.00	357.00
Total (Asset Group)	**209,835.00**	-	-	**209,835.00**	**199,343.00**	-	-	-	**199,343.00**	**10,492.00**	**10,492.00**
COMPUTER ADDITION											
COMPUTER	421,200.00	-	-	421,200.00	355,712.00	41,362.00	-	-	397,074.00	24,126.00	65,488.00
COMPUTER	153,636.00	-	-	153,636.00	109,769.00	27,706.00	-	-	137,475.00	16,161.00	43,867.00
COMPUTER	49,560.00	-	-	49,560.00	33,451.00	10,174.00	-	-	43,625.00	5,935.00	16,109.00
COMPUTER 1	24,098.00	-	-	24,098.00	22,893.00	-	-	-	22,893.00	1,205.00	1,205.00
COMPUTER 10	49,980.00	-	-	49,980.00	47,481.00	-	-	-	47,481.00	2,499.00	2,499.00
COMPUTER 11	7,140.00	-	-	7,140.00	6,783.00	-	-	-	6,783.00	357.00	357.00
COMPUTER 12	25,275.00	-	-	25,275.00	24,011.00	-	-	-	24,011.00	1,264.00	1,264.00
COMPUTER 13	41,790.00	-	-	41,790.00	39,700.00	-	-	-	39,700.00	2,090.00	2,090.00
COMPUTER 14	35,850.00	-	-	35,850.00	34,057.00	-	-	-	34,057.00	1,793.00	1,793.00
COMPUTER 15	25,275.00	-	-	25,275.00	24,011.00	-	-	-	24,011.00	1,264.00	1,264.00
COMPUTER 16	43,965.00	-	-	43,965.00	41,767.00	-	-	-	41,767.00	2,198.00	2,198.00
COMPUTER 17	28,268.00	-	-	28,268.00	26,855.00	-	-	-	26,855.00	1,413.00	1,413.00
COMPUTER 18	113,022.00	-	-	113,022.00	107,371.00	-	-	-	107,371.00	5,651.00	5,651.00
COMPUTER 19	123,900.00	-	-	123,900.00	117,705.00	-	-	-	117,705.00	6,195.00	6,195.00
COMPUTER 2	25,275.00	-	-	25,275.00	24,011.00	-	-	-	24,011.00	1,264.00	1,264.00
COMPUTER 20	36,825.00	-	-	36,825.00	34,984.00	-	-	-	34,984.00	1,841.00	1,841.00
COMPUTER 3	724,500.00	-	-	724,500.00	688,275.00	-	-	-	688,275.00	36,225.00	36,225.00
COMPUTER 4	63,000.00	-	-	63,000.00	59,850.00	-	-	-	59,850.00	3,150.00	3,150.00
COMPUTER 5	59,745.00	-	-	59,745.00	56,758.00	-	-	-	56,758.00	2,987.00	2,987.00
COMPUTER 6	23,150.00	-	-	23,150.00	21,992.00	-	-	-	21,992.00	1,158.00	1,158.00
COMPUTER 7	71,183.00	-	-	71,183.00	67,624.00	-	-	-	67,624.00	3,559.00	3,559.00
COMPUTER 8	25,275.00	-	-	25,275.00	24,011.00	-	-	-	24,011.00	1,264.00	1,264.00
COMPUTER 9	22,575.00	-	-	22,575.00	21,446.00	-	-	-	21,446.00	1,129.00	1,129.00
COMPUTERS	187,124.00	-	-	187,124.00	92,677.00	59,653.00	-	-	152,330.00	34,794.00	94,447.00
COMPUTERS	48,380.00	-	-	48,380.00	19,453.00	18,270.00	-	-	37,723.00	10,657.00	28,927.00
COMPUTERS	-	50,268.00	-	50,268.00	-	19,571.00	-	-	19,571.00	30,697.00	-
Total (Asset Group)	**2,429,991.00**	**50,268.00**	-	**2,480,259.00**	**2,102,647.00**	**176,736.00**	-	-	**2,279,383.00**	**200,876.00**	**327,344.00**
I-PAD(ADDITION)											
I-PAD 1	47,000.00	-	-	47,000.00	44,650.00	-	-	-	44,650.00	2,350.00	2,350.00
I-PAD 2	49,200.00	-	-	49,200.00	46,740.00	-	-	-	46,740.00	2,460.00	2,460.00
I-PAD 3	55,700.00	-	-	55,700.00	52,915.00	-	-	-	52,915.00	2,785.00	2,785.00
Total (Asset Group)	**151,900.00**	-	-	**151,900.00**	**144,305.00**	-	-	-	**144,305.00**	**7,595.00**	**7,595.00**
LAPTOP ADDITION											
LAPTOP	63,400.00	-	-	63,400.00	47,601.00	9,979.00	-	-	57,580.00	5,820.00	15,799.00
LAPTOP1	50,400.00	-	-	50,400.00	47,880.00	-	-	-	47,880.00	2,520.00	2,520.00
LAPTOP2	94,900.00	-	-	94,900.00	90,155.00	-	-	-	90,155.00	4,745.00	4,745.00
Total (Asset Group)	**208,700.00**	-	-	**208,700.00**	**185,636.00**	**9,979.00**	-	-	**195,615.00**	**13,085.00**	**23,064.00**
MOBILE											
MOBILE 1	265,000.00	-	-	265,000.00	251,750.00	-	-	-	251,750.00	13,250.00	13,250.00
MOBILE 10	46,500.00	-	-	46,500.00	44,175.00	-	-	-	44,175.00	2,325.00	2,325.00
MOBILE 11	45,000.00	-	-	45,000.00	42,750.00	-	-	-	42,750.00	2,250.00	2,250.00
MOBILE 12	9,770.00	-	-	9,770.00	9,281.00	-	-	-	9,281.00		

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MOBILE 13	18,400.00	-	-	18,400.00	17,480.00	-	-	-	17,480.00	920.00	920.00
MOBILE 2	35,500.00	-	-	35,500.00	33,725.00	-	-	-	33,725.00	1,775.00	1,775.00
MOBILE 3	29,000.00	-	-	29,000.00	27,550.00	-	-	-	27,550.00	1,450.00	1,450.00
MOBILE 4	29,500.00	-	-	29,500.00	28,025.00	-	-	-	28,025.00	1,475.00	1,475.00
MOBILE 5	32,200.00	-	-	32,200.00	30,590.00	-	-	-	30,590.00	1,610.00	1,610.00
MOBILE 6	25,000.00	-	-	25,000.00	23,750.00	-	-	-	23,750.00	1,250.00	1,250.00
MOBILE 7	7,010.00	-	-	7,010.00	6,659.00	-	-	-	6,659.00	351.00	351.00
MOBILE 8	21,000.00	-	-	21,000.00	19,950.00	-	-	-	19,950.00	1,050.00	1,050.00
MOBILE 9	33,000.00	-	-	33,000.00	31,350.00	-	-	-	31,350.00	1,650.00	1,650.00
Total (Asset Group)	596,880.00	-	-	596,880.00	567,035.00	-	-	-	567,035.00	29,845.00	29,845.00
MOBILE PHONE(ADDITION)											
MOBILE											
MOBILE 1	114,900.00	-	-	114,900.00	85,609.00	18,500.00	-	-	104,109.00	10,791.00	29,291.00
MOBILE 2	42,000.00	-	-	42,000.00	39,900.00	-	-	-	39,900.00	2,100.00	2,100.00
MOBILE 3	10,300.00	-	-	10,300.00	9,785.00	-	-	-	9,785.00	515.00	515.00
MOBILE 4	990,000.00	-	-	990,000.00	940,500.00	-	-	-	940,500.00	49,500.00	49,500.00
MOBILE 5	49,900.00	-	-	49,900.00	47,405.00	-	-	-	47,405.00	2,495.00	2,495.00
MOBILE 6	12,900.00	-	-	12,900.00	12,255.00	-	-	-	12,255.00	645.00	645.00
MOBILE 7	62,500.00	-	-	62,500.00	59,375.00	-	-	-	59,375.00	3,125.00	3,125.00
MOBILE 8	2,900.00	-	-	2,900.00	2,755.00	-	-	-	2,755.00	145.00	145.00
MOBILE 9	20,000.00	-	-	20,000.00	19,000.00	-	-	-	19,000.00	1,000.00	1,000.00
MOBILE23	6,500.00	-	-	6,500.00	6,175.00	-	-	-	6,175.00	325.00	325.00
MOBILE24	54,400.00	-	-	54,400.00	51,680.00	-	-	-	51,680.00	2,720.00	2,720.00
MOBILE25	10,500.00	-	-	10,500.00	9,975.00	-	-	-	9,975.00	525.00	525.00
MOBILE26	46,000.00	-	-	46,000.00	43,700.00	-	-	-	43,700.00	2,300.00	2,300.00
MOBILE27	44,000.00	-	-	44,000.00	41,800.00	-	-	-	41,800.00	2,200.00	2,200.00
MOBILE28	290,000.00	-	-	290,000.00	275,500.00	-	-	-	275,500.00	14,500.00	14,500.00
MOBILE29	252,000.00	-	-	252,000.00	239,400.00	-	-	-	239,400.00	12,600.00	12,600.00
MOBILE30	67,500.00	-	-	67,500.00	64,125.00	-	-	-	64,125.00	3,375.00	3,375.00
Total (Asset Group)	135,000.00	-	-	135,000.00	128,250.00	-	-	-	128,250.00	6,750.00	6,750.00
PRINTER (ADDITION)	2,211,300.00	-	-	2,211,300.00	2,077,189.00	18,500.00	-	-	2,095,689.00	115,611.00	134,111.00
PRINTER											
PRINYER	42,244.00	-	-	42,244.00	28,513.00	8,672.00	-	-	37,185.00	5,059.00	13,731.00
Total (Asset Group)	42,244.00	-	-	42,244.00	31,071.00	7,057.00	-	-	38,128.00	4,116.00	11,173.00
TABLET ADDITION	84,488.00	-	-	84,488.00	59,584.00	15,729.00	-	-	75,313.00	9,175.00	24,904.00
TABLET											
Total (Block)	171,610.00	-	-	171,610.00	153,438.00	9,591.00	-	-	163,029.00	8,581.00	18,172.00
	6,064,704.00	50,268.00	-	5,114,972.00	5,469,177.00	230,535.00	-	-	5,719,712.00	395,260.00	575,527.00
ELECTRICAL INSTALLATIONS AND EQUIPMENT											
ELECTRIC INSTALLATION & EQUIPMENTS											
GENERATOR 1	550,000.00	-	-	550,000.00	519,727.00	2,773.00	-	-	522,500.00	27,500.00	30,273.00
GENERATOR 2	547,000.00	-	-	547,000.00	514,123.00	5,527.00	-	-	519,650.00	27,350.00	32,877.00
TRANSFORMER 1	4,767.00	-	-	4,767.00	4,521.00	8.00	-	-	4,529.00	238.00	246.00
TRANSFORMER 2	2,677.00	-	-	2,677.00	2,538.00	5.00	-	-	2,543.00	134.00	139.00
TRANSFORMER 3	68,100.00	-	-	68,100.00	64,575.00	120.00	-	-	64,695.00	3,405.00	3,525.00
Total (Asset Group)	1,172,544.00	-	-	1,172,544.00	1,105,484.00	8,433.00	-	-	1,113,917.00	58,627.00	67,060.00
FURNITURE AND FITTINGS											
AIR CONDITIONER (ADDITION)											
AC 1	185,397.00	-	-	185,397.00	153,298.00	8,310.00	-	-	161,608.00	23,789.00	32,099.00
AC 2	164,798.00	-	-	164,798.00	136,239.00	7,394.00	-	-	143,633.00	21,165.00	28,559.00
AC 3	164,798.00	-	-	164,798.00	136,239.00	7,394.00	-	-	143,633.00	21,165.00	28,559.00
AC 4	20,600.00	-	-	20,600.00	16,995.00	933.00	-	-	17,928.00	2,672.00	3,605.00
AC 5	20,600.00	-	-	20,600.00	17,000.00	932.00	-	-	17,932.00	2,668.00	3,600.00
AC 6	164,798.00	-	-	164,798.00	135,900.00	7,482.00	-	-	143,382.00	21,416.00	28,898.00
AC 7	205,999.00	-	-	205,999.00	169,876.00	9,352.00	-	-	179,228.00	26,771.00	36,123.00
AC 8	102,999.00	-	-	102,999.00	84,938.00	4,676.00	-	-	89,614.00	[illegible]	[illegible]

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Total (Asset Group)	1,029,989.00	-	-	1,029,989.00	850,485.00	46,473.00	-	-	896,958.00	133,031.00	179,504.00
FURNITURE & FIXTURES											
AIR CONDITIONER	71,500.00	-	-	71,500.00	67,345.00	580.00	-	-	67,925.00	3,575.00	4,155.00
AIR CONDITIONER	25,000.00	-	-	25,000.00	23,671.00	79.00	-	-	23,750.00	1,250.00	1,329.00
DVD PLAYER	9,000.00	-	-	9,000.00	8,462.00	88.00	-	-	8,550.00	450.00	538.00
LG-LCD	78,000.00	-	-	78,000.00	67,502.00	2,543.00	-	-	70,045.00	7,955.00	10,498.00
LG-LCD	37,000.00	-	-	37,000.00	35,056.00	94.00	-	-	35,150.00	1,850.00	1,944.00
OTHER FURNITURE & FITTINGS 1	40,520.00	-	-	40,520.00	38,382.00	112.00	-	-	38,494.00	2,026.00	2,138.00
OTHER FURNITURE & FITTINGS 2	15,848.00	-	-	15,848.00	14,954.00	102.00	-	-	15,056.00	792.00	894.00
OTHER FURNITURE & FITTINGS 3	786,375.00	-	-	786,375.00	740,109.00	6,947.00	-	-	747,056.00	39,319.00	46,266.00
OTHER FURNITURE & FITTINGS 4	14,746.00	-	-	14,746.00	13,808.00	201.00	-	-	14,009.00	737.00	938.00
OTHER FURNITURE & FITTINGS 5	8,964.00	-	-	8,964.00	7,704.00	333.00	-	-	8,037.00	927.00	1,260.00
OTHER FURNITURE & FITTINGS 6	8,000.00	-	-	8,000.00	6,805.00	314.00	-	-	7,119.00	881.00	1,195.00
OTHER FURNITURE & FITTINGS 7	8,000.00	-	-	8,000.00	6,692.00	339.00	-	-	7,031.00	969.00	1,308.00
REFRIGERATOR	9,000.00	-	-	9,000.00	8,498.00	52.00	-	-	8,550.00	450.00	502.00
TELEVISION	17,500.00	-	-	17,500.00	15,096.00	647.00	-	-	15,743.00	1,757.00	2,404.00
TELEVISION	122,000.00	-	-	122,000.00	114,708.00	1,192.00	-	-	115,900.00	6,100.00	7,292.00
Total (Asset Group)	1,251,453.00	-	-	1,251,453.00	1,168,792.00	13,623.00	-	-	1,182,415.00	69,038.00	82,661.00
FURNITURE AND FIXTURES(ADDITION)											
FURNITRE	19,703.00	-	-	19,703.00	8,989.00	2,774.00	-	-	11,763.00	7,940.00	10,714.00
FURNITURE	33,800.00	-	-	33,800.00	12,926.00	5,404.00	-	-	18,330.00	15,470.00	20,874.00
FURNITURE	111,982.00	-	-	111,982.00	36,586.00	19,520.00	-	-	56,106.00	55,876.00	75,396.00
FURNITURE	93,000.00	-	-	93,000.00	27,744.00	16,895.00	-	-	44,639.00	48,361.00	65,256.00
FURNITURE	28,000.00	-	-	28,000.00	6,675.00	5,521.00	-	-	12,196.00	15,804.00	21,325.00
FURNITURE	28,000.00	-	-	28,000.00	4,239.00	6,152.00	-	-	10,391.00	17,609.00	23,761.00
FURNITURE	28,000.00	-	-	28,000.00	4,239.00	6,152.00	-	-	10,391.00	17,609.00	23,761.00
FURNITURE AND FIXTURE	14,290.00	-	-	14,290.00	1,031.00	3,433.00	-	-	4,464.00	9,826.00	13,259.00
OTHER FURNITURE & FITTINGS	549,982.00	-	-	549,982.00	370,740.00	46,406.00	-	-	417,146.00	132,836.00	179,242.00
TELEVISION	47,450.00	-	-	47,450.00	36,866.00	2,740.00	-	-	39,606.00	7,844.00	10,584.00
Total (Asset Group)	224,992.00	-	-	224,992.00	50,134.00	45,271.00	-	-	95,405.00	129,587.00	174,858.00
Total (Block)	1,179,199.00	-	-	1,179,199.00	560,169.00	160,268.00	-	-	720,437.00	458,762.00	619,030.00
	3,460,641.00	-	-	3,460,641.00	2,579,446.00	220,364.00	-	-	2,799,810.00	660,831.00	881,195.00
MOTOR VEHICLES											
CAR (ADDITION)											
BENTLEY PLYING SPUR	39,100,491.00	-	-	39,100,491.00	29,974,293.00	2,850,112.00	-	-	32,824,405.00	6,276,086.00	9,126,198.00
CAR INNOVA CRYSTA	1,997,004.00	-	-	1,997,004.00	838,607.00	361,767.00	-	-	1,200,374.00	796,630.00	1,158,397.00
CAR RANGE ROVER	14,145,572.00	-	-	14,145,572.00	6,723,233.00	2,317,996.00	-	-	9,041,229.00	5,104,343.00	7,422,339.00
HONDA CITY	1,049,547.00	-	-	1,049,547.00	870,686.00	55,858.00	-	-	926,544.00	123,003.00	178,861.00
Total (Asset Group)	56,292,614.00	-	-	56,292,614.00	38,406,819.00	5,585,733.00	-	-	43,992,552.00	12,300,062.00	17,885,795.00
MOTOR CARS											
CAR MERCEDES BENZ	16,035,670.00	-	-	16,035,670.00	14,452,652.00	497,384.00	-	-	14,950,036.00	1,085,634.00	1,583,018.00
I-10(UP14BB-4470)	354,810.00	-	-	354,810.00	337,069.00	-	-	-	337,069.00	17,741.00	17,741.00
JAGAUR	5,358,453.00	-	-	5,358,453.00	4,898,703.00	145,971.00	-	-	5,044,674.00	313,779.00	459,750.00
MARUTI SWIFT DZIRE VXI	625,105.00	-	-	625,105.00	572,282.00	16,777.00	-	-	589,059.00	36,046.00	52,823.00
MERCEDES BENZ GL 350	8,929,071.00	-	-	8,929,071.00	8,205,511.00	232,263.00	-	-	8,437,774.00	491,297.00	723,560.00
TOYOTA ETIOS	794,306.00	-	-	794,306.00	726,036.00	21,662.00	-	-	747,698.00	46,608.00	68,270.00
Total (Asset Group)	32,097,415.00	-	-	32,097,415.00	29,192,253.00	914,057.00	-	-	30,106,310.00	1,991,105.00	2,905,162.00
MOTOR CYCLE											
HERO SPLENDER BIKE	45,220.00	-	-	45,220.00	40,189.00	1,306.00	-	-	41,495.00	3,725.00	5,031.00
SPLENDOR UP16 CF 5416	63,000.00	-	-	63,000.00	11,765.00	13,265.00	-	-	25,030.00	37,970.00	51,235.00
SPLENDOR UP16 CF 5421	63,000.00	-	-	63,000.00	11,364.00	13,369.00	-	-	24,733.00	38,267.00	51,636.00
SPLENDOR UP16 CF 7822	63,000.00	-	-	63,000.00	11,765.00	13,265.00	-	-	25,030.00	37,970.00	51,235.00
Total (Asset Group)	234,220.00	-	-	234,220.00	75,083.00	41,205.00	-	-	116,288.00	117,932.00	159,137.00
VEHICLES(ADDITION)											
CAR JETTA	2,086,192.00	-	-	2,086,192.00	1,765,307.00	100,212.00	-	-	1,865,519.00	220,673.00	320,885.00
CAR SCORPIO	1,015,000.00	-	-	1,015,000.00	872,907.00	44,376.00	-	-	917,283.00	97,717.00	142,093.00
CAR VENTO	895,390.00	-	-	895,390.00	788,898.00	33,257.00	-	-	822,155.00	73,235.00	[illegible]

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INNOVA	1,240,415.00	-	-	1,240,415.00	1,084,562.00	48,673.00	-	-	1,133,235.00	107,180.00	155,853.00
MERCEDES BENZ E250 CDI	5,317,038.00	-	-	5,317,038.00	4,607,681.00	221,532.00	-	-	4,829,213.00	487,825.00	709,357.00
RANGE ROVER DL9C AL 9999	28,079,288.00	-	-	28,079,288.00	4,312,702.00	7,422,305.00	-	-	11,735,007.00	16,344,281.00	23,766,586.00
SWIFT DEZIRE LXI UP16 CN 8736	572,203.00	-	-	572,203.00	8,788.00	175,955.00	-	-	184,743.00	387,460.00	563,415.00
Total (Asset Group)	**39,205,526.00**	-	-	**39,205,526.00**	**13,440,845.00**	**8,046,310.00**	-	-	**21,487,155.00**	**17,718,371.00**	**25,764,681.00**
Total (Block)	**127,829,775.00**	-	-	**127,829,775.00**	**81,115,000.00**	**14,587,305.00**	-	-	**95,702,305.00**	**32,127,470.00**	**46,714,775.00**
OFFICE EQUIPMENT											
AUDIO VIDEO(ADDITION)											
AUDIO	8,753.00	-	-	8,753.00	7,172.00	713.00	-	-	7,885.00	868.00	1,581.00
AUDIO	8,753.00	-	-	8,753.00	7,025.00	779.00	-	-	7,804.00	949.00	1,728.00
AUDIO VIDEO	28,171.00	-	-	28,171.00	26,412.00	350.00	-	-	26,762.00	1,409.00	1,759.00
Total (Asset Group)	**45,677.00**	-	-	**45,677.00**	**40,609.00**	**1,842.00**	-	-	**42,451.00**	**3,226.00**	**5,068.00**
BATTERY(ADDITION)											
EXIDE BATTERY 1	-	49,152.00	-	49,152.00	-	1,942.00	-	-	1,942.00	47,210.00	-
EXIDE BATTERY 2	-	27,074.00	-	27,074.00	-	33.00	-	-	33.00	27,041.00	-
Total (Asset Group)	-	**76,226.00**	-	**76,226.00**	-	**1,975.00**	-	-	**1,975.00**	**74,251.00**	-
OFFICE EQUIPMENT(ADDITION)											
AUDIO VIDEO GOODS 1	1,030,200.00	-	-	1,030,200.00	978,690.00	-	-	-	978,690.00	51,510.00	51,510.00
AUDIO VIDEO GOODS 2	62,550.00	-	-	62,550.00	59,422.00	-	-	-	59,422.00	3,128.00	3,128.00
AUDIO VIDEO GOODS 3	565,855.00	-	-	565,855.00	537,562.00	-	-	-	537,562.00	28,293.00	28,293.00
AUDIO VIDEO GOODS 4	197,195.00	-	-	197,195.00	187,335.00	-	-	-	187,335.00	9,860.00	9,860.00
AUDIO VIDEO GOODS 5	333,338.00	-	-	333,338.00	316,671.00	-	-	-	316,671.00	16,667.00	16,667.00
AUDIO VIDEO GOODS 6	110,702.00	-	-	110,702.00	105,167.00	-	-	-	105,167.00	5,535.00	5,535.00
AUDIO VIDEO GOODS 7	40,800.00	-	-	40,800.00	38,760.00	-	-	-	38,760.00	2,040.00	2,040.00
AUDIO VIDEO GOODS 8	9,660.00	-	-	9,660.00	9,177.00	-	-	-	9,177.00	483.00	483.00
AUDIO VIDEO GOODS 9	89,760.00	-	-	89,760.00	85,272.00	-	-	-	85,272.00	4,488.00	4,488.00
Audio Video Goods10	142,594.00	-	-	142,594.00	134,360.00	1,104.00	-	-	135,464.00	7,130.00	8,234.00
Audio Video Goods11	25,725.00	-	-	25,725.00	24,211.00	228.00	-	-	24,439.00	1,286.00	1,514.00
CCTV	46,345.00	-	-	46,345.00	23,277.00	10,397.00	-	-	33,674.00	12,671.00	23,068.00
CCTV	963,027.00	-	-	963,027.00	483,679.00	216,042.00	-	-	699,721.00	263,306.00	479,348.00
WEIGHTING MACHINE	8,375.00	-	-	8,375.00	7,956.00	-	-	-	7,956.00	419.00	419.00
Total (Asset Group)	**3,626,126.00**	-	-	**3,626,126.00**	**2,991,539.00**	**227,771.00**	-	-	**3,219,310.00**	**406,816.00**	**634,587.00**
OFFICE EQUIPMENTS											
CLUB-X EQUIPMENT	285,000.00	-	-	285,000.00	270,750.00	-	-	-	270,750.00	14,250.00	14,250.00
ELECTRIC CHIMNEY	16,000.00	-	-	16,000.00	15,200.00	-	-	-	15,200.00	800.00	800.00
LAB TESTING EQUIPMENT 1	114,155.00	-	-	114,155.00	108,447.00	-	-	-	108,447.00	5,708.00	5,708.00
LAB TESTING EQUIPMENT 2	129,373.00	-	-	129,373.00	122,904.00	-	-	-	122,904.00	6,469.00	6,469.00
PHOTOCOPY MACHINE	123,375.00	-	-	123,375.00	117,206.00	-	-	-	117,206.00	6,169.00	6,169.00
R.O. SYSTEM 1	25,000.00	-	-	25,000.00	23,750.00	-	-	-	23,750.00	1,250.00	1,250.00
R.O SYSTEM 2	18,000.00	-	-	18,000.00	17,100.00	-	-	-	17,100.00	900.00	900.00
TIME MACHINE 1	49,000.00	-	-	49,000.00	46,550.00	-	-	-	46,550.00	2,450.00	2,450.00
TIME MACHINE 2	49,000.00	-	-	49,000.00	46,550.00	-	-	-	46,550.00	2,450.00	2,450.00
WEIGHTING MACHINE	21,450.00	-	-	21,450.00	20,377.00	-	-	-	20,377.00	1,073.00	1,073.00
Total (Asset Group)	**830,353.00**	-	-	**830,353.00**	**788,834.00**	-	-	-	**788,834.00**	**41,519.00**	**41,519.00**
TIME MACHINE(ADDITION)											
TIME MACHINE 1	-	74,340.00	-	74,340.00	-	27,722.00	-	-	27,722.00	46,618.00	-
TIME MACHINE 2	-	29,500.00	-	29,500.00	-	11,001.00	-	-	11,001.00	18,499.00	-
Total (Asset Group)	-	**103,840.00**	-	**103,840.00**	-	**38,723.00**	-	-	**38,723.00**	**65,117.00**	-
Total (Block)	**4,502,156.00**	**180,066.00**	-	**4,682,222.00**	**3,820,982.00**	**270,311.00**	-	-	**4,091,293.00**	**590,929.00**	**661,174.00**
PLANT AND MACHINERY											
MOTOR(ADDITION)											
SHUTTERING MATERAILS											
MOULDS ADDITION	94,183.00	-	-	94,183.00	20,107.00	20,971.00	-	-	41,078.00	53,105.00	74,076.00
MOULD10	700,795.00	-	-	700,795.00	428,604.00	47,525.00	-	-	476,129.00	224,666.00	272,191.00
MOULD11	623,897.00	-	-	623,897.00	376,227.00	43,243.00	-	-	419,470.00	[illegible]	[illegible]

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MOULD12	74,970,789.00	-	-	74,970,789.00	43,791,416.00	5,443,919.00	-	-	49,235,335.00	25,735,454.00	31,179,373.00
MOULD9	140,400.00	-	-	140,400.00	89,934.00	8,811.00	-	-	98,745.00	41,655.00	50,466.00
MOULDS	194,925.00	-	-	194,925.00	22,060.00	19,516.00	-	-	41,576.00	153,349.00	172,865.00
MOULDS	150,000.00	-	-	150,000.00	30,271.00	13,517.00	-	-	43,788.00	106,212.00	119,729.00
MOULDS 13	4,456,924.00	-	-	4,456,924.00	2,395,016.00	360,009.00	-	-	2,755,025.00	1,701,899.00	2,061,908.00
MOULDS 14	4,541,377.00	-	-	4,541,377.00	2,047,620.00	435,410.00	-	-	2,483,030.00	2,058,347.00	2,493,757.00
MOULDS 15	7,463,385.00	-	-	7,463,385.00	4,249,672.00	561,114.00	-	-	4,810,786.00	2,652,599.00	3,213,713.00
MOULDS 16	45,524,500.00	-	-	45,524,500.00	24,360,660.00	3,695,206.00	-	-	28,055,866.00	17,468,634.00	21,163,840.00
MOULDS 16	9,295,940.00	-	-	9,295,940.00	5,092,134.00	733,985.00	-	-	5,826,119.00	3,469,821.00	4,203,806.00
MOULDS 17	45,135,879.00	-	-	45,135,879.00	21,487,902.00	4,128,937.00	-	-	25,616,839.00	19,519,040.00	23,647,977.00
MOULDS 18	61,258.00	-	-	61,258.00	34,905.00	4,601.00	-	-	39,506.00	21,752.00	26,353.00
MOULDS 19	3,027,868.00	-	-	3,027,868.00	1,725,289.00	227,430.00	-	-	1,952,719.00	1,075,149.00	1,302,579.00
MOULDS 20	79,005.00	-	-	79,005.00	42,107.00	6,442.00	-	-	48,549.00	30,456.00	36,898.00
MOULDS 21	4,956,000.00	-	-	4,956,000.00	2,641,376.00	404,133.00	-	-	3,045,509.00	1,910,491.00	2,314,624.00
MOULDS 22	420,000.00	-	-	420,000.00	223,845.00	34,249.00	-	-	258,094.00	161,906.00	196,155.00
MOULDS 23	105,000.00	-	-	105,000.00	55,961.00	8,562.00	-	-	64,523.00	40,477.00	49,039.00
MOULDS1	41,023,421.00	-	-	41,023,421.00	26,690,183.00	2,502,583.00	-	-	29,192,766.00	11,830,655.00	14,333,238.00
MOULDS2	40,202,259.00	-	-	40,202,259.00	26,084,642.00	2,464,936.00	-	-	28,549,578.00	11,652,681.00	14,117,617.00
MOULDS3	41,018,846.00	-	-	41,018,846.00	26,541,737.00	2,527,703.00	-	-	29,069,440.00	11,949,406.00	14,477,109.00
MOULDS4	31,718,012.00	-	-	31,718,012.00	20,045,458.00	2,038,028.00	-	-	22,083,486.00	9,634,526.00	11,672,554.00
MOULDS5	73,625,637.00	-	-	73,625,637.00	46,508,887.00	4,734,585.00	-	-	51,243,472.00	22,382,165.00	27,116,750.00
MOULDS6	42,301,982.00	-	-	42,301,982.00	26,234,349.00	2,805,409.00	-	-	29,039,758.00	13,262,224.00	16,067,633.00
MOULDS7	51,228,904.00	-	-	51,228,904.00	31,301,206.00	3,479,376.00	-	-	34,780,582.00	16,448,322.00	19,927,698.00
MOULDS8	51,927,213.00	-	-	51,927,213.00	30,684,327.00	3,709,008.00	-	-	34,393,335.00	17,533,878.00	21,242,886.00
SHUTTERING MATERIALS	95,299.00	-	-	95,299.00	3,616.00	10,351.00	-	-	13,967.00	81,332.00	91,683.00
Total (Asset Group)	**574,989,515.00**	-	-	**574,989,515.00**	**343,189,404.00**	**40,448,588.00**	-	-	**383,637,992.00**	**191,351,523.00**	**231,800,111.00**
TRUCK WEIGHTING MACHINE(ADDITION)	1,272,656.00	-	-	1,272,656.00	930,330.00	75,620.00	-	-	1,005,950.00	266,706.00	342,326.00
TRUCK WEIGHTING MACHINE											
Total (Block)	**576,356,354.00**	-	-	**576,356,354.00**	**344,139,841.00**	**40,545,179.00**	-	-	**384,685,020.00**	**191,671,334.00**	**232,216,513.00**
IMMOVABLE PROPERTY											
PROPERTY AT JP GREENS	-	17,925,944.00	-	17,925,944.00	-	-	-	-	-	17,925,944.00	-
Grand Total	**719,386,174.00**	**18,156,278.00**	-	**737,542,452.00**	**438,249,930.00**	**55,862,127.00**	-	-	**494,112,057.00**	**243,430,395.00**	**281,136,244.00**

As per our report of even date attached.
For G G M S & Co.
Chartered Accountants
Firm Registration No.028439C

GGMS & Co. Chartered Accountants CA FRN-028439C

Mohit Kumar Sharma
Partner
Membership No. 527942
Place : New Delhi
Date : 7th September 2021
UDIN : 21527942AAAAJB7020

For and on Behalf of Board

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN : 02847113

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED UNANIMOUSLY BY THE SHAREHOLDERS OF PRATEEK REALTORS INDIA PRIVATE LIMITED ("COMPANY") IN ITS DULY CONVENED EXTRAORDINARY GENERAL MEETING HELD ON 9TH FEBRUARY, 2024AT THE A-42, SECTOR-67, NOIDA

ISSUE OF LISTED, SECURED, REDEEMABLE, NON-CONVERTIBLE DEBENTURES AGGREGATING UP TO INR 325,00,00,000 (INDIAN RUPEES THREE HUNDRED AND TWENTY FIVE CRORES)

"**RESOLVED THAT** pursuant to the provisions of Section 42, 62(3), 71 and all other applicable provisions, if any, of the Companies Act, 2013 ("**Act**") read with any other rules, made thereunder, including Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014 (including any statutory modification(s) or re-enactment(s), for the time being in force) and the enabling provisions of the memorandum and articles of association of the Company, and subject to such approvals, consents, permissions and/or sanctions of the Central Government, Reserve Bank of India and any other appropriate authorities as may be necessary, the consent of the members be and is hereby accorded to the board of directors of the Company ("**Board**") to create, offer, invite to subscribe, issue and allot listed, secured, redeemable, non-convertible debentures, having a face value of INR 1,00,000 (Indian Rupees One Lakh), aggregating up to INR 325,00,00,000 (Indian Rupees Three Hundred and Twenty Five Crores) on a private placement basis ("**Debentures**"), from time to time but within 1 (one) year from the date of this resolution, to **ISAF III Onshore Fund and India Special Assets Fund III**, or such other eligible investors as may be identified by the Board ("**Debenture Holders**") on such terms and conditions as the Board may, from time to time, determine and consider proper and most beneficial to the Company including as to when the said Debentures are to be issued, the consideration for the issue, coupon rate, redemption period, utilisation of the issue proceeds and all matters connected with or incidental thereto.

"**RESOLVED FURTHER THAT** the consent of the members be and is hereby accorded to the Board to determine in its absolute discretion the terms and quantum of each issue of the Debentures and of each series including the consideration and utilisation of proceeds, class of investors and to do all such acts and things and deal with all such matters and take all such steps as may be necessary to give effect to this resolution."

"**RESOLVED FURTHER THAT** for the purpose of giving effect to this resolution, the Board be and is hereby authorised to finalise the disclosure documents to be filed with the Registrar of Companies in the form and manner as prescribed under the Form PAS – 4 as set out in Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014 and under Section 42 of the Act and do all such acts, deeds, matters and things, as it may in its absolute discretion deem necessary, proper or desirable and to settle any question, difficulty or doubt that may arise in regard to the offer / issue, allotment, utilisation of the proceeds of the Debentures and redemption of the Debentures and to finalise and execute such documents and writings as may be necessary or desirable as the Board may deem fit without being required to seek any further consent or approval of its members or otherwise, to the end and intent that its members shall be deemed to have given their approval thereto expressly by the authority of this resolution."

"**RESOLVED FURTHER THAT** the Board is hereby authorized to undertake all such acts, deeds, matters and things; sign and/or execute any document/(s), writing/(s), agreement/(s), application/(s), to make necessary statutory filings inter-alia with Registrar of Companies or any other competent authority in

RATEEK REALTORS INDIA PRIVATE LIMITED
orporate Office: Prateek PRO-MENAGE, A-42, Sector - 67, Noida I Tel: +91 120-2595555 I Fax: +91 120-2595544 I Email: info@prateekgroup.com
egd. Office: Plot No: 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi- 110092
N : U70101DL2009PTC197028

connection with the proposed allotment of Debentures, as it may deem necessary, incidental, expedient or desirable to give effect to the foregoing resolution."

"**RESOLVED FURTHER** to furnish a certified true copy of the above resolutions to any persons concerned for their information and records."

"**RESOLVED FURTHER** that any of the directors or the company secretary be and are hereby severally authorized to issue a certified true copy of the above resolutions to any persons concerned for their information and records."

CERTIFIED TO BE TRUE

For PRATEEK REALTORS INDIA PRIVATE LIMITED

Prashant Kumar Tiwari
Director
DIN:00024438

Date: 09.02.2024

PRATEEK REALTORS INDIA PRIVATE LIMITED
Corporate Office: Prateek PRO-MENAGE, A-42, Sector - 67, Noida I Tel: +91 120-2595555 I Fax: +91 120-2595544 I Email: info@prateekgroup.com
Regd. Office: Plot No: 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi- 110092
CIN : U70101DL2009PTC197028

CERTIFIED TRUE COPY OF THE EXTRACTS FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF PRATEEK REALTORS INDIA PRIVATE LIMITED ("COMPANY") HELD ON 5TH DAY OF FEBRUARY, 2024 AT A-42, SECTOR-67, NOIDA

AUTHORIZATION FOR ISSUANCE OF NON-CONVERTIBLE DEBENTURES AND CREATION OF SECURITY

WHEREAS,

(A) The Company is engaged in the business of construction and development of real estate projects.

(B) The Company is proposing an issue of secured, listed, redeemable, non-convertible debentures of face value of Rs. 1,00,000 (Rupees One Lakh) each ("**Debentures**") aggregating for an amount of Rs. 325,00,00,000 (Rupees Three Hundred and Twenty-Five Crores) under a debenture trust deed ("**DTD**") and disclosure documents. Catalyst Trusteeship Limited is proposed to be appointed as the debenture trustee ("**Debenture Trustee**") in relation to the issue of Debentures. One of the terms of issue of the Debentures is that the Debentures shall be, *inter alia*, secured by the following security to be provided by the Company in favour of the Debenture Trustee or the Common Security Trustee (*as defined hereinafter*), in accordance with terms of the DTD:

(a) an exclusive first ranking charge by way of mortgage over all the rights, title and interest of the Company in the immovable properties located at Plot No. 4/BS-01 (admeasuring about 97,565.68 square meters) and Plot No. 4/BS-05 (admeasuring about 57,350.828 square meters), situated at Siddharth Vihar Scheme, Tehsil and District Ghaziabad, Uttar Pradesh ("**Project Land**"), together with all benefits and/or entitlements arising out of or in connection with the Project Land and structures thereon, along with corresponding leasehold rights, development rights and all future development potential, including unsold commercial area having a total surplus of Rs. 634,00,00,000 (Rupees Six Hundred and Thirty Four Crores), as more particularly set out in the mortgage documents;

(b) an exclusive first ranking charge by way of hypothecation on the moveable assets, receivables and cashflows (including additional cashflow), bank accounts, current assets and insurance policies in relation to Prateek Grand City - Phase-I project named 'Grand Carnesia' ("**Project (Phase I)**") and Prateek Grand City - Phase-II project named 'Grand Paeonia' ("**Project (Phase II)**") owned, constructed and developed by the Company on the Project Land;

(charge created by way of mortgage over the Project Land and by way of hypothecation over the assets of the Company in relation to Project (Phase I) and the Project (Phase II) in favour of IDBI Trusteeship Limited (as debenture trustee) in connection with senior, unlisted, redeemable, non-convertible debentures of face

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value of Rs. 10,00,000 (Indian Rupees Ten Lakh) each, issued by the Company in 2 (two) tranches to Asia Real Estate II India Opportunity Trust, aggregating up to Rs. 802,00,00,000 (Rupees Eight Hundred and Two Crore) on a private placement basis in accordance with the terms set out in the debenture trust deed dated December 21, 2021, will be a second ranking charge till the time the Debentures are fully redeemed)

(c) an exclusive first ranking charge on identified bank accounts held or to be held by the Company including any debt service reserve account, escrow account and/or any other bank accounts of the Company in relation to Project (Phase I) and the Project (Phase II) identified in the accounts agreement and all monies lying in such accounts;

(d) in the event ("**Phase III Funding Event**") of utilization of any cashflows arising from or generated by, or otherwise received by the Company in connection with the Project (Phase I) or Project (Phase II), for the purpose of making any payment in connection with the Project Land other than of Rs. 87,00,00,000 (Rupees Eighty Seven Crores) (as utilized from the proceeds of the Debentures) or for any other payments in connection with Prateek Grand City – Phase III project on the Project Land ("**Phase III Utilisation Amount**"), then the Debentures will also be secured by the following security interest(s) created under or pursuant to the security documents or evidenced by the security documents, to the extent of 1.5 (one point five) times the Phase III Utilisation Amount:

(i) an exclusive first ranking charge by way of hypothecation on the moveable assets, receivables and cashflows (including additional cashflow), bank accounts, current assets and insurance policies in relation to Prateek Grand City – Phase III Project owned/developed/constructed or to be developed/constructed by the Company on the Project Land ("**Project (Phase III)**"); and

(ii) an exclusive first ranking mortgage by the Company over all the rights, title and interest of the Company in the immovable properties (Project Land) in relation to Project (Phase III);

(e) any other security by way of charge, mortgage, pledge, lien or any other security interest over movable (tangible or intangible) or immovable properties of the Company as may be agreed between the Company and the Debenture Trustee from time to time.

(C) It is also proposed that:

(a) Prateek Buildtech (India) Private Limited, holding company of the Company, will give an irrevocable and unconditional guarantee to secure all the obligations of the Company in relation to the Issue (as defined below); and

(b) Mr. Prashant Kumar Tiwari and Mr. Prateek Tiwari will also provide an irrevocable and unconditional personal guarantee guaranteeing the obligations of the Company, on a several basis, in relation to the Issue (as defined below).

(D) All the promoters, sponsor or obligors (other than the Company) which have or may in future provide any financial indebtedness to the Company shall be required to enter into a subordination deed subordinating their indebtedness to the Debentures issued by the Company.

(The security/ guarantee/ obligations referred to in clause (B), (C) and (D) above are collectively referred to as the "**Security Interests**")

THE BOARD OF DIRECTORS OF THE COMPANY HEREBY RESOLVES AS FOLLOWS:

"**RESOLVED THAT** pursuant to the provisions of the Securities and Exchange Board of India (Issue and Listing of Non – Convertible Securities) Regulations, 2021, ("**Debt Listing Regulations**"), Section 179, Section 71 read with Companies (Share Capital and Debentures) Rules, 2014 and Section 42 read with the Companies (Prospectus and Allotment of Securities) Rules, 2014 and other applicable provisions of the Companies Act, 2013, and in accordance with the Memorandum and Articles of Association of the Company, and listing agreements to be entered into with the stock exchange where the non-convertible debentures of the Company are proposed to be listed, ("**Stock Exchange**"), the approval of the Board be and is hereby accorded for issue and allotment of secured, listed, redeemable, non-convertible debentures of face value of Rs. 1,00,000 (Rupees One Lakh) each ("**Debentures**") aggregating to an amount of Rs. 325,00,00,000 (Rupees Three Hundred and Twenty-Five Crores) (the **"Issue"**) to such prospective investors on a private placement basis, whose details will be disclosed to the Board at the time of allotment of the said Debentures."

"RESOLVED FURTHER THAT in accordance with the provisions of the Act and as required by the regulations framed by the SEBI (*as defined below*) including any other applicable laws and regulations, consent of the Board be and is hereby accorded for appointment of Vistra (ITCL) India Limited as the common security trustee ("**Common Security Trustee**") for the benefit of, *inter alia*, the holders of the Debentures in accordance with the Debenture Trust Deed and the other Transaction Documents (*as defined below*), on such terms and conditions as may be agreed between, *inter alios*, the Common Security Trustee, the Debenture Trustee and the Company."

"**RESOLVED FURTHER THAT** the Board be and is hereby authorized on behalf of the Company to do such acts, deeds and things as the Board in its absolute discretion deems necessary or desirable in connection with the Issue, including, without limitation the following:

(a) authorizing any one of the Mr. Prashant Kumar Tiwari, [*Director*], and Mr. Prateek Tiwari, [*Director*] (collectively the "**Authorised Signatories**"), including by the grant of power of attorneys, to do such act, deeds and things as such Authorized Signatories in his/her/its absolute discretion may deem necessary or desirable in connection with the issue, offer and allotment of the Debentures;

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(b) giving or authorizing the giving by concerned persons of such declarations, affidavit, certificates, consents and authorities as may be required from time to time;

(c) seeking, if required, any approval, consent or waiver from the Company's existing lenders, and/or parties with whom the Company has entered into various commercial and other agreements, and/or any/all concerned government and regulatory authorities in India, and/or any other approvals, consent or waivers that may be required in connection with the issue, offer and allotment of the Debentures;

(d) deciding the pricing and terms of the Debentures, and all other related matters;

(e) approving the placement memorandum or general information document or the key information document (including amending, varying or modifying the same, as may be considered desirable or expedient), in accordance with all applicable laws, rules, regulations and guidelines;

(f) seeking and procuring the listing of the Debentures on any recognized stock exchange in India, submitting the listing application to such stock exchange and taking all actions that may be necessary in connection with obtaining such listing;

(g) entering into arrangements with any depositories in connection with issue of Debentures in demat form;

(h) appointing the registrar and other intermediaries and service providers to the Issue, in accordance with the provisions of the Debt Listing Regulations;

(i) authorizing of the maintenance of a register of holders of the Debentures;

(j) doing all acts, deeds and things that may be required to be done by the Company (including signing of all release documents, filing of all forms with the relevant registrar of companies or any regulatory authority or any other person) to create security interests, in the manner agreed in the DTD, in favour of the Debenture Trustee, or the Common Security Trustee, as the case may be; and

(k) generally doing any other act and/or deed, negotiating and executing any document/s, application/s, agreement/s, undertaking/s, deed/s, affidavits, declarations and certificates and/or giving such direction as it deems fit or as may be necessary or desirable with regard the Issue."

"**RESOLVED FURTHER THAT** Mr. Naveen Kumar, Company Secretary be, and is hereby appointed as the Compliance Officer to the Issue w.e.f. 10th February, 2024."

"**RESOLVED FURTHER THAT** the approval of the Board be and is hereby accorded for appointing Catalyst Trusteeship Limited (a) as the Debenture Trustee in connection with the proposed Issue; and (b) as the Debenture Trustee in connection with any and all the Security Interest created or proposed to be created or any guarantee issued or proposed to be issued pursuant or in

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accordance with the DTD or any transactions contemplated under the Transaction Documents for the benefit of the holders of the Debentures.

"**RESOLVED FURTHER THAT** the approval of the Board be and is hereby accorded to the Company for:

(a) entering into, signing and executing a debenture trustee agreement appointing the Debenture Trustee;

(b) entering into, signing and executing a DTD in relation to the Issue;

(c) issuing a placement memorandum or general information document or a key information document in respect of the Debentures;

(d) entering into the documents creating or evidencing the creation of mortgage on the immovable properties of the Company;

(e) entering into subordination deed, subordinating the obligations of the Company under any financial indebtedness owed by the Company to any other person;

(f) entering into documents creating security in favour of the Debenture Trustee/Common Security Trustee on the movable properties (including, without limitation bank account(s) and receivables), tangible or intangible (both present and future) of the Company;

(g) entering into documents creating security in favour of the Debenture Trustee/Common Security Trustee on the current assets of the Company (including, without limitation receivables), tangible or intangible (both present and future) of the Company;

(h) entering into documents assigning by way of security in favour of the Debenture Trustee/Common Security Trustee all its rights, title and interests in relation to the insurance policies;

(i) entering into stamp duty indemnity as may be required by the Debenture Trustee;

(j) entering into escrow account agreement(s), debt service reserve account, or any other fund flow agreement;

(k) entering into a deed of subordination, subordinating the obligations of the Company to its promoters, shareholders or other group companies (as the case may be) to the Debentures;

(l) entering into such other documents, deeds, notices, letters, agreements, power of attorneys, declarations, memorandums, indentures, indemnities (including without limitation in respect of stamp duty), undertakings, instruments and forms as may be required in relation to the Issue of Debentures or for creation of any security interest or pursuant to any other purpose mentioned in these resolutions or to give effect to any transactions contemplated in such documents or the DTD for the benefit of the holder of the Debentures; and

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(The documents in (a) to (l) above are collectively referred to as the "**Transaction Documents**").

(m) amend, novate, supplement, extend, restate or make any other modification to the Transaction Documents as may be required, from time to time, in relation to the Transaction Documents or to give effect to any transactions contemplated in the Transaction Documents."

"**RESOLVED FURTHER THAT** the Authorized Signatories, be and are hereby authorized, to:

(a) negotiate, finalise, execute and deliver the above-mentioned Transaction Documents, draft of which have been tabled before the Board, on behalf of the Company, including any amendments, modifications, supplements, restatements or novations thereto (now or in the future);

(b) do all such acts, matters, deeds and things and to execute all documents, file forms with, make applications to, receive approvals from, any persons, authorized dealers, governmental / regulatory authorities, including but not limited to the Registrar of Companies and Reserve Bank of India / Securities and Exchange Board of India and Income Tax authorities or any Depository or Stock Exchange;;

(c) sign and/or dispatch all documents and notices to be signed and/or dispatched by the Company under or in connection with the Transaction Documents; and

(d) to take all steps and do all things and give such directions,

as may be required, necessary, expedient or desirable for giving effect to the Transaction Documents, the transactions contemplated therein and the resolutions mentioned herein."

"**RESOLVED FURTHER THAT** the aforesaid Authorised Signatories of the Company be and are hereby authorised to delegate to any other officers or employees of the Company, or any lawyers, consultants or advisors as may be deemed necessary or prudent by such Authorised Signatories, their power to execute and deliver or cause to be executed or delivered the Transaction Documents and any other documents in connection therewith as provided under these resolutions as may be deemed necessary or prudent by the aforesaid Authorised Signatories."

"**RESOLVED FURTHER THAT** the Common Seal of the Company, if required, be affixed as in presence of at least 2 (two) directors and the secretary of the Company, or such other person as the Board may appoint for the purpose, in accordance with Article 84 of Articles of Association of the Company."

"**RESOLVED FURTHER** that the Board is authorized to request any person to create any security interest, giving guarantee, entering into any subordination deed or furnishing any undertaking as may be required for the purpose of the Issue.

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"**RESOLVED FURTHER THAT** the Board be and is hereby authorized to open one or more bank accounts in the name of the Company ("**Accounts**") in Indian currency or foreign currency(ies) with such bank or banks in India as may be required in connection with the Issue and that any one of Authorized Signatories, be and are hereby authorized to sign and execute the application form and other documents required for opening the said account/s, to operate the said account/s, and to give such instructions including for closure of such accounts, as may be required and deemed appropriate by them, and that the said bank/s be and is/are hereby authorized to honor all cheques and other negotiable instruments drawn, accepted or endorsed and instructions given by the aforesaid Authorised Signatories on behalf of the Company."

"**RESOLVED FURTHER** to furnish a certified true copy of the above resolutions to any persons concerned for their information and records."

CERTIFIED TO BE TRUE

For Prateek Realtors India Private Limited

PKT

Prashant Kumar Tiwari
Director
DIN: 00024438

PT

Prateek Tiwari
Director
DIN: 02847113

Date: 05.02.2024

CERTIFIED TRUE COPY OF THE EXTRACTS FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF PRATEEK BUILDTECH (INDIA) PRIVATE LIMITED ("COMPANY") HELD ON 6TH FEBRUARY, 2024 AT A-42, SECTOR-67, NOIDA

(A) Prateek Realtors India Private Limited, a company incorporated under the Companies Act, 1956, and a validly existing company under the Companies Act, 2013, with corporate identification number U70101DL2009PTC197028 and having its registered office at Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, East Delhi, Delhi – 110092 ("**Issuer**"), is proposing the issue of listed, secured, redeemable, non-convertible debentures having a face value of INR 1,00,000 (Rupees One Lakh) each ("**Debentures**"), for an aggregate amount of up to INR 325,00,00,000 (Indian Rupees One Hundred and Twenty Crore) ("**Issue**"). Catalyst Trusteeship Limited is proposed to be appointed as the debenture trustee ("**Debenture Trustee**") in relation to the Issue of Debentures. One of the terms of the issue of the Debentures is that the due payment and discharge of the debt under the Debentures shall be guaranteed by an unconditional, irrevocable, secured and continuing corporate guarantee to be issued by the Company in favour of the Debenture Trustee (for the benefit of the secured parties) ("**Obligations**").

(B) The Chairman informed the Board that the issue of Debentures by the Issuer is in the best interest of the Company and the group.

THE BOARD OF DIRECTORS OF THE COMPANY ("BOARD") HEREBY UNANIMOUSLY RESOLVES AS FOLLOWS:

"**RESOLVED THAT** pursuant to the applicable provisions of the Companies Act, 2013 and in accordance with the Memorandum and Articles of Association of the Company and subject to approval of the shareholders, pursuant to Section 185 of the Companies Act, 2013, the approval of the Board be and is hereby accorded to the Company for issuing an unconditional, irrevocable, secured and continuing corporate guarantee to secure the Issue of Debentures.

"**RESOLVED FURTHER THAT** the approval of the Board be and is hereby accorded to the Company for:

(a) giving or authorizing the giving by concerned persons of such declarations, affidavit, certificates, consents and authorities as may be required from time to time;

(b) seeking, if required, any approval, consent or waiver from the Company's existing lenders, shareholders, investors and/or parties with whom the Company has entered into various commercial and other agreements, and/or any/all concerned government and regulatory authorities in India, and/or any other approvals, consent or waivers that may be required in connection with the issue, offer and allotment of the Debentures;

(c) entering into a deed of guarantee for issuing an irrevocable and unconditional guarantee to secure the Issue of Debentures;

(d) doing all acts, deeds and things that may be required to be done by the Company (including filing of all forms with the relevant registrar of companies or any regulatory

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authority or any other person, if applicable);

(e) generally doing any other act and/or deed, negotiating and executing any document/s, application/s, agreement/s, undertaking/s, deed/s, affidavits, declarations and certificates and/or giving such direction as it deems fit or as may be necessary or desirable with regard to the issuance of guarantee;

(f) entering into such other documents, deeds, notices, letters, agreements, power of attorneys, declarations, subordination deeds, memorandums, indentures, undertakings, instruments and forms as may be required in relation to the Obligations or pursuant to any other purpose mentioned in these resolutions or to give effect to any transactions contemplated in such documents or any other document in relation to the Issue of Debentures; and

(The documents in (a), (b), (c), (d), (e) and (f)) above are collectively referred to as the "**Transaction Documents**")

(g) amending, novating, supplementing, extending, restating or making any other modification to the Transaction Documents as may be required, from time to time, in relation to the Transaction Documents or to give effect to any transactions contemplated in the Transaction Documents."

"**RESOLVED FURTHER THAT** any one of the Mr. Prashant Kumar Tiwari, Director of the Company and Mr. Prateek Tiwari, Director of the Company "**Authorised Signatory**") be and are hereby severally authorized, to:

(a) negotiate, finalise, sign, execute and deliver the above-mentioned Transaction Documents on behalf of the Company, including any amendments, modifications, supplements, restatements or novations thereto (now or in the future);

(b) do all such acts, matters, deeds and things and to execute all documents, file forms with, make applications to, receive approvals from, any persons, authorized dealers, governmental / regulatory authorities, including but not limited to the Registrar of Companies and Reserve Bank of India of India, Income Tax authorities or any Depository, as may be required under applicable laws;

(c) sign and/or dispatch all documents and notices to be signed and/or dispatched by the Company under or in connection with the Transaction Documents; and

(d) to take all steps and do all things and give such directions,

as may be required, necessary, expedient or desirable for giving effect to the Transaction Documents, the transactions contemplated under such Transaction Documents and the resolutions mentioned herein."

"**RESOLVED FURTHER THAT** the aforesaid Authorised Signatories of the Company be and are hereby authorised to delegate to any other officers or employees of the Company, or any lawyers, consultants or advisors as may be deemed necessary or prudent by such Authorised Signatories, their power to execute and deliver or cause to be executed or delivered the Transaction Documents and any other documents in connection therewith as provided under

these resolutions as may be deemed necessary or prudent by the aforesaid Authorised Signatories."

"**RESOLVED FURTHER** to furnish a certified true copy of the above resolutions to any persons concerned for their information and records."

CERTIFIED TO BE TRUE

For PRATEEK BUILDTECH (INDIA) PRIVATE LIMITED

Prashant Kumar Tiwari
Director
DIN: 00024438

Prateek Tiwari
Director
DIN: 02847113

Date:06.02.2023

DCS/COMP/MJ/IP-PPDI/529/23-24

March 18, 2024

Prateek Realtors (India) Private Limited
Plot No. 101-102, Himalaya Palace, 65 Vijay Block,
Laxmi Nagar, G Block, Shakarpur, New Delhi, India- 110092

Dear Sir/Madam

Re: Private Placement of Listed, Rated, Secured, Taxable, Redeemable, Non-Convertible Debentures (GID Ref no. 2023-24/NCD/01 dated 08.03.24).

We acknowledge receipt of your application on the online portal on February 21, 2024 seeking In-principle approval for issue of captioned security. In this regard, the Exchange is pleased to grant in-principle approval for listing of captioned security subject to fulfilling the following conditions at the time of seeking listing:

1. Filing of listing application.

2. Payment of fees as may be prescribed from time to time.

3. Compliance with SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 read with SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 and circulars issued thereunder and also Compliance with provisions of Companies Act 2013.

4. Receipt of Statutory & other approvals & compliance of guidelines issued by the statutory authorities including SEBI, RBI, DCA etc. as may be applicable.

5. Compliance with change in the guidelines, regulations, directions, circulars of the Exchange, SEBI or any other statutory authorities, documentary requirements from time to time.

6. Compliance with below mentioned circular dated June 10, 2020 issued by BSE before opening of the issue to the investors.:
https://www.bseindia.com/markets/MarketInfo/DispNewNoticesCirculars.aspx?page=20200610-31

7. Issuers, for whom use of EBP is not mandatory, specific attention is drawn towards compliance with Chapter XV of SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 and BSE Circular No 20210519-29 dated May 19, 2021. Accordingly, Issuers of privately placed debt securities in terms of SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 or ILDM Regulations for whom accessing the electronic book platform (EBP) is not mandatory shall upload details of the issue with any one of the EBPs within one working day of such issuance. The details can be uploaded using the following links Electronic Issuance - Bombay Stock Exchange Limited (bseindia.com).

8. It is advised that Face Value of NCDs issue through private placement basis should be kept as per Chapter V of SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021

9. ***Issuers are hereby advised to comply with signing of agreements with both the depositories as per Regulation 7 of SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 read with SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021.***

10. Company is further requested to comply with SEBI Circular SEBI/HO/DDHS/DDHS-RACPOD1/CIR/P/2023/56 dated April 13, 2023, (if applicable) read along with BSE Circular https://www.bseindia.com/markets/MarketInfo/DispNewNoticesCirculars.aspx?page=20230428-18 and ensure compliance of the same.

This In-Principle Approval is valid for a period of 1 year from the date of issue of this letter or period of 1 year from the date of opening of the first offer of debt securities under General information Documents which ever applicable. The Exchange reserves its right to withdraw its in-principle approval at any later stage if the information submitted to the Exchange is found to be incomplete/ incorrect/misleading/false or for any contravention of Rules, Bye-laws and Regulations of the Exchange, SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 read with SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 and circulars issued thereunder, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Guidelines/Regulations issued by the statutory authorities etc. Further, it is subject to payment of all applicable charges levied by the Exchange for usage of any system, software or similar such facilities provided by BSE which the Company shall avail to process the application of securities for which approval is given vide this letter.

Yours faithfully,
For BSE Limited

Prasad Bhide
Senior Manager

Akshay Arolkar
Deputy Manager

Financial Year 2022-2023

In the Auditors' Reports:

The Auditors' Report for the year ended 31st March 2023 is attached to the Financial Statements contains the following qualification, reservation or adverse remark or disclaimer:

1. The Company is generally regular in depositing undisputed statutory dues including Provident Fund, Employees State Insurance, Income tax, Sales Tax, Wealth tax, Service tax, Duty of Customs, duty of Excise, Value Added Tax, GST, Cess and other statutory dues with the appropriate authorities to the extent applicable to it. There are no undisputed amounts payable in respect of income tax, wealth tax, service tax, sales tax, value added tax, duty of customs, duty of excise or cess which have remained outstanding as at March 31, 2023 for a period of more than 6 months from the date they became payable **except the following TDS dues**:

Name of the Statute	Nature Of Dues	Period to Which the amount relates	Amount due (In Rs.)	Amount Paid	Net Due in (Rs)	Due Date
Income Tax Act	TDS	Apr-19	6,59,077		6,59,077	07-05-2020
Income Tax Act	TDS	Jun-19	6,52,794		6,52,794	07-07-2020
Income Tax Act	TDS	Jul-19	6,49,566		6,49,566	07-08-2020
Income Tax Act	TDS	Aug-19	6,46,284		6,46,284	07-09-2020
Income Tax Act	TDS	Sep-19	6,42,943		6,42,943	07-10-2020
Income Tax Act	TDS	Oct-19	6,58,012	18,468	6,39,544	07-11-2020
Income Tax Act	TDS	Nov-19	6,39,513	3,430	6,36,083	07-12-2020
Income Tax Act	TDS	Dec-19	6,32,562		6,32,562	07-01-2020
Income Tax Act	TDS	Jan-20	9,66,332	3,37,355	6,28,977	07-02-2020
Income Tax Act	TDS	Feb-20	10,37,669	4,12,339	6,25,330	07-03-2020
Income Tax Act	TDS	Mar-20	15,89,438	4,75,673	11,13,765	30-04-2020
Total	**TDS**	**FY 19-20**	**87,74,190**	**12,47,265**	**75,26,925**	
Income Tax Act	TDS	Apr-20	6,33,082		6,33,082	07-05-2020
Income Tax Act	TDS	May-20	6,44,984		6,44,984	07-06-2020
Income Tax Act	TDS	Jun-20	-		-	07-07-2020
Income Tax Act	TDS	Jul-20	10,15,327		10,15,327	07-08-2020
Income Tax Act	TDS	Aug-20	10,07,755	6,641	10,01,114	07-09-2020
Income Tax Act	TDS	Sep-20	11,66,985	1,93,943	9,73,042	07-10-2020
Income Tax Act	TDS	Oct-20	7,73,295	24,618	7,48,677	07-11-2020
Income Tax Act	TDS	Nov-20	10,14,668	19,010	9,95,658	07-12-2020
Income Tax Act	TDS	Dec-20	4,17,242		4,17,242	07-01-2021
Income Tax Act	TDS	Jan-21	8,56,946	70,616	7,86,330	07-02-2021
Income Tax Act	TDS	Feb-21	14,69,270	85,774	13,83,496	07-03-2021
Income Tax Act	TDS	Mar-21	6,79,332	2,71,560	4,07,772	30-04-2021
Total	**TDS**	**FY 20-21**	**96,78,886**	**6,72,162**	**90,06,724**	
Income Tax Act	TDS	Apr-21	12,02,387	6,93,794	5,08,593	07-05-2021
Income Tax Act	TDS	May-21	7,13,106	1,78,175	5,34,931	07-06-2021
Income Tax Act	TDS	Jun-21	8,90,962	3,60,519	5,30,443	07-07-2021
Income Tax Act	TDS	Jul-21	13,91,694	8,65,814	5,25,880	07-08-2021
Income Tax Act	TDS	Aug-21	11,34,279	6,13,039	5,21,240	07-09-2021
Income Tax Act	TDS	Sep-21	16,91,013	5,60,358	11,30,655	07-10-2021
Income Tax Act	TDS	Oct-21	24,87,338	6,64,973	18,22,365	07-11-2021
Income Tax Act	TDS	Nov-21	9,19,127	3,77,145	5,41,982	07-12-2021
Income Tax Act	TDS	Dec-21	2,48,80,830	1,09,81,104	1,38,99,726	07-01-2022
Income Tax Act	TDS	Jan-22	8,46,837	3,09,464	5,37,373	07-02-2022
Income Tax Act	TDS	Feb-22	13,15,271	8,23,488	4,91,783	07-03-2022
Income Tax Act	TDS	Mar-22	15,90,285	7,29,402	8,60,883	30-04-2022
Total	**TDS**	**FY 21-22**	**3,90,63,129**	**1,71,57,275**	**2,19,05,854**	
Income Tax Act	TDS	Apr-22	12,69,140	6,29,518	6,39,622	07-05-2022
Income Tax Act	TDS	May-22	12,28,226	7,52,281	4,75,945	07-06-2022
Income Tax Act	TDS	Jun-22	17,62,157	12,91,664	4,70,493	07-07-2022
Income Tax Act	TDS	Jul-22	16,87,950	10,98,814	5,89,136	07-08-2022
Income Tax Act	TDS	Aug-22	13,11,700	8,52,381	4,59,319	07-09-2022
Income Tax Act	TDS	Sep-22	21,18,433	16,64,837	4,53,596	07-10-2022
Total	**TDS**	**FY 22-23**	**93,77,606**	**62,89,495**	**30,88,111**	

Directors Reply: The Management of the Company is trying to pay all the dues in the coming years.

2. In our opinion and according to the information and explanations given to us, the Company has defaulted in repayment of dues payable to NOIDA details of which are as follows:

Nature of borrowing, including debt securities	Name of lender*	Whether principal or interest	Amount not paid on due date (in Rs.)	No. of days delay or unpaid
Dues against purchase of land-120	Noida Authority	Both	3,97,78,649	1756
Dues against purchase of land-120	Noida Authority	Both	6,85,49,686	1573
Dues against purchase of land-120	Noida Authority	Both	6,53,13,435	1391
Dues against purchase of land-120	Noida Authority	Both	6,20,77,183	1208
Dues against purchase of land-77	Noida Authority	Both	10,02,43,078	2192
Dues against purchase of land-77	Noida Authority	Both	9,65,66,060	2008
Dues against purchase of land-77	Noida Authority	Both	92,572,727	1827
Dues against purchase of land-77	Noida Authority	Both	88,579,393	1643
Dues against purchase of land-77	Noida Authority	Both	84,586,060	1462
Dues against purchase of land-77	Noida Authority	Both	80,592,727	1278
Dues against purchase of land-77	Noida Authority	Both	76,599,393	1096

Directors Reply: Order of *Hon'ble Supreme Court is still pending, therefore the dues of the New Okhla Industrial Development Authority and Uttar Pradesh Awas Vikas Parishad shall be paid after the order of Hon'ble Supreme Court.*

<u>In the Secretarial Audit Reports:</u>

The Secretarial Auditors' Report for the year ended 31st March 2023 contains the following qualification, reservation or adverse remark or disclaimer:

1. *The Company has defaulted in payment of statutory dues i.e., TDS for few months in the reporting period which are still unpaid at the date of this report.*

   Directors Reply: The Management of the Company is trying to pay all the dues in the coming years.

2. *The Company has defaulted in payment re-payment of dues payable to Noida Authority and UPAVP.*

Directors Reply: Since the Order of Hon'ble Supreme Court is still pending, the management of the company is trying to pay all the dues after the settlement of the same.

3. *The Company has filed Form CRA-4 (Cost Audit Report) vide SRN: F37711413, Form AOC-4 XBRL (Filing of XBRL documents in respect of financial statements with the Registrar) vide SRN: F47460357 and Form DPT-3 (Return of Deposits) vide SRN: AA1088660 after the due dates with the Registrar of Companies.*

Directors Reply: This was due to some unavoidable circumstances

Financial Year-2021-2022

In the Auditors' Reports:

The Auditors' Report for the year ended 31st March, 2022 is attached to the Financial Statements contains the following qualification, reservation or adverse remark or disclaimer:

3. The Company is generally regular in depositing undisputed statutory dues including Provident Fund, Employees State Insurance, Income tax, Sales Tax, Wealth tax, Service tax, Duty of Customs, duty of Excise, Value Added Tax, GST, Cess and other statutory dues with the appropriate authorities to the extent applicable to it. There are no undisputed amounts payable in respect of income tax, wealth tax, service tax, sales tax, value added tax, duty of customs, duty of excise or cess which have remained outstanding as at March 31, 2022 for a period of more than 6 months from the date they became payable **except the following TDS dues**:

Name of the statute	**Nature of dues**	**Period to which the amount relates**	**Amount due (In Rs.)**	**Due date**	**Date of payment**
Income Tax Act	TDS	April 2021	1312346	07/05/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	May 2021	844631	07/06/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	June 2021	965386	07/07/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	July 2021	1804477	07/08/2021	Unpaid till the date of audit report.

Income Tax Act	TDS	Aug 2021	1963690	07/09/2021	Unpaid till the date of audit report.

Income Tax Act	TDS	Sep 2021	2207531	07/10/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	Aril 2020	633082	07/05/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	May 2020	644984	07/06/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	July 2020	1015327	07/08/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Aug 2020	1007755	07/09/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Sep 2020	1166985	07/10/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Oct 2020	773295	07/11/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Nov 2020	1014668	07/12/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Dec 2020	417242	07/01/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	Jan 2021	811946	07/02/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	Feb 2021	1469270	07/03/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	Mar 2021	679332	30/04/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	April 2019	659077	07/05/2019	Unpaid till the date of audit report.

Income Tax Act	TDS	June 2019	652794	07/07/2019	Unpaid till the date of audit report.
Income Tax Act	TDS	July 2019	649566	07/08/2019	Unpaid till the date of audit report.
Income Tax Act	TDS	Aug 2019	646284	07/09/2019	Unpaid till the date of audit report.
Income Tax Act	TDS	Sep 2019	642943	07/10/2019	Unpaid till the date of audit report.
Income Tax Act	TDS	Oct 2019	639544	07/11/2019	Unpaid till the date of audit report.
Income Tax Act	TDS	Nov 2019	636083	07/12/2019	Unpaid till the date of audit report.
Income Tax Act	TDS	Dec 2019	632562	07/01/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Jan 2020	966332	07/02/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Feb 2020	1037669	07/03/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Mar 2020	1533522	30/04/2020	Unpaid till the date of audit report.

Directors Reply: The Management of the Company is trying to pay all the dues in the coming years

4. In our opinion and according to the information and explanations given to us, the Company has defaulted in repayment of dues payable to NOIDA details of which are as follows:

Nature of borrowing, including debt securities	**Name of lender***	**Whether principal or interest**	**Amount not paid on due date (In Rs.)**
Dues against purchase of land	UPAVP	Both	65,85,18,706
Dues against purchase of land	UPAVP	Both	65,85,18,706
Dues against purchase of land	UPAVP	Both	65,85,18,706
Dues against purchase of land	UPAVP	Both	65,85,18,706

Dues against purchase of land	UPAVP	Both	65,85,18,706
Dues against purchase of land	UPAVP	Both	65,85,18,706
Dues against purchase of land	UPAVP	Both	65,85,18,706
Dues against purchase of land-120	Noida Authority	Both	39778649
Dues against purchase of land-120	Noida Authority	Both	68549686
Dues against purchase of land-120	Noida Authority	Both	65313435
Dues against purchase of land-120	Noida Authority	Both	62077183
Dues against purchase of land-77	Noida Authority	Both	100,243,078
Dues against purchase of land-77	Noida Authority	Both	96,566,060
Dues against purchase of land-77	Noida Authority	Both	92,572,727
Dues against purchase of land-77	Noida Authority	Both	88,579,393
Dues against purchase of land-77	Noida Authority	Both	84,586,060
Dues against purchase of land-77	Noida Authority	Both	80,592,727
Dues against purchase of land-77	Noida Authority	Both	76,599,393

Directors Reply: Order of *Hon'able Supreme Court is still pending, therefore the dues of the New Okhla Industrial Development Authority and Uttar Pradesh Aawas Vikas Parishad shall be paid after the order of Hon'able Supreme Court.*

<u>In the Secretarial Audit Reports:</u>

The Secretarial Auditors' Report for the year ended 31st March, 2022 contains the following qualification, reservation or adverse remark or disclaimer:

4. *The Company has defaulted in payment of statutory dues i.e., TDS for few months in the reporting period which are still unpaid at the date of this report.*

   Directors Reply: The Management of the Company is trying to pay all the dues in the coming years.

5. *The Company has defaulted in payment re-payment of dues payable to Noida Authority and UPAVP.*

   Directors Reply: Since the Order of Hon'ble Supreme Court is still pending, the management of the company is trying to pay all the dues after the settlement of the same.

6. *The Company has defaulted in payment of dues to Micro, Small and Medium Enterprises within the prescribed time.*

   Directors Reply: The Management of the Company is trying to pay all the dues as soon as possible.

7. *The Company has utilised the funds raised through issuance of non-convertible debentures on private placement basis one day prior to the date of filing the return of allotment.*

   *Further, the Company has issued offer letter i.e., Form PAS-4 to the identified person before filing special resolution in e-Form MGT-14 with the concerned Registrar of Companies**.***

   Directors Reply: It was an oversight on Companies end and the same shall be taken care off in the future years.

Financial Year-2020-2021

In the Auditors' Reports:

The Auditors' Report for the year ended 31st March, 2021 is attached to the Financial Statements contains the following qualification, reservation or adverse remark or disclaimer:

1. *No undisputed amounts payable in respect of provident fund, employees' state insurance, income-tax, sales- tax, service tax, goods and service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues were in arrears as at March 31, 2021 for a period of more than six months from the date they became payable,* ***except as follows:***

Statutory Dues Outstanding for more than six months as on 31.03.2021

2019-20	Total TDS Dues	Due date	Deposit	Date of Deposit	Not Yet deposited
Apr-19	11,86,463	07/05/2019	527,386	23/06/2021	659,077
May-19	-	07/06/2019	-	-	-
Jun-19	1,130,161	07/07/2019	477,367	23/06/2021	625,794
Jul-19	1,101,469	07/08/2019	451,903	23/06/2021	649,566
Aug-19	1,072,416	07/09/2019	426,132	23/06/2021	646,284

Sep-19	1,042,992	07/10/2019	400,049	23/06/2021	642,943
Oct-19	21,622,083	07/11/2019	373,651	23/06/2021	21,248,432
Nov-19	986,447	07/12/2019	346,934	23/06/2021	639,513
Dec-19	952,456	07/01/2020	319,894	23/06/2021	632,562
Jan-20	22,227,821	07/02/2020	292,528	23/06/2021	21,935293
Feb-20	1,302,500	07/03/2020	264,831	23/06/2021	1,037,669
Mar-20	2,151,961	30/04/2020	562,523	23/06/2021	1,589,438
Total	**54,776,769**		**4,443,198**		**50,333,571**

2019-20	**Total TDS Dues**	**Due date**	**Deposit**	**Date of Deposit**	**Not Yet deposited**
Apr-20	656,297	07/05/2020	23,165	28/07/2020	633,132
May-20	729,961	07/06/2020	84,977	06/06/2020 & 29/07/2020	644,984
Jun-20	662,047	07/07/2020	662,047	28/07/2020	-
Jul-20	2,181,513	07/08/2020	479,470	29/10/2020 & 04/09/2021	1,702,043
Aug-20	1,773,432	07/09/2020	233,601	29/10/2020 & 04/09/2021	1,539,831
Sep-20	1,959,099	07/10/2020	381,210	23/06/2020 & 04/09/2021	1,577,889
Total	**7,962,349**		**1,864,470**		**6,097,879**

Directors Reply: The Management of the Company is trying to pay all the dues in the coming years

2. *Current maturity amount of long term debts shown under the head "Note 8: Other Current Liabilities" includes inter alia, amount payable to: 1. New Okhla Industrial Development Authority amounting to Rs. 20,53,63,728 and Rs. 50,79,26,105 & 2. Uttar Pradesh Aawas Vikas Parishad amounting to Rs. 1,06,44,62,880 and Rs. 1,57,34,92,832 which are overdue for payment but not paid due to pending litigation before Hon'able Supreme Court.*

Directors Reply: Order of *Hon'able Supreme Court is still pending, therefore the dues of the New Okhla Industrial Development Authority and Uttar Pradesh Aawas Vikas Parishad shall be paid after the order of Hon'able Supreme Court.*

<u>In the Secretarial Audit Reports:</u>

The Secretarial Auditors' Report for the year ended 31st March, 2021 contains the following qualification, reservation or adverse remark or disclaimer:

8. *During the financial year 2020-21, the provisions of section 135 of the Companies Act, 2013 are not applicable to the Company. However, there were unspent amount related to*

previous years to be spent on CSR activities and the Company has not transferred that unspent amount to the Fund established under the provisions of section 135 of the Companies Act 2013.

Directors Reply: In the financial year 2020-21, the provisions of section 135 of the Companies Act, 2013 are not applicable to the Company and the Company keeps good intensions to spend the said amount in the coming years as and when the Company will have profits.

9. *The Company has various dues towards banks, financial institutions and government authorities as detailed in Appendix – I and Annexure 1 to the Financial Statements for the F.Y. ended 31st March, 2021.*

   Directors Reply: The Management of the Company is trying to pay all the dues in the coming years

10. *Further as per Note No. 04 of the Financial Statements, there were Secured loans (Hypothecated against Car) which were taken by the Company, however we have not found any details on Index of charge on MCA portal in respect of creation of said charge.*

    Directors Reply: It was an oversight on Companies end and the same shall be take care off in the future years.

M/s PRATEEK REALTORS INDIA PVT. LTD.

Annexure-1

DETAILS OF CONTINGENT LIABILITIES OF VAT/CST/ENTRY TAX AS ON 31.03.2023

Financial Year	No. of Cases	Related from	Cases	Demand Amount	Waiver Amt. During Appeal	Demand After Waiver	Total Deposit After ASMT. & Appeal	O/s Demand as on 31-03-2023
A.								
2010-2011	1	U.P.VAT	Assessment	45,979,096	33,021,195	12,957,901		12,957,901
2010-2011	1	U.P.Entry Tax	Assessment	10,979,537	4,108,442	6,871,095	2,198,000	4,673,095
Total(A)	**2**			**56,958,633**	**37,129,637**	**19,828,996**	**2,198,000**	**17,630,996**
B.								
2011-2012	1	U.P.VAT	Assessment	24,328,719	9,415,426	14,913,293	6,149,308	8,763,985
2011-2012	1	U.P.Entry Tax	Assessment	6,036,850	1,757,139	4,279,711	905,528	3,374,183
Total(B)	**2**			**30,365,569**	**11,172,565**	**19,193,004**	**7,054,836**	**12,138,168**
C.								
2012-2013	1	U.P.VAT	Assessment	41,263,708	14,142,064	27,121,644	19,126,371	7,995,273
2012-2013	1	U.P.Entry Tax	Assessment	5,539,889	-	5,539,889	3,853,989	1,685,900
Total(C)	**2**			**46,803,597**	**14,142,064**	**32,661,533**	**22,980,360**	**9,681,173**
D.								
2013-2014	1	U.P.VAT	Assessment	28,460,409	12,763,692	15,696,717		15,696,717
2013-2014	1	U.P.Entry Tax	Assessment	3,616,489	-	3,616,489	1,000,000	2,616,489
2013-2014	1	Penalty	Form 38	185,600	-	185,600	-	185,600
Total (D)	**3**			**32,262,498**	**12,763,692**	**19,498,806**	**1,000,000**	**18,498,806**
E.								
2014-2015	1	U.P.VAT	Assessment	42,805,023	10,586,504	32,218,519	4,022,143	28,196,376
2014-2015	1	U.P.Entry Tax	Assessment	2,370,659	-	2,370,659	355,529	2,015,130
Total E	**2**			**45,175,682**	**10,586,504**	**34,589,178**	**4,377,672**	**30,211,506**
F.								
2015-2016	1	U.P.VAT	Assessment	9,445,730	**4,683,876**	4,761,854	1,350,000	3,411,854
2015-2016	1	U.P.Entry Tax	Assessment	387,196	-	387,196	387,196	-
Total (F)	**2**			**9,832,926**	**4,683,876**	**5,149,050**	**1,737,196**	**3,411,854**
G.								
2016-2017	1	U.P.VAT	Assessment	9,445,730	**4,762,180**	4,683,550	1,044,934	3,638,616
2016-2017	1	U.P.Entry Tax	Assessment	551,628	-	551,628	551,628	-
Total (G)	**2**			**9,997,358**	**4,762,180**	**5,235,178**	**1,596,562**	**3,638,616**
2017-2018	1	U.P.VAT	Assessment	1,735,689	**900,168**	835,521	748,000	87,521
Total (G)	**2**			**1,735,689**	**900,168**	**835,521**	**748,000**	**87,521**
Grand Total(A+B+C+D+E+F+G)	**17**			**233,131,952**	**96,140,686**	**136,991,266**	**41,692,626**	**95,298,640**

Nishant Tyagi & Associates Delhi

M/s PRATEEK REALTORS INDIA PVT. LTD.

DETAILS OF CONTINGENT LIABILITIES OF VAT/CST/ENTRY TAX AS ON 31.03.2022

Financial Year	No. of Cases	Related from	Cases	Demand Amount	Waiver Amt. During Appeal	Demand After Waiver	Total Deposit After ASMT. & Appeal	O/s Demand as on 31-03-2022
Amount in Hundred				Amt in (Hnd)	Amt in (Hnd)	Amt in (Hnd)	Amt in (Hnd)	Amt in (Hnd)
A.								
2010-2011	1	U.P.VAT	Assessment	459,791	-	459,791	-	459,791
2010-2011	1	U.P.Entry Tax	Assessment	109,795	-	109,795	21,980	87,815
Total(A)	**2**			**569,586**	**-**	**569,586**	**21,980**	**547,606**
B.								
2011-2012	1	U.P.VAT	Assessment	243,287	94,154	149,133	61,493	87,640
2011-2012	1	U.P.Entry Tax	Assessment	60,369	17,571	42,797	9,055	33,742
Total(B)	**2**			**303,656**	**111,726**	**191,930**	**70,548**	**121,382**
C.								
2012-2013	1	U.P.VAT	Assessment	412,637	141,421	271,216	181,264	89,953
2012-2013	1	U.P.Entry Tax	Assessment	55,399	-	55,399	38,540	16,859
Total(C)	**2**			**468,036**	**141,421**	**326,615**	**219,804**	**106,812**
D.								
2013-2014	1	U.P.VAT	Assessment	284,604	127,637	156,967	-	156,967
2013-2014	1	U.P.Entry Tax	Assessment	36,165	-	36,165	10,000	26,165
2013-2014	1	Penalty	Form 38	1,856	-	1,856	-	1,856
Total (D)	**3**			**322,625**	**127,637**	**194,988**	**10,000**	**184,988**
E.								
2014-2015	1	U.P.VAT	Assessment	428,050	105,865	322,185	40,221	281,964
2014-2015	1	U.P.Entry Tax	Assessment	23,707	-	23,707	3,555	20,151
Total E	**2**			**451,757**	**105,865**	**345,892**	**43,777**	**302,115**
F.								
2015-2016	1	U.P.VAT	Assessment	94,457	**46,839**	47,619	13,500	34,119
2015-2016	1	U.P.Entry Tax	Assessment	3,872	-	3,872	3,872	-
Total (F)	**2**			**98,329**	**46,839**	**51,491**	**17,372**	**34,119**
G.								
2016-2017	1	U.P.VAT	Assessment	94,457	**47,622**	46,836	10,449	36,386
2016-2017	1	U.P.Entry Tax	Assessment	5,516	-	5,516	5,516	-
Total (G)	**2**			**99,974**	**47,622**	**52,352**	**15,966**	**36,386**
H.								
2017-2018	1	U.P.VAT	Assessment	17,357	**9,002**	8,355	2,484	5,871
2017-2018	1	U.P.Entry Tax	Assessment	1,146	-	1,146	1,146	-
Total (G)	**2**			**18,503**	**9,002**	**9,501**	**3,630**	**5,871**
Grand Total(A+B+C+D+E+F+G)	**17**			**2,332,465**	**590,110**	**1,742,355**	**403,076**	**1,339,278**

Nishant Yagi & Associates Delhi

M/S PRATEEK REALTORS INDIA PRIVATE LIMITED

RELATED PARTY TRANSACTIONS AND BALANCES

Annexure - 2

Particulars	Enterprises over which Entity has direct or indirect control		Key Management Personnel		Total	
	2020-21	2019-20	2020-21	2019-20	2020-21	2019-20
Transaction during the year						
Rent Earned						
Glamour Creations Private Limited	3,181,500	5,302,500			3,181,500	5,302,500
Total	**3,181,500**	**5,302,500**	-	-	**3,181,500**	**5,302,500**
Expenses Incurred						
Director Remuneration Incurred						
Prashant Kumar Tiwari	-	-	2,700,000	8,000,000	2,700,000	8,000,000
Prateek Tiwari	-	-	-	-	-	-
Total	-	-	**2,700,000**	**8,000,000**	**2,700,000**	**8,000,000**
Salary To Related Parties						
Remika Tiwari	-	-	**900,000**	**2,850,000**	**900,000**	**2,850,000**
Rent Incurred						
Prateek Infratech India Pvt Ltd	3,600,000	4,800,000			3,600,000	4,800,000
Glamour Creations Private Limited	900,000	2,100,000			900,000	2,100,000
Total	**4,500,000**	**6,900,000**	-	-	**4,500,000**	**6,900,000**
Office Expenses						
Glamour Creations Private Limited	429,445	1,430,345			429,445	1,430,345
Total	**429,445**	**1,430,345**	-	-	**429,445**	**1,430,345**
Advertisement Expenses						
Prateek Digital Pvt Ltd.(Formerly Known as Innovative Homebuild Pvt Ltd)	-	**8,316,763.00**			-	**8,316,763.00**
Balance outstanding as on 31.03.2021						
Investments						
JDR Builders & Developers Pvt Ltd	2,250,000.00	2,250,000.00			2,250,000.00	2,250,000.00
Prateek Infrahomes India Pvt Ltd	-	100,000.00			-	100,000.00
Total	**2,250,000.00**	**2,350,000.00**	-	-	**2,250,000.00**	**2,350,000.00**
Amount (Payable)/Receivable						
Glamour Creations Private Limited	4,644,189	976,817			4,644,189	976,817
JDR Builder & Developers Pvt Ltd	40,214,630	40,157,360			40,214,630	40,157,360
Prateek Buildtech India Pvt Ltd	(1,024,788)	782,445			(1,024,788)	782,445
PRATEEK PROPBUILD IND PVT LTD(PRE ENTERTAINMENT)	8,620,266	8,619,357			8,620,266	8,619,357

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Prateek Infratech India Pvt Ltd	(12,587,325)	(14,785,985)			(12,587,325)	(14,785,985)
Gromax Real Estate Pvt. Ltd. B&D	992,505	991,899			992,505	991,899
Rapid Real Estate Pvt. Ltd.	1,541,986	1,541,077			1,541,986	1,541,077
Glamour Creations Pvt. Ltd	(2,293,955)	(1,864,510)			(2,293,955)	(1,864,510)
Prateek Infraprojects India Pvt. Ltd.	40,887,027	7,853,063			40,887,027	7,853,063
Innovative Buildhome Pvt. Ltd.	-	8,181			-	8,181
Prateek Digital Pvt Ltd.(Formerly Known as Innovative Homebuild Pvt Ltd)	6,512,743	6,447,941			6,512,743	6,447,941
Prateek Infrahomes Pvt Ltd	-	15,814			-	15,814
Magitech Infradevelopers Pvt. Ltd.	6,363	5,151			6,363	5,151
Hypits Infrastructure Pvt. Ltd.	4,242	3,333			4,242	3,333
Innovative Infrahome Pvt. Ltd.	-	2,727			-	2,727
Jagdamba Quilts Pvt. Ltd.	11,593	10,684			11,593	10,684
Strongbiz Propbuild Pvt. Ltd.	6,676,621	400,901			6,676,621	400,901
Prateek Foundation	22,417	21,478			22,417	21,478
Total	94,228,514	51,187,732	-	-	94,228,514	51,187,732
Loans & Advance						
Prateek Buildtech India Pvt Ltd	(20,343,983)	(33,360,532)			(20,343,983)	(33,360,532)
Prateek Infraprojects India Pvt Ltd	(456,289,409)	(558,789,409)			(456,289,409)	(558,789,409)
JDR Builder & Developers Pvt Ltd	1,212,573,136	1,212,573,136			1,212,573,136	1,212,573,136
PRATEEK PROPBUILD IND PVT LTD(PRE ENTERTAINMENT)	461,020,255	461,020,255			461,020,255	461,020,255
Prateek Infratech India Pvt Ltd	361,122,244	363,084,931			361,122,244	363,084,931
Jagdamba Quilts India Pvt Ltd	22,165,000	22,165,000			22,165,000	22,165,000
Total	1,580,247,243	1,466,693,381	-	-	1,580,247,243	1,466,693,381

GGMS & Co. Chartered Accountants FRN-028439C

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M/s PRATEEK REALTORS INDIA PVT. LTD.

Annexure-1

DETAILS OF CONTINGENT LIABILITIES OF VAT/CST/ENTRY TAX AS ON 31.03.2023

Financial Year	No. of Cases	Related from	Cases	Demand Amount	Waiver Amt. During Appeal	Demand After Waiver	Total Deposit After ASMT. & Appeal	O/s Demand as on 31-03-2023
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Total(A)	**2**			**56,958,633**	**37,129,637**	**19,828,996**	**2,198,000**	**17,630,996**
B.								
2011-2012	1	U.P.VAT	Assessment	24,328,719	9,415,426	14,913,293	6,149,308	8,763,985
2011-2012	1	U.P.Entry Tax	Assessment	6,036,850	1,757,139	4,279,711	905,528	3,374,183
Total(B)	**2**			**30,365,569**	**11,172,565**	**19,193,004**	**7,054,836**	**12,138,168**
C.								
2012-2013	1	U.P.VAT	Assessment	41,263,708	14,142,064	27,121,644	19,126,371	7,995,273
2012-2013	1	U.P.Entry Tax	Assessment	5,539,889	-	5,539,889	3,853,989	1,685,900
Total(C)	**2**			**46,803,597**	**14,142,064**	**32,661,533**	**22,980,360**	**9,681,173**
D.								
2013-2014	1	U.P.VAT	Assessment	28,460,409	12,763,692	15,696,717		15,696,717
2013-2014	1	U.P.Entry Tax	Assessment	3,616,489	-	3,616,489	1,000,000	2,616,489
2013-2014	1	Penalty	Form 38	185,600	-	185,600	-	185,600
Total (D)	**3**			**32,262,498**	**12,763,692**	**19,498,806**	**1,000,000**	**18,498,806**
E.								
2014-2015	1	U.P.VAT	Assessment	42,805,023	10,586,504	32,218,519	4,022,143	28,196,376
2014-2015	1	U.P.Entry Tax	Assessment	2,370,659	-	2,370,659	355,529	2,015,130
Total E	**2**			**45,175,682**	**10,586,504**	**34,589,178**	**4,377,672**	**30,211,506**
F.								
2015-2016	1	U.P.VAT	Assessment	9,445,730	**4,683,876**	4,761,854	1,350,000	3,411,854
2015-2016	1	U.P.Entry Tax	Assessment	387,196	-	387,196	387,196	-
Total (F)	**2**			**9,832,926**	**4,683,876**	**5,149,050**	**1,737,196**	**3,411,854**
G.								
2016-2017	1	U.P.VAT	Assessment	9,445,730	**4,762,180**	4,683,550	1,044,934	3,638,616
2016-2017	1	U.P.Entry Tax	Assessment	551,628	-	551,628	551,628	-
Total (G)	**2**			**9,997,358**	**4,762,180**	**5,235,178**	**1,596,562**	**3,638,616**
2017-2018	1	U.P.VAT	Assessment	1,735,689	**900,168**	835,521	748,000	87,521
Total (G)	**2**			**1,735,689**	**900,168**	**835,521**	**748,000**	**87,521**
Grand Total(A+B+C+D+E+F+G)	**17**			**233,131,952**	**96,140,686**	**136,991,266**	**41,692,626**	**95,298,640**

Nishant Tyagi & Associates Delhi

CONDITIONAL NO OBJECTION LETTER

Date: 20 February 2024

To

Prateek Realtors India Private Limited
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar,
G Block, Shakarpur,
East Delhi, Delhi – 110092
Attn: Mr. Prashant Kumar Tiwari, Director

Dear Sir,

Re: Conditional no objection letter

1. We refer to the:

   (i) request letter issued by Prateek Realtors India Private Limited (**Company**) to IDBI Trusteeship Services Limited dated 20 February 2024;
   (ii) the debenture trust deed executed between the Company and IDBI Trusteeship Services Limited (**Debenture Trustee**) dated 21 December 2021, read with the amendment agreement dated 29 December 2021 (collectively the **Debenture Trust Deed**) in relation to issuance of senior, secured, unlisted, redeemable, non-convertible debentures by the Company having a face value of INR 10,00,000 (Indian Rupees Ten Lakh) each, in 2 (two) tranches, aggregating up to INR 802,00,00,000 (Indian Rupees Eight Hundred Two Crores) (**NCDs**) on a private placement basis;
   (iii) memorandum of entry recording mortgage by way of deposit of title deeds over *inter alia* Secured Assets (*defined below*) dated 14 January 2022 executed by the Company in favour of the Debenture Trustee, (**Memorandum of Entry**); and
   (iv) deed of hypothecation dated 21 December 2021 executed by the Company in favour of the Debenture Trustee (**Deed of Hypothecation**).

2. We understand that the Company proposes to raise financing for an amount up to INR 325,00,00,000 (Indian Rupees Three Hundred and Twenty Five Crore) from Edelweiss Alternative Asset Advisors Limited (and/or any of its affiliates or alternate investment funds managed/advised by it) (**Proposed Lender**) (**Proposed Funding**), and upon receipt of the said amounts by the Company, the Company shall ensure that an aggregate amount of INR 210,00,00,000 (Indian Rupees Two Hundred and Ten Crore) (**Refinance Amount**) shall be utilized towards repayment (in part) of the outstanding Secured Obligations under the Debenture Trust Deed.

3. In order to secure the Proposed Funding, the Company proposes to create an exclusive first ranking security interest by way of mortgage over the immoveable assets and hypothecation in relation to moveable assets, insurance proceeds, receivables, current assets and bank accounts in relation to Project (Phase I) and Project (Phase II) (as more particularly described under **Part B, Part C** and **Part E of Schedule I**) (**Secured Assets**), being constructed on the land as set out in **Part A** of **Schedule I** (**Project Land**) for the benefit of the Proposed Lender, and the Company has thereby requested the Debenture Trustee for its consent to cede its first ranking exclusive charge over the Secured Assets, with the understanding that a second ranking charge (second only to the security interest created in favour of the Proposed Lender for the Proposed Funding) shall be promptly created over the Secured Assets to secure the NCDs.

4. Subject to the terms set out in this letter and the Debenture Documents, we hereby:

(i) have no objection in:

(a) the Company availing the Proposed Funding;
(b) execution of the transaction documents by the Company for the Proposed Funding;
(c) issuance of corporate guarantee by Prateek Buildtech (India) Private Limited, and issuance of personal guarantee by Mr. Prashant Kumar Tiwari to secure the repayment of the Proposed Funding;
(d) creation of an exclusive first ranking security interest (by way of mortgage) over the Secured Assets in favour of a new common security trustee (the **Common Security Trustee**);
(e) creation of an exclusive first ranking security interest (by way of hypothecation) over the Secured Assets in favour of the debenture trustee (as appointed for the New Debentures);
(f) opening of a subscription account and a debt service reserve account by the Company;
(g) amendment of the articles of association of the Company in relation to the Proposed Funding, in a form and manner acceptable to the Debenture Trustee;
(h) appointment of 1 (one) nominee director and/or observer by the Proposed Lender on the board of directors of the Company,

(collectively, the **Proposed Transaction**), provided that the Company shall ensure that the documents to be executed in relation to the Proposed Transaction shall acknowledge and confirm that the relevant security interest proposed to be created over the Secured Assets in relation to the Proposed Transaction shall be subject to the security interest created over such assets for the benefit of the Debenture Holders in accordance with the terms of the Debenture Trust Deed, until the Refinance Amount has been paid in full to the Debenture Holders; and

(ii) confirm that upon receipt of the Refinance Amount in the designated bank account (*details set out in **Schedule III** below*) of the Debenture Holders (to their sole satisfaction):

(a) we shall cede the first ranking exclusive charge over the Secured Assets for the benefit of the Proposed Lender to secure the Proposed Funding, and a second ranking charge (second only to the security interest created for the benefit of the Proposed Lender for securing the Proposed Funding) shall be promptly created over the Secured Assets to secure the NCDs;
(b) we shall take necessary steps to modify the security interest created over the Secured Assets to secure the NCDs (for the benefit of the Debenture Holders), including but not limited to execution of relevant agreement, filing of forms, and registration of relevant agreements with the governmental authorities (as may be required under Applicable Law);
(c) we have no-objection for filing of fresh forms, and execution and registration of relevant agreements with the governmental authorities (as may be required under Applicable Law) for perfection of the security interest over the Secured Assets (as contemplated in this letter); and
(d) we undertake to hand over custody of title deeds, insurance policies or any other relevant documents in connection with the mortgage over the Secured Assets to the Common Security Trustee.

It is hereby clarified that the Accounts Agreement (with respect to the accounts set out in Schedule II) shall remain effective until the Refinance Amount has been repaid in full to the Debenture Holders (to their sole satisfaction) in accordance with the terms herein.

5. It is hereby agreed that in the event any cashflows arising from or generated by, or otherwise received by the Company in connection with the Project (Phase I) or Project (Phase II) is utilised

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for the purpose of making any payment to any governmental authority in connection with the Project Land (other than INR 87,00,00,000 (Indian Rupees Eighty Seven Crore) (as utilized from the proceeds of the Proposed Funding and/or the cashflows from the Secured Assets) (**Phase III Utilisation Amount**), a security interest by way of hypothecation in relation to receivables and/or cashflows in connection with the Project (Phase III) (as more particularly set out under **Part D** of **Schedule I**), only to the extent of 1.5 times the Phase III Utilization Amount, shall be created for the benefit of the Proposed Lender.

6. Notwithstanding anything to the contrary contained herein or under the Debenture Documents, the Company shall:

   (i) other than as permitted under this letter, not undertake any acts, deeds or things which are detrimental or prejudicial to the rights and interests of the Debenture Trustee and/or the Debenture Holders, under the Debenture Documents;

   (ii) ensure that the Refinance Amount is promptly repaid in full upon receipt of the relevant amounts under the Proposed Transaction;

   (iii) other than as permitted under this letter, ensure that the Proposed Transaction does not affect or impact the Security (and/or its enforcement) created in favour of the Debenture Trustee under the Debenture Documents, in any manner whatsoever;

   (iv) ensure that it shall do all such acts, deeds and things as may be required by the Debenture Trustee (in its sole discretion) for ensuring that the rights and interests of the Debenture Trustee and/or the Debenture Holders under the Debenture Documents are not prejudiced, hampered, impaired or impacted;

   (v) ensure that prior to or simultaneously with the execution of the transaction documents in relation to the Proposed Transaction, the Company shall execute an accounts agreement with the Account Bank in relation to the receivables from the future phase(s) (other than Phase I and Phase II of the Project forming part of the Secured Assets) along with the future development potential of the Project (including but not limited to Project (Phase III) of the Project); and

   (vi) ensure that simultaneously with the execution of the transaction documents in relation to the Proposed Transaction, the Debenture Trustee and the Proposed Lender (and its trustee) shall execute an inter-creditor agreement, in the form and manner agreed between the Debenture Trustee (acting on the instructions of the Debenture Holders) and the Proposed Lender (**Intercreditor Agreement**).

7. In case the Refinance Amount is not paid to the Debenture Holders (to their sole satisfaction) on or prior to 31 March 2024, all consents, confirmations and no objections provided under this letter shall be deemed to be revoked and cancelled (without the requirement of any further acts, deeds or things from the Debenture Trustee and/or the Debenture Holders), and notwithstanding anything contained in the Intercreditor Agreement, the Debenture Trustee shall be entitled to call an Event of Default for any actions undertaken by the Company and/or relevant Obligor in relation to the Proposed Transaction (which are in breach of the terms of the Debenture Documents).

8. Further, it is hereby clarified that: (i) notwithstanding anything contained in the Intercreditor Agreement, until repayment of the Refinance Amount towards the NCDs, the Debenture Trustee and/or the Debenture Holders shall be entitled to call an Event of Default in case of any breach of the terms of this letter; (ii) the no objection and consent provided under this letter has been specifically provided for the Proposed Transaction only, and the Company and/or the relevant

IDBI Trusteeship Services Ltd. ITSL

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Obligor (as the case may be) shall request for the written consent of the Debenture Trustee and/or Debenture Holders for undertaking any other actions, as may be required in accordance with the terms of the Debenture Documents; (iii) subject to the consents provided under this letter, the Security under the Debenture Documents continues to remain valid and binding; and (iv) the other terms of the Debenture Documents continue to remain valid and binding on the parties.

9. This letter is being issued without prejudice to any right and/or remedy and/or without impairing or affecting such right or remedy of the Debenture Holders or the Debenture Trustee and shall not be construed as a waiver of any rights, powers or remedies available with the Debenture Trustee and/or the Debenture Holders, at present or in future, under Applicable Law, under the Debenture Documents and/or any other agreement/letter/side letter executed pursuant thereto.

10. This letter is hereby designated as a 'Debenture Document'.

11. Unless indicated otherwise, capitalised terms used but not defined herein shall have the meaning assigned to such terms under the Debenture Trust Deed.

Yours sincerely,

IDBI Trusteeship Services Limited

IDBI Trusteeship Services Ltd. ITSL

Authorised Signatory

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SCHEDULE I

Part A: Details of Project Land

1. Plot No. 4/BS-01 admeasuring 97,565.68 square metres situated at Siddharth Vihar Scheme, Tehsil & District Ghaziabad (Uttar Pradesh) and bounded as under:

   On the North by Plot No.04/BS-02,
   On the South by Ganga water treatment Plant,
   On the East by 50 M wide road, and
   On the West by Plot No.04/BS-05.

2. Plot No. 4/BS-05 admeasuring 57,350.828 square metres situated at Siddharth Vihar Scheme, Tehsil & District Ghaziabad (Uttar Pradesh) and bounded as under:

   On the North by Plot No.04/BS-04,
   On the South by 50 Cusec Ganga water treatment Plant,
   On the East by 75 M wide road, and
   On the West by Plot No.04/BS-01.

Part B: Details of Project (Phase I)

Phase I project named 'Grand Carnesia' comprising of 15 towers, forming part of the Project (**Project Grand Carnesia**), along with the proportionate share in the land underlying Project Grand Carnesia, together with all benefits and/or entitlements arising out of or in connection with the Project Grand Carnesia, and corresponding leasehold rights, development rights and all future development potential in connection with Project Grand Carnesia. The Project Grand Carnesia has been specifically demarcated and delineated in the map attached hereto as **Annexure A**.

Part C: Details of Project (Phase II)

Phase II project named 'Grand Paeonia' comprising of 9 towers, forming part of the Project (**Project Grand Paeonia**), along with the proportionate share in the land underlying Project Grand Paeonia, together with all benefits and/or entitlements arising out of or in connection with the Project Grand Paeonia, and corresponding leasehold rights, development rights and all future development potential in connection with Project Grand Paeonia. The Project Grand Paeonia has been specifically demarcated and delineated in the map attached hereto as **Annexure B.**

Part D: Details of Project (Phase III)

Phase III project comprising of 12 towers and commercial plot (**Project (Phase III)**), forming part of the Project (Phase III), along with the proportionate share in the land underlying Project (Phase III), together with all benefits and/or entitlements arising out of or in connection with the Project (Phase III), and corresponding leasehold rights, development rights and all future development potential in connection with the Project (Phase III). The Project (Phase III) has been specifically demarcated and delineated in the map attached hereto as **Annexure C**.

Part E: Details of Charged Accounts

IDBI Trusteeship Services Ltd.

The Charged Accounts in relation to Project Grand Carnesia and Project Grand Paeonia opened by the Company in its name with HDFC Bank Limited, details of which are set out in **Schedule**

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II (***List of Accounts***), moveable fixed assets (owned and/or acquired on lease for the Project Grand Carnesia and Project Grand Paeonia), current assets and Receivables of the Company in relation to Project Grand Carnesia and Project Grand Paeonia.

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SCHEDULE II

LIST OF ACCOUNTS

No.	A/C No.	Name of the Accounts
1.	50200022385733	Project I Master Escrow Account
2.	50200032006081	Project II Master Escrow Account
3.	50200026554215	Project I Distribution Escrow Account
4.	50200026554139	Project II Distribution Escrow Account
5.	50200022386608	Retention Account
6.	50200022386611	Land Repayment Account
7.	50200022408580	Project Expenses Account

IDBI Trusteeship Services Ltd.

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SCHEDULE III

BANK ACCOUNT DETAILS

Account Title:	Asia Real Estate II India Opportunity Trust
Account No.:	000405505595
Type of Account:	Current
Branch Address:	NARIMAN POINT, MUMBAI
IFSC Code:	ICIC0000004

IDBI Trusteeship Services Ltd.

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ANNEXURE A
(Maps – Project (Phase I))
[*attached separately*]

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ANNEXURE B
(Maps – Project (Phase II))
[*attached separately*]

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ANNEXURE C
(Maps – Project (Phase III))
[*attached separately*]

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The Institute of Chartered Accountants of India

(Setup by an Act of Parliament)

Peer Review Board

Peer Review Certificate No.: 016309

This is to certify that the Peer Review of

M/s Raj Girikshit & Associates

19, 3rd Floor, K K Business Centre,

Veer Savarkar Block, Shakarpur,

Delhi-110092

FRN.: 022280N

has been carried out for the period

2020-2023

pursuant to the *Peer Review Guidelines 2022*, issued by the Council of the Institute of Chartered Accountants of India.

This Certificate is effective from: 08-02-2024

The Certificate shall remain valid till: 28-02-2027

Issued at New Delhi on 09-02-2024

CA. (Dr.) Anuj Goyal	**CA. Sripriya Kumar**	**CA. Nidhi Singh**
Chairman **Peer Review Board**	**Vice-Chairperson** **Peer Review Board**	**Secretary** **Peer Review Board**

Note : The Certificate is issued on behalf of the Peer Review Board of ICAI and ICAI or any of its functionaries are not liable for any non-compliance by the Practice Unit. The Certificate can be revoked for the reason stated in the '*Peer Review Guidelines 2022*'.

(This Placement Memorandum – Key Information Document is neither a Prospectus nor a statement in Lieu of Prospectus)

Date: 8 March 2024

PLACEMENT MEMORANDUM – KEY INFORMATION DOCUMENT

PRATEEK REALTORS INDIA PRIVATE LIMITED

DETAILS OF THE ISSUER	
Corporate Identity Number: U70101DL2009PTC197028 **Permanent Account Number**: AAFCP2689G **Date of Incorporation**: December 16, 2009 **Place of incorporation**: Delhi **Registered Office**: Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, East Delhi, Delhi – 110092 **Corporate Office**: Prateek Pro- Menage, A-42 Sector 67, Noida, Uttar Pradesh, India, 201301 **Tel No.**: 0120-2595555 **Website**: www.prateekgroup.com **Email ID**: info@prateekgroup.com **Fax Number**: +91 120-2595544 **Identification number, if any, issued by any regulatory authority**: NOT APPLICABLE	**Company Secretary**: Ms. Kanchan Pal **Email**: kanchan.pal@prateekgroup.com **Telephone:** 9536137140 **Compliance Officer**: Ms. Kanchan Pal **Email**: kanchan.pal@prateekgroup.com **Telephone:** 9536137140 **Chief Financial Officer**: Mr Sarvan Gupta **Email**: sk.gupta@prateekgroup.com **Telephone:** 9599285446

OUR PROMOTERS
Prateek Buildtech (India) Private Limited Corporate Identity Number: U45201DL2005PTC140318 Registered Office: Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, New Delhi, India- 110092 Corporate Office: A-42 Sector 67, Noida, Uttar Pradesh, India, 201301; Email: info@prateekgroup.com; Telephone: +91 120-2595555 Prashant Kumar Tiwari Email: prashant@prateekgroup.com; Telephone: +91 9818420115

For further details, please refer to Section 4 of this Placement Memorandum.

DETAILS OF PLACEMENT MEMORANDUM – GENERAL INFORMATION DOCUMENT AND ISSUE

ISSUE OF UPTO 32,500 (THIRTY-TWO THOUSAND FIVE HUNDRED) 19.50% P.A. LISTED, RATED, SECURED, TAXABLE, REDEEMABLE, NON-CONVERTIBLE DEBENTURES OF A FACE VALUE OF RS. 1,00,000 (RUPEES ONE LAKH) EACH AGGREGATING TO RS. 325,00,00,000 (RUPEES THREE HUNDRED AND TWENTY-FIVE CRORES) (HEREINAFTER REFERRED TO AS "DEBENTURES").

THIS PRIVATE PLACEMENT APPLICATION CUM OFFER LETTER MAY BE SUPPLEMENTED, MODIFIED AND/OR AMENDED BY ONE OR SEVERAL SUBSEQUENT OFFER LETTERS. THIS ISSUE WOULD BE UNDER THE ELECTRONIC BOOK MECHANISM FOR ISSUANCE OF DEBT SECURITIES ON PRIVATE PLACEMENT BASIS ON THE WHOLESALE DEBT MARKET SEGMENT OF THE BSE LIMITED ("BSE") IN ACCORDANCE AND COMPLIANCE WITH THE MASTER CIRCULAR FOR ISSUE AND LISTING OF NON-CONVERTIBLE SECURITIES, SECURITISED DEBT INSTRUMENTS, SECURITY RECEIPTS, MUNICIPAL DEBT SECURITIES AND COMMERCIAL PAPER DATED AUGUST 10, 2021 (UPDATED AS ON JULY 7, 2023) BEARING REFERENCE NUMBER SEBI/HO/DDHS/PoD1/P/CIR/2023/119, AS UPDATED AND AMENDED FROM TIME TO TIME ("SEBI MASTER CIRCULAR").

THE ISSUE WOULD BE UNDER THE ELECTRONIC BOOK MECHANISM FOR ISSUANCE OF DEBT SECURITIES ON PRIVATE PLACEMENT BASIS ON THE WHOLESALE DEBT MARKET SEGMENT OF THE BSE LIMITED ("DESIGNATED STOCK EXCHANGE"). THE COMPANY INTENDS TO USE THE BSE EBP PLATFORM FOR THE ISSUE.

THIS PLACEMENT MEMORANDUM IS UPLOADED ON THE BSE EBP PLATFORM ON 19 March 2024.

DETAILS OF INTERMEDIARIES

Debenture Trustee	R&T Agent	Credit Rating Agency
CATALYST Believe In Yourself... Trust Us! CIN: U74999PN1997PLC110262 **Name:** Catalyst Trusteeship Limited **Address:** 901, 9th Floor, Tower-B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W) - 400013 **Tel No.** (022) 49220555 **Website:** https://catalysttrustee.com/ **Kind Attn:** Mr. Umesh Salvi **Email:** ComplianceCTL-Mumbai@ctltrustee.com	Skyline Financial Services Pvt. Ltd. Towards Excellence **Name:** Skyline Financial Services Pvt Ltd **Address:** D-153/A, 1st floor, Phase I, Okhla Industrial Area, New Delhi, Delhi 110020 **Tel No.** 011 2681 2683 **Website: www.skylinerta.com** **Kind Attn:** Mr Dinesh & Ms Simran **Email:** investors@skylinerta.com	Acuite RATINGS & RESEARCH **Name:** Acuite Rating and Research Limited **Address:** 708, Lodha Supremus, Lodha iThink Techno Campus, Kanjurmarg (East) Mumbai 400 042 **Tel No.** +91 8591310146 **Website:** www.acuite.in **Kind Attn:** Mr. Mohit Jain **Email:** analyticalsupport@acuite.in

(This Placement Memorandum – Key Information Document is neither a Prospectus nor a statement in Lieu of Prospectus)

Arrangers	Designated Stock Exchange	Statutory Auditor
NA	**Name:** BSE Limited **Address:** 25TH Floor, P. J. Towers, Dalal Street, Mumbai, Maharashtra- 400001 **Tel No.** +91 22227280001 **Website:** www.bseindia.com	M/s. Raj Girikshit & Associates **Address:** 19, 3rd Floor, KK Business Centre, Veer Savarkar Block, Shakarpur, Delhi – 110092 **Tel No.:** 011-22010222 **Kind Attn:** Mr. Raj Kumar **Email:** rajgirikshit@yahoo.com **Peer Review No.-** 016309

ISSUE SCHEDULE AND OTHER DETAILS

Details of eligible investors	As set out in the **Annexure I** (*Term Sheet*)
Coupon rate, coupon payment frequency, redemption date and redemption amount	
Disclosure pertaining to wilful defaulter	
Issue Schedule (Date of Opening and Date of Closing)	
Details about underwriting of the Issue	
Green shoe Option	

BACKGROUND

This Placement Memorandum – Key Information Document ("**Placement Memorandum – KID**") is related to the Debentures to be issued by Prateek Realtors India Private Limited (the "**Issuer**" or "**Company**") on a private placement basis and contains relevant information and disclosures required for the purpose of issuing of the Debentures. This Placement Memorandum – KID contains relevant information and disclosures required for the purpose of issuing and allotting the Debentures. The issue of the Debentures comprised in the Issue and described under this Placement Memorandum – KID has been authorised by the Issuer through a special resolution passed by the shareholders of the Issuer pursuant to Section 42 of the Companies Act, 2013 on February 9, 2024, authorising borrowing up to Rs. 325,00,00,000 (Rupees Three Hundred and Twenty-Five Crore only) and by the Board of Directors of the Issuer on February 5, 2024, for issuance of debentures up to Rs. 325,00,00,000 (Rupees Three Hundred and Twenty-Five Crore only), and the Memorandum and Articles of Association of the Company. The present issue of Debentures in terms of this Placement Memorandum – KID is within the overall powers of the Board of Directors as per the above shareholder resolution.

A copy of this Placement Memorandum – KID has been delivered for filing to the Registrar of Companies as required under sub-section (4) of Section 26 of Companies Act, 2013 (18 of 2013) – **NOT APPLICABLE**

This Placement Memorandum – KID has been issued in relation to the Placement Memorandum – GID issued by the Company dated [●], 2024.

DECLARATION REGARDING WILFUL DEFAULTER

Neither the Issuer nor any of its Promoters or directors has been declared as a wilful defaulter.

SECURITY

Security interest is being created to secure the Debentures to be issued pursuant to this Placement Memorandum – KID and is specified in the section titled '*Description regarding security…*' in Term Sheet as attached as **Annexure I** (*Term Sheet*) of this Placement Memorandum. The Debentures are 'secured debentures' for the purposes of the Companies Act, 2013 read with the Companies (Share Capital and Debentures) Rules, 2014 and the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 (each as amended from time to time).

IMPORTANT ADVISORY

Every person who is subscribing to or purchasing the Debentures is advised to read the Debenture Trust Deed before subscribing to any Debenture.

GENERAL RISK

Investment in non-convertible securities is risky and investors should not invest any funds in such securities, unless they can afford to take the risks attached to such investments. Investors are advised to take an informed decision and to read the risk factors carefully before investing in this offering. For taking an investment decision, the investors must rely on their own examination of the Company, this Placement Memorandum – KID issued in pursuance hereof and the Issue including the risks involved. **Specific attention of investors is invited to statement of Risk Factors contained under Section 3 of the**

Placement Memorandum – GID and Section 2.2 (*Risk Factors*) of this Placement Memorandum - KID. These risks are not, and are not intended to be, a complete list of all risks and considerations relevant to the Debentures or investor's decision to purchase the Debentures.

The securities have not been recommended or approved by the any regulatory authority in India, including the Securities and Exchange Board of India and Reserve Bank of India nor does the Securities and Exchange Board of India or the Reserve Bank of India guarantee the accuracy or adequacy of this document.

ISSUER'S ABSOLUTE RESPONSIBILITY

The Issuer, having made all reasonable inquiries, accepts responsibility for and confirms that this Placement Memorandum – KID contains all information with regard to the Issuer and the Issue which is material in the context of the issue, that the information contained in this Placement Memorandum – KID is true and correct in all material aspects and is not misleading, that the opinions and intentions expressed herein are honestly stated and that there are no other facts, the omission of which make this document as a whole or any of such information or the expression of any such opinions or intentions misleading.

LISTING

The Debentures are proposed to be listed on the wholesale debt market of the BSE. The Issuer has obtained an in-principle approval from BSE on 18 March 2024 vide ref no. DSC/COMP/MJ/IP-PPDI/529/23-24, attached as **Annexure IX** (*In-Principle Approval*) to this Placement Memorandum – KID. The Issuer shall create the recovery expense fund with the BSE.

CREDIT RATING

The Debentures proposed to be issued by the Issuer have been rated by Acuite Rating and Research Limited ("**Credit Rating Agency**").

The Credit Rating Agency has *vide* its letter dated February 15, 2024, assigned a rating of 'ACUITE C' in respect of the Debentures. Press release of credit ratings can be viewed on website www.acuite.in.

The above rating is not a recommendation to buy, sell or hold the Debentures and investors should take their own decision. The ratings may be subject to revision or withdrawal at any time by the Credit Rating Agency and should be evaluated independently of any other ratings. Please refer to **Annexure III** (*Rating Letter*) of this Placement Memorandum – KID for the letter from the Credit Rating Agency assigning the credit rating for the Debentures.

ISSUE SCHEDULE

Issue Opening Date	March 27, 2024
Issue Closing Date	March 27, 2024
Pay-In Date	March 28, 2024
Deemed Date of Allotment	March 28, 2024

The Issuer reserves the right to change the Issue schedule in accordance with Applicable Law. The Issue shall be open for subscription during the banking hours on each day during the period covered by the issue schedule.

COMPLIANCE

THIS PLACEMENT MEMORANDUM – KID IS NEITHER A PROSPECTUS NOR A STATEMENT IN LIEU OF PROSPECTUS. THIS PLACEMENT MEMORANDUM-KID IS PREPARED IN CONFORMITY WITH COMPANIES ACT, 2013, COMPANIES (PROSPECTUS AND ALLOTMENT OF SECURITIES) RULES, 2014, THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE AND LISTING OF NON CONVERTIBLE SECURITIES) REGULATIONS, 2021, THE MASTER CIRCULAR FOR ISSUE AND LISTING OF NON-CONVERTIBLE SECURITIES, SECURITISED DEBT INSTRUMENTS, SECURITY RECEIPTS, MUNICIPAL DEBT SECURITIES AND COMMERCIAL PAPER ISSUED VIDE CIRCULAR NO. SEBI/HO/DDHS/PoD1/P/CIR/2023/119 DATED AUGUST 10, 2021 (AS UPDATED ON JULY 7, 2023), THE SECURITIES AND EXCHANGE BOARD OF INDIA (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015, EACH AS UPDATED AND AMENDED FROM TIME TO TIME.

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SECTION 1: DEFINITIONS AND ABBREVIATIONS

In this Placement Memorandum – KID, unless the context otherwise indicates or requires, the terms defined, and abbreviations expanded below, shall have the same meaning as stated in this section. Terms used but not defined and abbreviations not expanded herein shall have the meanings ascribed to them under the Placement Memorandum – GID, or if not defined therein, shall have the meaning ascribed to such term under the Debenture Trust Deed.

Account Assets	Has the meaning ascribed to such term in the Deed of Hypothecation.
Account Bank	Means HDFC Bank Limited, or any other bank acceptable to the Trustee, with whom the Accounts are required to be maintained in accordance with the Transaction Documents.
Accounts Agreement 1	Means the escrow accounts agreement to be entered into amongst the Company, the Trustee and the Account Bank, *inter alia*, in respect of the Debenture Account.
Accounts Agreement 2	Means the escrow accounts agreement to be entered into amongst the Company, the Trustee and the Account Bank, *inter alia*, in respect of the Project Accounts.
Accounts Agreements	Means, collectively, the Accounts Agreement 1 and the Accounts Agreement 2, and "**Account Agreement**" means any of them individually.
AIF Debentures	Means senior, unlisted, redeemable, non-convertible debentures of face value of INR 10,00,000 (Indian Rupees Ten Lakh) each issued by the Company in 2 (two) tranches to Asia Real Estate II India Opportunity Trust, aggregating up to Rs. 802,00,00,000 (Rupees Eight Hundred and Two Crore) on a private placement basis in accordance with the terms set out in the debenture trust deed dated December 21, 2021, entered into between the Company and IDBI Trusteeship Services Limited (as debenture trustee) and as amended from time to time.
AIF Secured Parties	Means, the debenture trustee and the debenture holders of the AIF Debentures, any delegates, advisors and consultants of such debenture trustee and the debenture holders, and any receivers appointed by them.
Applicable Law	Means all applicable laws, bye-laws, rules, regulations, orders, ordinances, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directives of any Governmental Authority or Person acting under the authority of any Governmental Authority and/or of any statutory authority, and specifically including, the RBI, SEBI and/or of a stock exchange, whether in effect as of the date of this Placement Memorandum - KID or at any time thereafter.
Application Form	Means the form used by the recipients of this Placement Memorandum, to apply for subscription to the Debentures, which is in the form annexed to this Placement Memorandum – KID and marked as **Annexure VI** (*Application Form*).
Approved Instructions	Has the meaning ascribed to such term in the Debenture Trust Deed.
Authorisation	Means: (a) an authorisation, consent, approval, resolution, licence, exemption, filing, notarisation, lodgement or registration; or (b) in relation to anything which will be fully or partly prohibited or restricted by law if a Governmental Authority intervenes or acts in any way within a specified period after lodgement, filing, registration or notification, the expiry of that period without intervention or action.

Business Day	Means: (a) in respect of all payments to be made by the Company in terms of the Transaction Documents, all days other than Saturday and Sunday on which commercial banks are open for business in Delhi and Mumbai; and (b) in respect of all other matters, a day (other than Sunday or a bank holiday) on which banks and stock exchanges are open for general business in Delhi and Mumbai.
Business Plan	Means the business plan, which includes: (a) the Project Financial Covenants; and (b) the Project Cost.
Change of Control	Means, at any time: (a) the Sponsor and the Promoter 1 collectively cease to, directly or indirectly, legally and beneficially own at least 100% (one hundred per cent) of the fully paid-up equity share capital and voting rights of the Company (on a fully diluted basis); (b) the Sponsor ceases to Control the Company; (c) the Promoters and Ms. Kalpana Tiwari collectively cease to directly or indirectly, legally and beneficially own at least 100% (one hundred percent) of the fully paid-up equity share capital and voting rights of the Sponsor (on a fully diluted basis); or (d) the Promoter 1 and Ms. Kalpana Tiwari collectively cease to Control Prateek Infratech India Private Limited.
Credit Rating Agency	Means Acuite Ratings & Research Limited.
Common Security Trustee	Means Vistra ITCL (India) Limited, a company incorporated under the Companies Act, 1956 and existing validly under the provisions of Companies Act, 2013 with corporate identity number U66020MH1995PLC095507 and having its registered office at IL&FS Financial Centre, Plot No. C 22, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051, or any other entity acceptable to the Trustee appointed or to be appointed as a security trustee pursuant to the Common Security Trustee Agreement
Common Security Trustee Agreement	Means the agreement to be executed between the Trustee, the Company, the debenture trustee and the debenture holders of the AIF Debentures, and the Common Security Trustee for, *inter alia*, appointment of the Common Security Trustee.

Confirmation Notice to the Intercreditor Agreement	Means the notice to be given by the Company to, *inter alios*, the Trustee and the Common Security Trustee, whereby the Company acknowledges that it has received a copy of the Intercreditor Agreement and accepts the terms thereof.
Control	Has the meaning ascribed to such term in the Companies Act, 2013.
Corporate Guarantee	Means the unconditional and irrevocable deed of guarantee to be executed by the Corporate Guarantor in favour of the Trustee for the benefit of the Secured Parties, in a form acceptable to the Trustee (acting on behalf of the Debenture Holders).
Corporate Guarantor	Means the Sponsor.
Debenture Account	Has the meaning ascribed to the term 'Account' in the Accounts Agreement 1.
Debenture Delisting Event	Means any corporate action, proceeding or other procedure or step being taken in relation to, or the occurrence of the following events: (a) any Debenture has ceased or (as at a stipulated date) will cease to be listed, traded or publicly quoted on the Stock Exchange for any reason; or (b) the trading in any Debenture has been suspended for any reason on the Stock Exchange for a consecutive period of 3 Trading Days (or days that would have been Trading Days but for the occurrence of a general market suspension).
Debenture Holders	Means a person whose name is registered as the holder of a Debenture in the register of Beneficial Owners.
Debenture Trustee/Trustee	Means Catalyst Trusteeship Limited
Debenture Trustee Appointment Agreement/Debenture Trustee Agreement	Means the debenture trustee appointment agreement dated February 20, 2024 executed by and between the Debenture Trustee and the Company for the purposes of appointment of the Debenture Trustee to act as debenture trustee in connection with the issuance of the Debentures.
Debenture Trust Deed	Means the debenture trust deed dated March 1, 2024 executed by and between the Debenture Trustee and the Company which will set out the terms upon which the Debentures are being issued and shall include the representations and warranties and the covenants to be provided by the Issuer pursuant to the Issue.
Debentures	32,500 (Thirty-Two Thousand Five Hundred) rated, listed, secured, redeemable, non-convertible debentures of a face value of Rs. 1,00,000 (Indian Rupees One Lakh only) each and aggregating up to Rs. 325,00,00,000 (Rupees Three Hundred and Twenty-Five Crore only) to be issued by the Company to the Debenture Holders.
Debt	Means all amounts payable by the Company and/or the other Obligors to the Secured Parties or any other person, pursuant to the terms of the Transaction Documents.
Declaration of Mortgage	Means, the declaration of mortgage to be made by a director or an authorised representative of the Company in favour of the Common Security Trustee (for the benefit of the Secured Parties and the AIF Secured Parties) in relation to creation of an equitable mortgage by deposit of title deeds on, *inter alia*, the Mortgaged Property in accordance with the Terms and Conditions and the Intercreditor Agreement.

Deed of Hypothecation	Means the deed of hypothecation to be entered into between the Company and the Trustee (for the benefit of the Secured Parties) for creating a charge by way of hypothecation on the Hypothecated Assets in accordance with the Transaction Documents.
Deemed Date of Allotment	Means March 28, 2024.
Depositories Act	Means the Depositories Act, 1996, as amended from time to time.
Disclosure Documents	Means, collectively, the Placement Memorandum – GID and this Placement Memorandum – KID.
DSR Amount	means, on any date, an amount equal to the interest, redemption amounts or any other Debt payable on the Debentures for the immediately succeeding 2 (two) months.
DSR Fixed Deposit(s)	means the fixed deposit(s) opened and established by the Company with the Account Bank from the relevant Accounts for an amount equal to at least the DSR Amount.
Eligible Investors	Has the meaning specified in paragraph 1.17 of Section 7 (*Other Information and Application Process*).
Financial Covenants	Has the meaning ascribed to such term in **Annexure I** (*Term Sheet*).

Financial Indebtedness	Means any indebtedness for or in respect of: (a) moneys borrowed; (b) any amount raised by acceptance under any acceptance credit facility or dematerialised equivalent; (c) any amount raised pursuant to any note purchase facility or the issue of bonds, notes, debentures, loan stock or any similar instrument; (d) the amount of any liability in respect of any lease or hire purchase contract which would, in accordance with GAAP, be treated as a finance or capital lease; (e) receivables sold or discounted (other than any receivables to the extent they are sold on a non-recourse basis); (f) any amount raised under any other transaction (including any forward sale or purchase agreement) having the commercial effect of a borrowing; (g) any derivative transaction entered into in connection with protection against or benefit from fluctuation in any rate or price (and, when calculating the value of any derivative transaction, only the marked to market value shall be taken into account); (h) shares which are expressed to be redeemable or any shares or instruments convertible into shares or any shares or other securities which are otherwise the subject of a put option or any form of guarantee; (i) any counter-indemnity obligation in respect of a guarantee, indemnity, bond, standby or documentary letter of credit or any other instrument issued by a bank or financial institution; (j) any amount of any liability under any advanced or deferred purchase agreement if one of the primary reasons behind the entry into such agreement is to raise finance; (k) any obligation under any put option arrangement or guarantee or indemnity in respect of any put option where that put option or guarantee is granted or entered into primarily as a method of raising or assuring the payment or repayment of any indebtedness; (l) the amount of any liability in respect of any guarantee or indemnity (without double counting) for any of the items referred to in paragraphs (a) to (k) above; and (m) any obligation treated as "financial debt" from time to time under the IBC.

Governmental Authority	Means any government, governmental agency, regulatory authority, semi-governmental authority or judicial or quasi-judicial authority (including, without limitation, any stock exchange or any self-regulatory organisation established under any law).
Group	Means the Sponsor, the Promoters, the Company and each of their Subsidiaries and Affiliates.
Hypothecated Assets	Means all moveable assets, Receivables and cashflows, bank accounts including Account Assets, current assets and Insurance Policies, in relation to the Project (Phase I) and the Project (Phase II), as more particularly set out in the Deed of Hypothecation.
Insurance Policies	Means, in respect of the Project (Phase I) and the Project (Phase II), one or more insurance policies obtained from one or more insurance companies approved by the Trustee which: (a) at all times, insure the Project (Phase I) and the Project (Phase II) against insurable risks required to be obtained for a project of this nature in accordance with the industry practice; (b) are for an amount equivalent to or higher than (to the satisfaction of the Trustee) the Valuation; and (c) may not be amended, cancelled, terminated or permitted to lapse without the prior written consent of the Trustee (acting on the Approved Instructions).
Intercreditor Agreement	Means the intercreditor agreement to be entered into between the Company, the Trustee, the Common Security Trustee, and the debenture trustee appointed in connection with the AIF Debentures, for the purpose of ceding exclusive first ranking charge on the Hypothecated Assets in favour of the Trustee (for the benefit of the Secured Parties), and on the occurrence of Phase III Funding Event, exclusive first ranking charge on the Phase III Hypothecated Assets in favour of the Trustee (for the benefit of the Secured Parties), in a form acceptable to the Trustee.
Issue	Means the issue of Debentures under or pursuant to this Placement Memorandum - KID.
Issue Closing Date	Means March 27, 2024.
Issue Opening Date	Means March 27, 2024.
Lease Deed 1	Means the lease deed dated February 22, 2014, entered into between the Company and UPAVP in relation to Plot No. 4/BS-05 of the Project Land.
Lease Deed 2	Means the lease deed dated June 20, 2014, entered into between the Company and UPAVP in relation to Plot No. 4/BS-01 of the Project Land, as amended by the correction deed dated July 11, 2014, entered into between the Company and UPAVP.

Lease Deeds	Means, collectively, the Lease Deed 1 and the Lease Deed 2, and "**Lease Deed**" means any of them.
Material Adverse Effect	means, as of any date of determination by the Trustee, in its sole opinion, a material and adverse effect on: (a) the business, condition (financial or otherwise), operations, performance, assets, prospects or credit standing or business activities of any Obligor from the date of execution of this Deed; (b) the ability of any Obligor to perform and comply with any of its obligations under any Transaction Document to which it is a party; (c) the international or domestic syndicated loan, debt, capital and equity markets generally, and without limitation, the imposition of any suspension or moratorium on the payment of any indebtedness by any applicable authority or any substantial change in currency exchange rates or exchange controls; (d) the market and economic conditions of India; (e) the validity, legality or enforceability of any Transaction Documents (including the effectiveness or ranking of any Security granted or purported to be granted pursuant to any Security Documents) against any Obligor; (f) the validity, legality or enforceability of, or the rights or remedies of any Secured Party under any Transaction Document; or (g) the Projects or the land pertaining to the Projects.
Maturity Date/Final Redemption Date	Means August 31, 2027.
Memorandum of Entry	Means the memorandum of entry for the deposit of title deeds to be made by the Common Security Trustee (for the benefit of the Secured Parties and the AIF Secured Parties) recording the creation of an equitable mortgage by deposit of title deeds on, *inter alia*, the Mortgaged Property in accordance with the Terms and Conditions and the Intercreditor Agreement.
Mortgage Documents	Means, collectively, the Memorandum of Entry and the Declaration of Mortgage.

Mortgaged Property	means the immovable property owned by the Company comprising of the buildings in respect of the Project (Phase I) and the Project (Phase II), including unsold units of the Project (Phase I) and the Project (Phase II) owed by the Company, as set out in the Debenture Trust Deed, along with proportionate share in the Project Land, together with all benefits and/or entitlements arising out of or in connection with the Project (Phase I) and Project (Phase II), and corresponding leasehold rights, development rights and all future development potential, in connection with Project (Phase I) and Project (Phase II), as more particularly set out in the Mortgage Documents.
Nominee Director	Means a nominee director to be appointed on the board of directors of the Company in accordance with the terms of the Transaction Documents.
Obligor	Means each of the following: (a) the Company; (b) the Corporate Guarantor; (c) each Promoter; and (d) any other person who provides any Security, guarantee or undertaking to any of the Secured Parties in connection with the Debentures or Transaction Documents.
Offer Letter	Means the private placement offer letter to be issued by the Company to the proposed investors in the Debentures in Form PAS-4, as required under the Companies Act, 2023 before issuance of the Debentures.
Personal Guarantee – Promoter 1	Means the unconditional and irrevocable guarantee to be executed by the Promoter 1 in favour of the Trustee for the benefit of the Secured Parties, in a form acceptable to the Trustee.
Personal Guarantee – Promoter 2	Means the unconditional and irrevocable guarantee to be executed by the Promoter 2 in favour of the Trustee for the benefit of the Secured Parties, in a form acceptable to the Trustee.
Personal Guarantees	Means collectively, the Personal Guarantee – Promoter 1 and the Personal Guarantee – Promoter 2, and "**Personal Guarantee**" means any of them.
Placement Memorandum - GID	Means the placement memorandum – general information document dated [●], 2024, issued by the Issuer in accordance with the SEBI Debt Listing Regulations.
Phase III Funding Event	Means an event in which the Company utilises cashflows arising from or generated by, or otherwise received by the Company in connection with the Project (Phase I) or Project (Phase II), for the purpose of making any payment to any Governmental Authority in connection with the Project Land, other than or in excess of Rs. 87,00,00,000 (Rupees Eighty Seven Crores) (as utilized from the proceeds of the Debentures and cash flows from the Secured Assets in relation to Project (Phase I) and the Project (Phase II)).

Phase III Hypothecated Assets	Means all receivables and cashflows of the Company in relation to the Project (Phase III).
Phase III Utilisation Amount	Means such amount from the cashflows arising from or generated by, or otherwise received by the Company in connection with the Phase (Phase I) or Project (Phase II), which is utilised by the Company for making any payment to any Governmental Authority in connection with the Project Land other than of Rs. 87,00,00,000 (Rupees eighty-seven Crores) (as utilised from the proceeds of the Debentures or the cashflows from the Hypothecated Assets and the Mortgaged Property).
Project (Phase I)	Means phase I named 'Grand City Project - Grand Carnesia' consisting of 15 towers, owned, constructed and developed by the Company on the Project Land, as described more fully in the Debenture Trust Deed.
Project (Phase II)	Means phase II named 'Grand City Project - Grand Paeonia' consisting of 9 towers owned, constructed and developed by the Company on the Project Land, as described more fully in the Debenture Trust Deed.
Project (Phase III)	Means phase III consisting of 12 towers owned and being constructed and developed by the Company on the Project Land, as described more fully in the Debenture Trust Deed.
Project Accounts	Has the meaning ascribed to the term 'Accounts' in the Accounts Agreement 2.
Project Financial Covenants	Has the meaning ascribed to the term in the Debenture Trust Deed.
Project Land	means the land underlying the Project (Phase I) and the Project (Phase II), as more particularly set out below: 1. Plot No. 4/BS-01 admeasuring 97,565.68 square metres situated at Siddharth Vihar Scheme, Tehsil & District Ghaziabad (Uttar Pradesh) and bounded as under: On the North by Plot No.04/BS-02, On the South by Ganga water treatment Plant, On the East by 50 M wide road, and On the West by Plot No.04/BS-05. 2. Plot No. 4/BS-05 admeasuring 57,350.828 square metres situated at Siddharth Vihar Scheme, Tehsil & District Ghaziabad (Uttar Pradesh) and bounded as under: On the North by Plot No.04/BS-04, On the South by 50 Cusec Ganga water treatment Plant, On the East by 75 M wide road, and On the West by Plot No.04/BS-01.
Promoter 1	Means Mr. Prashant Kumar Tiwari, an individual resident Indian aged about 59 years having permanent account number AAZPT8129L, holding passport number P8669055 and currently residing at H-15, Maharani Bagh, New Delhi- 110065, and includes his heirs and successors.

Promoter 2	Means Mr. Prateek Tiwari, an individual resident Indian aged about 34 years having permanent account number AJBPT0529R, holding passport number S1490551 and currently residing at H-15, Maharani Bagh, New Delhi- 110065, and includes his heirs and successors.
Promoters	Means collectively, the Promoter 1 and the Promoter 2.
Rating Agency	Means the Credit Rating Agency or any other credit rating agency recognized by the RBI from time to time.
Record Date	Means the date falling 3 days prior to the relevant due date (including due date for payment of principal and coupon).
Receivables	Means in respect of the Project (Phase I) and/or the Project (Phase II): (a) all present and future amounts owing to, and received and/or receivables pertaining to the Project (Phase I) and/or the Project (Phase II) or the Project Land and any other receivables of the Company or any Person on their behalf including under any Sale Agreement, any construction cost including but not limited to book debts, cash flows, any tax refund or cash flow freed up by reduction of corporate tax, any amount received towards transfer of undivided interest in the land comprising the Project (Phase I) and/or the Project (Phase II), or the land pertaining to the Project (Phase I) and/or the Project (Phase II), including the receivables (as on date of this Deed) pertaining to sold units in the relevant Project, as more fully set out in the Debenture Trust Deed; (b) all present and future amounts owing to, and received and/or receivables pertaining to the land pertaining to the Relevant Secured Assets, any construction cost including but not limited to book debts, cash flows, any tax refund or cash flow freed up by reduction of corporate tax, any amount received towards transfer of undivided interest in the land comprising the Relevant Secured Assets or the land pertaining to the Relevant Secured Assets; (c) security deposit, earnest monies (or like), premium, business centre charges, licence fees, club house charges and service charges from the Project (Phase I) and/or the Project (Phase II), or the land pertaining to the Project (Phase I) and/or the Project (Phase II), and/or any sum receivable or other consideration, in each case, including under any Sale Agreement; and (d) any proceeds received from any claims made under the Insurance Policies received by the Company or any Person on its behalf.
Register of Beneficial Owners	Means the register of beneficial owners of the Debentures maintained in the records of the relevant Depository.

Redemption Amounts/ Obligations	Means the amount(s) specified in the Terms and Conditions to be paid by the Company to the Debenture Holders.
Repayment Facilities	Means the outstanding AIF Debentures, which are proposed to be redeemed from the proceeds of the Subscription Amount to the extent of Rs 210,00,00,000 (Rupees Two Hundred and Ten Crores).
R&T Agent	Means the Registrar and Transfer Agent to the Issue.
Sale Agreements	Means the letters of allotment, sale deeds or agreements to sale or such other similar agreements which may be entered into between the Company and the buyers for units of the Project (Phase I) and/or the Project (Phase II), from time to time.
SEBI Debt Listing Regulations	Means the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 and the SEBI Master Circular, each as updated and amended from time to time.
SEBI LODR Regulations	Means the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 issued by SEBI, as amended from time to time.
SEBI Regulations	Means collectively, the Securities and Exchange Board of India Act, 1992, the SEBI Debt Listing Regulations, the SEBI LODR Regulations and Debenture Trustee Regulations.
Secured Assets	Means any asset or property that may be provided as Security or which is subject to Security under the Security Documents from time to time, and from the date of occurrence of the Phase III Funding Event, includes Phase III Hypothecated Assets.
Secured Parties	Shall collectively mean the Trustee and the Debenture Holders and any of their agents, delegates, receivers and custodians.
Security	Means the Security Interest and rights created or to be created in terms of the Debenture Trust Deed and other Security Document.
Security Documents	Means the following: (a) the Deed of Hypothecation; (b) the power of attorney issued by the Company in relation to the Deed of Hypothecation; (c) the Mortgage Documents; and (d) any other document entered into from time to time for creation of, or evidencing the creation of, any Security Interest for the benefit of the Secured Parties.
Security Effective Date	Means the date on which the Subscription Amount is utilised towards repayment of the Repayment Facilities to the extent of Rs. 210,00,00,000 (Rupees Two Hundred and Ten Crores).

Security Interest	Means any mortgage, charge (whether fixed or floating) pledge, lien, hypothecation, guarantee, assignment, deed of trust, title retention, or other encumbrance of any kind securing, or conferring any priority of payment in respect of, any obligation of any Person, including any right granted by a transaction which, in legal terms, is not the granting of security but which has an economical or financial effect similar to the undertakings or security net arrangement, any proxy, power of attorney, voting trust agreement, interest, option, right of first offer, refusal or transfer restriction in favour of any Person, and any adverse claim as to title, possession or use.
Subscription Amount	means an aggregate amount of up to Rs. 325,00,00,000 (Rupees Three Hundred and Twenty-Five Crores) paid by the Debenture Holders towards subscription of the Debentures.
Subordination Deed	Means the deed of subordination to be entered into between the Company, the lender to the Subordinated Indebtedness and the Trustee in a form and manner acceptable to the Trustee.
Subordination Indebtedness	Means the Financial Indebtedness incurred by the Company from (a) any member of the Group who is a 'related party of the corporate debtor' with respect to the Company as construed in accordance with the IBC; and (b) any member of the Group or any Affiliates of the Promoters which have acquired any or all of the Debentures, and in each case which is subordinated to the Debt in accordance with the Transaction Documents.
Term Sheet	Means the term sheet as set out in **Annexure I** (*Term Sheet*) of this Placement Memorandum-KID.
Terms & Conditions	Means the terms and conditions pertaining to the Issue as outlined in the Transaction Documents.
Transaction Documents	Has the meaning ascribed to the term 'Transaction Documents' in the Term Sheet.
UPAVP	Means the Uttar Pradesh Avas Evam Vikas Parishad.

Notwithstanding anything contained in this Placement Memorandum – KID, in case of any inconsistency or repugnancy between the Placement Memorandum – GID and this Placement Memorandum – KID on one hand and the Debenture Trust Deed or any other Transaction Document on the other hand, the Debenture Trust Deed or such other Transaction Document shall prevail.

SECTION 2: DISCLAIMERS AND RISK FACTORS

2.1 Disclaimers

The notice to investors and disclaimers set out in section 2 (*Notice to Investors and Disclaimers*) of the Placement Memorandum – GID shall be deemed to be incorporated in this Placement Memorandum – KID and shall apply *mutatis mutandis*.

2.2 Risk Factors

The risk factors set out in section 3 (*Risk Factors*) of the Placement Memorandum – GID shall be deemed to be incorporated in this Placement Memorandum – KID and shall apply *mutatis mutandis*.

SECTION 3: ISSUE DETAILS & TERM SHEET

3.1 Issue details

(a) **Issue schedule:**

1. Issue Opening Date: 27 March 2024
2. Issue Closing Date: 27 March 2024
3. Pay-in Date: 28 March 2024
4. Deemed Date of Allotment: 28 March 2024

(b) **Details of Debt Securities Sought to be issued:**

Details of Debt Securities: Rated, listed, secured, redeemable, non-convertible debentures comprising the Debentures (as defined below).

Issue Size: Rated, listed, secured, redeemable, non-convertible debentures of a face value of Rs. 1,00,000 (Rupees One Lakh) each aggregating to Rs. 325,00,00,000 (Rupees Three Hundred and Twenty-Five Crores) ("**Debentures**")

3.2 Name, logo, addresses, website URL, email address, telephone number and contact person of:

The Issuer:

Name	:	Prateek Realtors India Private Limited
Registered Office of Issuer	:	Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, East Delhi, Delhi – 110092
Corporate Office of Issuer	:	Prateek Pro- Menage, A-42 Sector 67, Noida, Uttar Pradesh, India, 201301
Compliance Officer of Issuer	:	Ms. Kanchal Pal
Chief Financial Officer of Issuer	:	Mr Sarvan Gupta
Company Secretary	:	Ms. Kanchan Pal
Corporate Identification Number	:	U70101DL2009PTC197028
Phone No.	:	0120-2595555
Contact Person	:	Mr. Rajesh Kumar Jain
Email	:	info@prateekgroup.com

Trustee of the Issue:

Name:	:	Catalyst Trusteeship Limited
Logo:	:	
Address:	:	901, 9th Floor, Tower-B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W) – 400013
Tel No.:	:	(022) 49220555
Website:	:	https://catalysttrustee.com/
Contact Person:	:	Mr. Umesh Salvi
Email:	:	ComplianceCTL-Mumbai@ctltrustee.com

Registrar of the Issue:

Name	:	Skyline Financial Services Private Limited
Logo	:	
Address	:	D-153/A, 1st floor, Phase I, Okhla Industrial Area, New Delhi, Delhi 110020
Tel No.	:	011 2681 2683
Website	:	www.skylinerta.com
Contact Person	:	Mr Dinesh & Ms Simran
Email	:	investors@skylinerta.com

Credit Rating Agency of the Issue:

Name	:	Acutie Rating and Research Limited
Logo	:	
Address	:	708, Lodha Supremus, Lodha iThink Techno Campus, Kanjurmarg (East) Mumbai 400 042
Tel No.	:	+91 8591310146
Website	:	**:** www.acuite.in
Contact Person	:	Mr. Mohit Jain
Email	:	analyticalsupport@acuite.in

Statutory Auditor of the Issuer:

Name:	:	M/s. Raj Girikshit & Associates
Address:	:	19, 3rd Floor, KK Business Centre, Veer Savarkar Block, Shakarpur, Delhi – 110092
Tel No.:	:	011-22010222
Contact Person:	:	Mr. Raj Kumar
Email:	:	rajgirikshit@yahoo.com
Peer Review No.	:	016309

Guarantor to the Issue:

Name: Prateek Buildtech (India) Private Limited

Logo:

Address: Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, East Delhi, Delhi – 110092

Tel No: +91 120-2595555

Website: www.prateekgroup.com

Contact Person: Prashant Kumar Tiwari

Email: info@prateekgroup.com

Name: Mr. Prashant Kumar Tiwari
Address: H-15, Maharani Bagh, New Delhi- 110065
Tel No: +91 9818420115
Email: prashant@prateekgroup.com

Name: Mr. Prateek Tiwari
Address: H-15, Maharani Bagh, New Delhi- 110065
Tel No: +91 8826911004
Email: prateek@prateekgroup.com

Legal Counsel of the investors:

Name	:	J. Sagar Associates
Logo	:	
Address	:	Vakils House, 18 Sprott Road, Ballard Estate, Mumbai 400 001, India
Tel No.	:	+91 22 4341 8500
Website	:	www.jsalaw.com
Contact Person	:	Mr. Tirthankar Datta
Email	:	tirthankar.datta@jsalaw.com

Legal Counsel of the issuer:

Name	:	Munish K Sharma & Associates LLP

Logo	:	NA
Address	:	AAF-14, Shipra Krishna Azure, Kaushambi, Ghaziabad-201010
Tel No.	:	+91-120-4165725
Website	:	NA
Contact Person	:	Mr. Aditya Jain
Email	:	aditya@mksadvisors.com

3.3 Other details pertaining to the Issue:

(a) **Debenture Redemption Reserve creation:**

The Company shall create a debenture redemption reserve as may be required in case of privately placed debentures in accordance with Applicable Law.

(b) **Issue / instrument specific regulations – relevant details (Companies Act, RBI guidelines, etc.):**

The issue of Debentures shall be in conformity with the applicable provisions of the 2013 Act including the relevant notified rules thereunder and the applicable SEBI guidelines.

(c) **Default in payment:** In case of default in payment of interest and/or principal redemption on the due dates, additional interest of 4% (four percent) per annum over the Coupon Rate will be payable by the Issuer for the defaulting period.

(d) **Delay in Listing:** In case of delay in listing of the Debentures, the Issuer shall pay penal interest of 1.00% p.a. over the Coupon Rate for the period of delay to the investors (i.e., from the Deemed Date of Allotment to the date of listing).

(e) **Delay in Allotment of Securities:** Please refer to 'Interest on Application Money' in the Term Sheet.

(f) **Disclosure prescribed under PAS-4 of Companies (Prospectus and Allotment of Securities), Rules, 2014 but not contained in this schedule, if any:**

Not Applicable.

(g) **Project details: gestation period of the project; extent of progress made in the project; deadlines for completion of the project; the summary of the project appraisal report (if any), schedule of implementation of the project:**

This is not applicable.

(h) **Recovery Expense Fund**: SEBI *vide* its the master circular for debenture trustees dated March 31, 2023 (as updated and amended from time to time) bearing reference number SEBI/HO/DDHS-PoD1/P/CIR/2023/109 has directed for the creation of "Recovery Expenses Fund" by issuers of listed or proposed to be listed debt securities and to maintain the same with the Designated Stock Exchange in cash or cash equivalent including a bank guarantee. Accordingly, bank guarantee has been issued *vide* the below details:

Date of issue of	Amount of BG	Validity	Claim	Bank Guarantee

Bank Guarantee	**(Rs.)**			**no.**
NIL				

This is in accordance with Regulation 11 of the Securities and Exchange Board of India (Issue and Listing of Non – Convertible Securities) Regulations, 2021 and SEBI's master circular for debenture trustees dated March 31, 2023 (as updated and amended from time to time), bearing reference number SEBI/HO/DDHS-PoD1/P/CIR/2023/109 and other Applicable Law.

The Issuer has created the above recovery expense in accordance with Applicable Law.

(i) **Regulations pertaining to the Issue**

The Debentures being offered pursuant to this Placement Memorandum - KID are subject to the provisions of the Companies Act including the rules thereunder, the SEBI Debt Listing Regulations, the Memorandum and Articles of Association of the Issuer, the terms of the Placement Memorandum – GID, this Placement Memorandum - KID, the Application Form, and other terms and conditions as may be incorporated in the Debenture Trust Deed.

(j) **Application process**

The application process for the Issue is as provided in Section 7 (*Other Information and Application Process*).

(k) **Disclosures Prescribed under PAS – 4 of the Companies (Prospectus and Allotment of Securities) Rules, 2014**

Please see **Annexure VIII** (*Form No PAS-4 Private Placement Offer Letter*).

(l) **No-objection Certificate**

The Issuer does not require any consent/no-objection for issuance of the Debentures.

(m) **Consent of directors, auditors, bankers to issue, trustees, solicitors or advocates to the issue, legal advisors to the issue, lead managers to the issue, Registrar to the Issue, and lenders (if required, as per the terms of the agreement) and experts**:

The board resolution authorizing the issuance of the Debentures, and the consent letters of the Trustee and Registrar and Transfer Agent to the Issue are enclosed in **Annexure VII** (*Board and shareholders resolutions of the Issuer*), **Annexure V** (*Consent Letter from the R&T Agent*) and **Annexure IV** (*Consent Letter from the Debenture Trustee*). The Company does not require any other consents.

(n) **Expenses of the Issue**

Expenses of the issue along with a break up for each item of expense, including details of the fees payable to separately as under (in terms of amount, as a percentage of total issue expenses and as a percentage of total issue size), as applicable:

(i) Lead manager(s) fees: **Not Applicable**, as this is not a public issue of the Debentures.

(ii) Underwriting commission: **NA**

(iii) Brokerage, selling commission and upload fees: **NA**

(iv) Fees payable to the registrars to the issue: **INR 40,000/-**

Percentage of issue Expense: 0.90%
Percentage of total issue size: 0.001%

(v) Fees payable to the legal Advisors: **INR 20,00,000/-**

Percentage of issue Expense: 45.43%
Percentage of total issue size: 0.06%%

(vi) Advertising and marketing expenses: **NA**

(vii) Fees payable to the regulators including stock exchanges: **INR 2,00,000/-***

Percentage of issue Expense: 4.54%
Percentage of total issue size: 0.01%

(viii) Expenses incurred on printing and distribution of issue stationary: **NA**

(ix) Any other fees, commission or payments under whatever nomenclature: Stamp Duty – **INR 2162500/-**

Percentage of issue Expense: 49.12%
Percentage of total issue size: 0.07%

**Fee is provisional subject to finalization.*

3.4 Due diligence certificate from the Debenture Trustee:

The due diligence certificate issued by the Debenture Trustee to BSE in accordance with the SEBI Master Circular for Debenture Trustees dated March 31, 2023 (updated as on July 6, 2023) (as updated and amended from time to time), bearing reference number SEBI/HO/DDHS-PoD1/P/CIR/2023/109 and the SEBI Debt Listing Regulations has been provided in **Annexure X** (*Trustee's Due Diligence Certificate*).

3.5 Term sheet

Notwithstanding anything contained in this Placement Memorandum - KID, in case of any inconsistency or repugnancy between the Placement Memorandum – GID and this Placement Memorandum – KID on one hand and the Debenture Trust Deed or any other Transaction Document on the other hand, the Debenture Trust Deed or such other Transaction Document shall prevail.

The term sheet for the issuance of Debentures pursuant to this Placement Memorandum – KID is set out in **Annexure I** (*Term Sheet*) hereto.

SECTION 4: FINANCIAL INFORMATION OF THE ISSUER

4.1 **The audited financial statements (i.e., profit and loss statement, balance sheet and cash flow statement) both on a standalone and consolidated basis for a period of three completed years (which are not more than six months old from the date of the issue document or issue opening date, as applicable):**

Attached herewith as **Annexure XI** *(Financial Statements)*

4.2 **Key Operational and Financial Parameters on consolidated and standalone basis**

On standalone basis:

				Amount in Rs. Hundred
Particulars	**Quarter ended December 31, 2023**	**FY ended March 31, 2023**	**FY ended March 31, 2022**	**FY ended March 31, 2021**
Balance Sheet				
Property, Plant and Equipment (including Capital Work in Progress and Investment Property)	627628.18	69,18,21.98	19,99,692.10	24,34,303.95
Intangible Assets (including Intangible Assets under Development)	NA	NA	NA	NA
Financial Assets (Current and Non-current)	42241559.82	2,44,81,265.73	2,51,66,547.48	2,55,20,117.25
Other Non-Current Assets	130656.23	1,26,667.52	1,24,667.52	NA
Current Assets		9,99,18,160.19	11,00,13,696.99	11,75,34,536.50
Total assets	93897603.30	**12,52,17,915.42**	**13,73,04,604.09**	**14,54,88,957.70**
Financial Liabilities (Current and Non-Current) - Borrowings (including interest) - Other Financial Liabilities	127283211.75	12,39,59,659.71 NA	8,23,85,136.50 NA	7,98,05,643.07 NA
Non-current liabilities	NA	NA	NA	NA
Current Liabilities	38319957.63	34,32,087.59	44,71,789.05	53,12,324.55
Provisions	NA	NA	3,683.72	9,872.73
Total Liabilities	165603169.38	**15,63,01,302.61**	**15,30,38,149.86**	**14,54,14,690.63**
Equity (equity share capital and other equity)	-28705721.84	**-1,93,27,731.19**	**-78,87,182.19**	**38,35,990.86**

				Amount in Rs. Hundred
Particulars	**Quarter ended December 31, 2023**	**FY ended March 31, 2023**	**FY ended March 31, 2022**	**FY ended March 31, 2021**
Total Equity and Liabilities	**136897447.53**	**13,69,73,571.41**	**14,51,50,967.67**	**14,92,50,681.49**
Profit and Loss				
Total revenue from operations	8942960.91	1,38,87,641.06	70,36,543.02	9,07,5025.22
Other income	45632.75	5,25,695.55	69,772.49	2,38,455.51
Total Income	8988593.66	1,44,13,336.61	71,06,315.50	93,13,480.73
Total Expenses	21661553.56	2,97,63,552.39	2,29,17,934.49	2,16,38,453.61
Profit / loss for the period	9377990.33	-1,14,40,923.37	-1,17,26,979.20	-92,54,812.10
Other comprehensive income	NA	NA	NA	NA
Total comprehensive income	9377990.33	**-1,14,40,923.37**	**-1,17,26,979.20**	**-92,54,812.10**
Earnings per equity share: (a) basic; and (b) diluted	-2.92	3.56	3.65	2.88
Cash Flow				
Net cash (used in) / generated from operating activities (A)	-2634721.02	-4,34,54,911.66	-6823480.28	3,04,49,283.95
Net cash used in / generated from investing activities (B)	-120001.25	14,18,278.13	37,09,899.94	-3,10,777.73
Net cash (used in) / generated from financing activities (C)	3322087.78	4,15,71,668.24	25,67,244.98	2,96,33,291.62
Net increase / (decrease) in cash and cash equivalents	567365.31	-4,64,965.28	-5,46,335.36	5,05,214.60
Opening balance of cash and cash equivalents	327704.89	7,92,670.18	13,39,005.51	8,33,790.91
Cash and cash equivalents at the end of the period	895070.20	3,27,704.89	7,92,670.18	13,39,005.51

On a consolidated basis:

Pursuant to Rule 6 sub rule (iii) of the Companies (Accounts) Rules, 2014 the ultimate holding company of Prateek Realtors India Private Limited which is Prateek Buildtech (India) Private

Limited files consolidated financial statements of its subsidiaries with the Registrar. Hence, Prateek Realtors India Private Limited is not required to file consolidated financial statements.

Additional information:

Net worth	-28705721.84	-1,93,27,731.19	-78,87,182.19	38,35,990.86
Cash and Cash Equivalents	895070.20	3,27,704.89	7,92,670.18	13,39,005.51
Current Investments	NA	NA	NA	NA
Net Sales	8358889.83	1,38,87,641.06	70,36,543.02	9,07,5025.22
Earnings before interest, taxes, depreciation, and amortization (EBITDA)	-12737392.92	-15694749.96	-15915159.01	-12478898.56
Earnings before interest and taxes (EBIT)	-12672959.90	-15350215.77	-1,58,11,619.00	-1,23,24,972.88
Dividend amounts	NA	NA	NA	NA
Debt to equity ratio	-4.43	-6.41	-10.45	20.80
Debt service coverage ratio	-0.10	-0.12	-0.19	-0.15
Interest service coverage ratio	-0.07	-0.11	-0.40	-0.15
Current ratio	2.44	2.19	1.57	1.82
Long term debt to working capital	2.04	1.87	1.85	1.45
Current liability ratio – current liabilities / non-current liabilities	0.34	0.45	0.94	0.84
Total debts to total assets	0.93	0.90	0.57	0.53

SECTION 5 – MATERIAL CHANGES TO PLACEMENT MEMORANDUM – GID

NIL

1.1 Changes to Section 8.1 (*Material Contracts*) of Placement Memorandum – GID

By the very nature and volume of its business, the Company is involved in a large number of transactions involving financial obligations and therefore it may not be possible to furnish details of all material contracts and agreements involving financial obligations of the Company. However, the documents which are or may be deemed to be material for this issue have been entered into by the Company are set out below. Copies of these documents may be inspected at the Registered Office of the Company between 10.00 a.m. and 12.00 noon on any working day until the Issue Closing Date.

(a) Memorandum and Articles of Association of the Company
(b) Board Resolution dated February 5, 2024 authorizing issue of Debentures
(c) Shareholder's resolution dated February 9, 2024 under section 42 of the Companies Act, 2013
(d) Consent letter from Catalyst Trusteeship Limited dated January 29, 2024, for acting as Debenture Trustee for and on behalf of the Debenture Holders
(e) Consent letter from Skyline Financial Services Private Limited dated 22 February, 2024 for acting as Registrar to the Issue
(f) In-principle approval for listing of Debentures received from BSE dated 18 March 2024.
(g) Letter from Acuite Rating and Research Limited dated February 15, 2024, conveying the credit rating for the Debentures.
(h) Tripartite Agreement between the Company, NSDL and the Registrar to the Issue of Debentures in dematerialised form
(i) Annual Reports of the Company for the last 3 years (FY 20-21, FY 21-22, FY 22-23) and audited financial statements of the Company as on December 31, 2023.
(j) Due diligence certificate dated February 21, 2024, issued by the Debenture Trustee to the Issue – please see **Annexure X** (Trustee's Due Diligence Certificate)
(k) Certificate of incorporation dated December 16, 2009 issued by the Registrar of Companies, National Capital Territory of Delhi and Haryana

SECTION 6 – OTHER CONFIRMATIONS AS PER THE SEBI DEBT LISTING REGULATIONS

1. Details of the offer of non-convertible securities in respect of which the key information document is being issued

Please refer to Section 3 (*Issue Details & Term Sheet*) for the details of the offer of the Debentures under this Placement Memorandum – KID.

2. Financial information, if such information provided in the general information document is more than six months old

Financial information of the Issuer as provided in the Placement Memorandum – GID is not more than six months old as on the date of this Placement Memorandum - KID.

However, please refer to Section 4 (*Financial Information of the Issuer*) of this Placement Memorandum – KID for relevant financial information on the basis of limited review of financials as on December 31, 2023.

3. Material changes, if any, in the information provided in the general information document

Please refer to Section 5 (*Material Changes to the Placement Memorandum – GID*) of this Placement Memorandum – KID.

4. Any material developments not disclosed in the general information document, since the issue of the general information document relevant to the offer of non-convertible securities in respect of which the key information document is being issued.

Other than as set out in Section 5 (*Material Changes to the Placement Memorandum – GID*), there have been no material developments not disclosed in the Placement Memorandum – GID (i.e., general information document) since the issue of the Placement Memorandum – GID relevant to the offer of the Debentures in respect of which this Placement Memorandum – KID is being issued.

5. Disclosures applicable in case of private placement of non-convertible securities as specified in schedule I, in case the second or subsequent offer is made during the validity of the shelf prospectus for which no general information document has been filed.

Not applicable.

SECTION 7 – OTHER INFORMATION AND APPLICATION PROCESS

The Debentures being offered as part of the Issue are subject to the provisions of the 2013 Act, the Memorandum and Articles of Association of the Issuer, the terms of this Placement Memorandum, Application Form and other terms and conditions as may be incorporated in the Transaction Documents.

1.1 Undertaking by the Issuer

The Issuer undertakes that:

(a) the complaints received in respect of the Issue shall be attended to by the Company expeditiously and satisfactorily;

(b) the Company shall take all steps for completion of formalities for listing and commencement of trading at the BSE within the specified time;

(c) no further issue of securities shall be made till the securities offered through this Disclosure Document/ Placement Memorandum are listed or till the application moneys are refunded on account of non-listing, under-subscription, etc.; and

(d) necessary co-operation to the credit rating agency(ies) shall be extended in providing true and adequate information till the debt obligations in respect of the instrument are outstanding.

1.2 Mode of Transfer/Transmission of Debentures

The Debentures shall be transferable freely. The Debentures(s) shall be transferred and/or transmitted in accordance with the applicable provisions of the 2013 Act and other applicable laws. The Debentures held in dematerialized form shall be transferred subject to and in accordance with the rules/procedures as prescribed by NSDL/CDSL and the relevant DPs of the transferor or transferee and any other applicable Laws and rules notified in respect thereof. The transferee(s) should ensure that the transfer formalities are completed prior to the Record Date. In the absence of the same, amounts due will be paid/redemption will be made to the person, whose name appears in the Register of Beneficial Owners maintained by the R&T Agent as on the Record Date, under all circumstances. In cases where the transfer formalities have not been completed by the transferor, claims, if any, by the transferees would need to be settled with the transferor(s) and not with the Issuer. The normal procedure followed for transfer of securities held in dematerialized form shall be followed for transfer of these Debentures held in dematerialised form. The seller should give delivery instructions containing details of the buyer's DP account to his DP.

1.3 Debentures held in Dematerialised Form

The Debentures shall be held in dematerialised form and no action is required on the part of the Debenture Holder(s) for redemption purposes and the redemption proceeds will be paid by cheque/EFT/RTGS to those Debenture Holder(s) whose names appear on the list of beneficiaries maintained by the R&T Agent. The names would be as per the R&T Agent's records on the Record Date fixed for the purpose of redemption. All such Debentures will be simultaneously redeemed through appropriate debit corporate action.

The list of beneficiaries as of the relevant Record Date setting out the relevant beneficiaries' name and account number, address, bank details and DP's identification number will be given by the R&T Agent to the Issuer. If permitted, the Issuer may transfer payments required to be

made in any relation by EFT/RTGS to the bank account of the Debenture Holder(s) for redemption payments.

1.4 **Market Lot**

The market lot will be 1 (One) Debenture ("**Market Lot**"). Since the Debentures are being issued only in dematerialised form, the odd lots will not arise either at the time of issuance or at the time of transfer of Debentures.

1.5 **Face value, issue price, effective yield for investor**

The Debentures have a face value of Rs. 1,00,000 (Rupees One Lakh) and are issued at par. The Debentures shall be issued on the basis of 'multiple yield allotment' or 'uniform yield allotment' as specified in the Term Sheet or the relevant Placement Memorandum- KID, as applicable. The Interest on the Debentures will be paid at Coupon Rate/Interest Rate specified in the Term Sheet or the relevant Placement Memorandum- KID, as applicable.

1.6 **Debenture Trustee for the Debenture Holder(s)**

The Issuer has appointed Catalyst Trusteeship Limited to act as trustee for the Debenture Holder(s). The Issuer and the Debenture Trustee have entered/intend to enter into the Debenture Trustee Appointment Agreement and the Debenture Trust Deed inter alia, specifying the powers, authorities and obligations of the Debenture Trustee and the Issuer. The Debenture Holder(s) shall, without further act or deed, be deemed to have irrevocably given their consent to the Debenture Trustee or any of its agents or authorized officials to do all such acts, deeds, matters and things in respect of or relating to the Debentures as the Debenture Trustee may in its absolute discretion deem necessary or require to be done in the interest of the Debenture Holder(s). Any payment made by the Issuer to the Debenture Trustee on behalf of the Debenture Holder(s) shall discharge the Issuer pro tanto to the Debenture Holder(s). The Debenture Trustee will protect the interest of the Debenture Holder(s) in regard to the repayment of principal and interest thereon and they will take necessary action, subject to and in accordance with the Debenture Trustee Appointment Agreement and the Debenture Trust Deed, at the cost of the Issuer. No Debenture Holder shall be entitled to proceed directly against the Issuer unless the Debenture Trustee, having become so bound to proceed, fails to do so. The Debenture Trustee Appointment Agreement and the Debenture Trust Deed shall more specifically set out the rights and remedies of the Debenture Holder(s) and the manner of enforcement thereof.

1.7 **Sharing of Information**

The Issuer may, at its option, but subject to applicable laws, use on its own, as well as exchange, share or part with any financial or other information about the Debenture Holder(s) available with the Issuer, with its subsidiaries and affiliates and other banks, financial institutions, credit bureaus, agencies, statutory bodies, as may be required and neither the Issuer nor its subsidiaries and affiliates nor their agents shall be liable for use of the aforesaid information.

1.8 **Debenture Holder not a Shareholder**

The Debenture Holder(s) shall not be entitled to any right and privileges of shareholders other than those available to them under the 2013 Act. The Debentures shall not confer upon the Debenture Holders the right to receive notice(s) or to attend and to vote at any general meeting(s) of the shareholders of the Issuer.

1.9 **Modification of Debentures**

The Debenture Trustee shall not agree to any modification to the terms of the Debentures or the Debenture Trust Deed without the consent of the majority Debenture Holders. The Issuer shall notify the BSE and the Debenture Holders of any modification made to the terms of the Debentures or Debenture Trust Deed.

1.10 **Right to accept or reject Applications**

The Board of Directors/Committee of Directors reserves its full, unqualified and absolute right to accept or reject any application for subscription to the Debentures, in part or in full, without assigning any reason thereof.

1.11 **Notices**

All notices and other communications shall be initially by e-mail and subsequently (i) in writing (including facsimile except as noted below) and (ii) by facsimile or sent by a Person, overnight courier (if for inland delivery) or international courier (if for overseas delivery) to such party at its registered address and contact number.

All such notices and communications shall be effective only on actual receipt by the officer of the Issuer and the Debenture Trustee, as the case may be for whose attention the notice or communication has been expressly marked. Provided however that any notice or communication to the Issuer by the Debenture Holders with respect to an Event of Default, consequences of an Event of Default under the Transaction Documents shall be effective (i) if sent by e-mail or facsimile, when sent, (ii) if sent by Person, when delivered, (iii) if sent by courier, (a) 1 (one) Business Day after deposit with an overnight courier if for inland delivery; and (b) 3 (three) Business Days after deposit with an international courier if for overseas delivery and (iv) if sent by registered letter when the registered letter would, in the ordinary course of post, be delivered whether actually delivered or not.

1.12 **Issue Procedure**

Eligible Investors may apply through the BSEBOND EBP Platform through electronic book mechanism in line with the SEBI Master Circular. The settlement procedure in line with the SEBI Master Circular shall be as follows:

(a) *Settlement:*

(i) Pay-in towards the allotment of Debentures shall be done from the account of the bidder, to whom allocation is to be made;

(ii) Pay-in shall be done through clearing corporation of BSE, i.e., Indian Clearing Corporation Limited.

(b) *Settlement Summary:*

Timeline	**Activity for clearing corporation 'ICCL'**	**Activity for Depositories**
T - Day	Bidding session	

Timeline	Activity for clearing corporation 'ICCL'	Activity for Depositories
T+1 Day	1. Successful bidders to transfer funds from bank account(s) registered with BSEBOND Platform to the bank account of ICCL to the extent of funds pay-in obligation on or before 10:30 hours; 2. Issuer to inform BSEBOND Platform about the final decision of the Issuer to go ahead with allotment for the issue by 12:00 hours. Issuer will accordingly furnish ISIN on BSEBOND platform; 3. Issuer to give instruction to the Registrar to the Issue for crediting securities to successful bidders. Registrar to the issue to provide corporate action file along with all requisite documents to the Depository by 12:00 hours; and 4. Clearing corporation to initiate transfer of funds to the bank accounts designated by the Issuer.	Depository on the instruction of Issuer or through the Registrar to the issue, will be crediting the Debentures to the demat account of the investors.

1.13 **Application Procedure**

Potential Debenture Holders will be invited to subscribe by way of the Application Form prescribed in this Placement Memorandum – KID during the period between the Issue Opening Date and the Issue Closing Date (both dates inclusive). The Issuer reserves the right to change the issue schedule including the Deemed Date of Allotment at its sole discretion, without giving any reasons. The Issue will be open for subscription during the banking hours on each day during the period covered by the issue schedule.

1.14 **Fictitious Application**

All fictitious applications will be rejected.

1.15 **Basis of Allotment**

Notwithstanding anything stated elsewhere, the Issuer reserves the right to accept or reject any application, in part or in full, without assigning any reason. Subject to the aforesaid, in case of over subscription, priority will be given to potential Debenture Holders on a first come first serve basis. The investors will be required to remit the funds as well as submit the duly completed Application Form along with other necessary documents to the Issuer by the Deemed Date of Allotment.

1.16 Payment Instructions

Post bidding, on the Pay-In Date, the successful invited Eligible Investors must remit/ transfer in full, monies for subscription to the Debentures allocated to them by electronic transfer of funds/ RTGS from the bank account(s) registered with BSE to the bank account of Indian Clearing Corporation Limited ("**Issue Account**") on or before 10:30 am of next business day in accordance with the SEBI Master Circular.

Funds for the allocation of the Debentures for bids made by the Arranger (if any) on behalf of the successful invited Eligible Investors must also be made from the bank account of such eligible participants.

The entire amount of Rs. 1,00,000/- (Rupees One Lakh) per Debenture is payable on the Pay-In Date.

An Application Form must be accompanied by the details of the payment made to the designated account along with other enclosures stated elsewhere in this document. Applicants can remit the application amount through NEFT/RTGS on the Pay In Date, to the bank account of the Company as per the details mentioned in the Application Form.

The RTGS details to deposit the bidding amount is as follows:

Account No. 1:

Name of the Bank: ICICI Bank
IFSC Code: ICIC0000106
Account Number: ICCLEB
Beneficiary Name: Indian Clearing Corporation Limited

Account No. 2:
Name of the Bank: YES Bank
IFSC Code: YESB0CMSNOC
Account Number: ICCLEB
Name of the beneficiary: Indian Clearing Corporation Limited

Account No. 3:

Name of the Bank: HDFC BANK
IFSC Code: HDFC0000060
Account Number: ICCLEB
Name of the beneficiary: Indian Clearing Corporation Ltd

1.17 Eligible Investors

Only the following categories of investors are eligible to invest in these Debentures:

(a) Scheduled Commercial Banks
(b) Financial Institutions
(c) Mutual Funds
(d) Insurance Companies
(e) FPIs registered as trust or body corporate
(f) Any non-QIB Investors specifically mapped by the Issuer on the BSEBOND – EBP Platform, are eligible to bid / invest / apply for any Issue,

when specifically approached, are eligible to apply for this private placement of Debentures subject to fulfilling their respective investment norms/rules and compliance with laws applicable to them by submitting all the relevant documents along with the Application Form ("**Eligible Investors**").

All potential Debenture Holders are required to comply with the relevant regulations/guidelines applicable to them for investing in this issue of Debentures. The bidders should be registered/enrolled with the BSEBOND EBP Platform. All the registered and eligible participants are required to update the necessary bank account and demat details before participating in the bidding process on BSEBOND EBP Platform.

Note: Participation by potential Debenture Holders in the issue may be subject to statutory and/or regulatory requirements applicable to them in connection with subscription to Indian securities by such categories of persons or entities. Applicants are advised to ensure that they comply with all regulatory requirements applicable to them, including exchange controls and other requirements. Applicants ought to seek independent legal and regulatory advice in relation to the laws applicable to them.

1.18 Procedure for Applying for Dematerialised Debentures

(a) The applicant must have at least one beneficiary account with any of the DP's of NSDL/CDSL prior to making the application.

(b) The applicant must necessarily fill in the details (including the beneficiary account number and DP – ID) appearing in the Application Form under the heading "Details for Issue of Debentures in Electronic/Dematerialised Form".

(c) Debentures allotted to an applicant will be credited to the applicant's respective beneficiary account(s) with the DP.

(d) For subscribing to the Debentures, names in the Application Form should be identical to those appearing in the details in the Depository. In case of joint holders, the names should necessarily be in the same sequence as they appear in the account details maintained with the DP.

(e) Non-transferable allotment advice/refund orders will be directly sent to the applicant by the Registrar and Transfer Agent to the Issue.

(f) If incomplete/incorrect details are given under the heading "Details for Issue of Debentures in Electronic/Dematerialised Form" in the Application Form, it will be deemed to be an incomplete application and the same may be held liable for rejection at the sole discretion of the Issuer.

(g) For allotment of Debentures, the address, nomination details and other details of the applicant as registered with his/her DP shall be used for all correspondence with the applicant. The applicant is therefore responsible for the correctness of his/her demographic details given in the Application Form vis-à-vis those with his/her DP. In case the information is incorrect or insufficient, the Issuer would not be liable for the losses, if any.

(h) The redemption amount or other benefits would be paid to those Debenture Holders whose names appear on the list of beneficial owners maintained by the R&T Agent as on the Record Date. In case of those Debentures for which the beneficial owner is not identified in the records of the R&T Agent as on the Record Date, the Issuer would keep in abeyance the payment of the redemption amount or other benefits, until such

time that the beneficial owner is identified by the R&T Agent and conveyed to the Issuer, whereupon the redemption amount and benefits will be paid to the beneficiaries, as identified.

1.19 **Depository Arrangements**

The Issuer shall make necessary arrangement with NSDL/ CDSL for issue and holding of Debentures in dematerialised form.

1.20 **List of Beneficiaries**

The Issuer shall request the R&T Agent to provide a list of beneficiaries as at the end of each Record Date. This shall be the list, which will be used for payment or repayment of redemption monies.

1.21 **Application under Power of Attorney**

A certified true copy of the power of attorney or the relevant authority as the case may be along with the names and specimen signature(s) of all the authorized signatories of the potential Investor and the tax exemption certificate/document of the potential Debenture Holder, if any, must be lodged along with the submission of the completed Application Form. Further modifications/additions in the power of attorney or authority should be notified to the Issuer or to its agents or to such other person(s) at such other address(es) as may be specified by the Issuer from time to time through a suitable communication.

In case of an application made by companies under a power of attorney or resolution or authority, a certified true copy thereof along with memorandum and articles of association and/or bye-laws along with other constitutional documents must be attached to the Application Form at the time of making the application, failing which, the Issuer reserves the full, unqualified and absolute right to accept or reject any application in whole or in part and in either case without assigning any reason thereto. Names and specimen signatures of all the authorized signatories must also be lodged along with the submission of the completed Application Form.

1.22 **Procedure for application by Mutual Funds and Multiple Applications**

In case of applications by mutual funds and venture capital funds, a separate application must be made in respect of each scheme of an Indian mutual fund/venture capital fund registered with the SEBI and such applications will not be treated as multiple application, provided that the application made by the asset management company/trustee/custodian clearly indicated their intention as to the scheme for which the application has been made.

The application forms duly filled shall clearly indicate the name of the concerned scheme for which application is being made and must be accompanied by certified true copies of:

(a) SEBI registration certificate

(b) Resolution authorizing investment and containing operating instructions

(c) Specimen signature of authorized signatories

1.23 **Documents to be provided by Eligible Investors**

Eligible Investors need to submit the following documents, as applicable:

(a) Memorandum and Articles of Association or other constitutional documents

(b) Resolution authorising investment

(c) Certified true copy of the Power of Attorney to custodian

(d) Specimen signatures of the authorised signatories

(e) SEBI registration certificate (for Mutual Funds)

(f) Copy of PAN card

(g) Application Form (including EFT/RTGS details)

1.24 **Applications to be accompanied with Bank Account Details**

Every application shall be required to be accompanied by the bank account details of the applicant and the magnetic ink character reader code of the bank for the purpose of availing direct credit of redemption amount and all other amounts payable to the Debenture Holder(s) through cheque/EFT/RTGS.

1.25 **Succession**

In the event of winding up of a Debenture Holder (being a company), the Issuer will recognise the legal representative (being the liquidator) of the Debenture Holder appointed by a competent court.

The Issuer may, in its absolute discretion, where it thinks fit, dispense with production of such legal representation, in order to recognise any person as being entitled to the Debenture(s) standing in the name of the concerned Debenture Holder on the production of sufficient documentary proof and an indemnity.

In the event of, however, a deceased Debenture Holder having nominated any person entitled to be registered as the Debenture Holder in the event of his death, such nominee shall be registered as the Debenture Holder in place of the deceased Debenture Holder, notwithstanding anything contained in any other law for the time being in force.

1.26 **Effect of Holidays**

(a) If any coupon payment date falls on a day that is not a Business Day, the payment shall be made on the immediately succeeding Business Day.

(b) If the redemption date of the Debentures falls on a day that is not a Business Day, the redemption proceeds shall be paid on the immediately preceding Business Day.

(c) If the maturity date (also the last coupon payment date) of the Debentures falls on a day that is not a Business Day, the redemption proceeds and coupon payment shall be paid on the immediately preceding Business Day.

1.27 **Tax Deduction at Source**

Tax as applicable under the Income Tax Act, 1961, or any other statutory modification or re-enactment thereof will be deducted at source. For seeking TDS exemption/lower rate of TDS, relevant certificate/document must be lodged by the Debenture Holder(s) at the office of the R&T Agent of the Issuer at least 7 (seven) calendar days before the relevant payment becoming

due. Tax exemption certificate / declaration of non-deduction of tax at source on interest on application money, should be submitted along with the Application Form.

If any payment under any Issue is subject to any tax deduction other than such amounts as are required as per current regulations existing as on the date of the Deemed Date of Allotment, including if the Company shall be required legally to make any payment for Tax from the sums payable under the Debenture Trust Deed ("**Tax Deduction**"), the Company shall make such Tax Deduction, as may be necessary.

1.28 **Letters of Allotment**

The letter of allotment, indicating allotment of the Debentures, will be issued and delivered on the Deemed Date of Allotment. The aforesaid letter of allotment shall be replaced with the actual credit of Debentures, in dematerialised form, within the timelines set out under the SEBI Debt Listing Regulations or 2 (two) Business Days from the Deemed Date of Allotment (whichever is earlier).

1.29 **Deemed Date of Allotment**

All the benefits under the Debentures, will accrue to the Debenture Holders from the specified Deemed Date of Allotment.

1.30 **Record Date**

The Record Date is the date falling 3 days prior to the relevant due date (including due date for payment of principal and coupon)

1.31 **Refunds**

For applicants whose applications have been rejected or allotted in part, refund orders will be dispatched within 7 (seven) days from the Deemed Date of Allotment of the Debentures.

In case the Issuer has received money from applicants for Debentures in excess of the aggregate of the application money relating to the Debentures in respect of which allotments have been made, the R&T Agent shall upon receiving instructions in relation to the same from the Issuer repay the moneys to the extent of such excess, if any.

1.32 **PAN Number**

Every applicant should mention its PAN allotted under Income Tax Act, 1961, on the Application Form and attach a self-attested copy as evidence. Application forms without PAN will be considered incomplete and are liable to be rejected.

1.33 **Payment on Redemption**

Payment on redemption will be made by way of cheque(s)/redemption warrant(s)/demand draft(s)/credit through RTGS system/funds transfer in the name of the Debenture Holder(s) whose names appear on the list of beneficial owners given by the Depository to the Issuer as on the Record Date.

The Debentures shall be taken as discharged on payment of the redemption amount by the Issuer on maturity to the registered Debenture Holder(s) whose name appears in the Register of Beneficial Owners on the Record Date. On such payment being made, the Issuer will inform NSDL and CDSL and accordingly the account of the Debenture Holder(s) with NSDL and CDSL will be adjusted.

On the Issuer dispatching the amount as specified above in respect of the Debentures, the liability of the Issuer shall stand extinguished.

1.34 **Governing law and jurisdiction of courts**

The Debentures are governed by and shall be construed in accordance with the laws of India. Any dispute arising out of or connected with any Issue shall be resolved by the courts of Delhi having exclusive jurisdiction.

The Issuer irrevocably and generally consents in respect of any proceedings anywhere in connection any Issue to the giving of any relief or the issue of any process in connection with those proceedings including, without limitation, the making, enforcement or execution against any assets whatsoever (irrespective of their use or intended use) of any order or judgment which may be made or given in those proceedings.

Nothing contained in this paragraph shall limit any right of the Debenture Trustee or the Debenture Holders to take proceedings in any other court or tribunal of competent jurisdiction, nor shall the taking of proceedings in one or more jurisdictions preclude the taking of proceedings in any other jurisdiction whether concurrently or not.

ANNEXURE I – TERM SHEET

Notwithstanding anything contained in this Placement Memorandum - KID, in case of any inconsistency or repugnancy between this Placement Memorandum - GID or any Placement Memorandum- KID and the relevant Debenture Trust Deed or any other Transaction Document, the relevant Debenture Trust Deed or such other Transaction Document shall prevail.

The term sheet for the issuance of Debentures pursuant to this Placement Memorandum – KID is set out below.

Security Name	**Debentures**: 19.5% Listed Rated Secured Redeemable Transferable Non-Convertible Debentures Prateek Realtors (India) Private Limited 2027
Series	N.A.
Issuer	Prateek Realtors (India) Private Limited
Type of Instrument	Rated, listed, secured, redeemable, transferable, non-convertible, debentures
Nature of Instrument	Secured. The Debentures are 'secured debentures' for the purposes of the Companies Act, 2013 read with the Companies (Share Capital and Debentures) Rules, 2014 and the SEBI Debt Listing Regulations. The Issue does not form part of non-equity regulatory capital mentioned under Chapter V of SEBI Debt Listing Regulations.
Seniority	Senior
Eligible Investors	The following categories of investors, when specifically approached and have been identified upfront, are eligible to apply for this private placement of Debentures subject to fulfilling their respective investment norms/rules and compliance with laws applicable to them by submitting all the relevant documents along with the Application Form ("**Eligible Investors**"): 1. Resident Individuals 2. Hindu Undivided Family; 3. Trust; 4. Limited Liability Partnerships, Partnership Firm(s); 5. Portfolio Managers and Foreign Institutional Investors (FII) registered with SEBI; 6. Association of Persons; 7. Companies and Bodies Corporate including Public Sector Undertakings; 8. Commercial Banks, Regional Rural Banks, Financial Institutions; 9. Insurance Companies; 10. Mutual Funds/ Alternative Investment Fund (AIF); and 11. any other investor eligible to invest in these Debentures

Listing	Proposed to be listed on BSE. The Issuer has received in-principle approval for listing of these Debentures from BSE vide their letter bearing reference no. DSC/COMP/MJ/IP-PPDI/529/23-24 dated 18 March 2024. Please refer to **Annexure IX** for a copy of the letters from BSE Limited. The Issuer shall make listing application to BSE Limited and receive listing approval from BSE within the timelines stipulated in SEBI Debt Regulations i.e., within three (3) days from the issue closure date. Designated Stock Exchange for the Issue is: BSE Limited
Credit Rating	"Provisional ACUITE C"" by Acuite Rating and Research Limited
Issue Size	Rs. 325,00,00,000 (Rupees Three Hundred and Twenty Five Crores)
Minimum subscription	The minimum application size for the Issue shall be 1 (one) Debenture and in multiples of 1 (one) Debenture thereafter.
Option to retain oversubscription (Amount)	Not Applicable
Objects of the Issue/ Purpose for which there is requirement of funds	The subscription amount shall be utilised by the Company solely towards the following (and for no other purpose): (i) An amount of up to Rs. 210,00,00,000 (Rupees Two Hundred and Ten Crores) towards repayment of the Repayment Facilities; (ii) An amount of up to Rs. 55,00,00,000 (Rupees Fifty-five Crores) towards approvals taken or to be taken in connection with the Project (Phase III); and (iii) An amount of up to Rs. 60,00,00,000 (Rupees Sixty Crores) towards working capital requirements of the Company in connection with the Project (Phase I) and the Project (Phase II), in each case, in compliance with the provisions of the Applicable Law.
Coupon Rate	19.50% per annum
Step Up/Step Down Coupon Rate	In the event of utilization of any cashflows arising from or generated by, or otherwise received by the Company in connection with the Project (Phase I) or Project (Phase II), for the purpose of making any payment to any Governmental Authority in connection with the Project Land, other than or in excess of Rs. 87,00,00,000 (Rupees Eighty Seven Crores) (as utilized from the proceeds of the Debentures or the cashflows from the Hypothecated Assets and the Mortgaged Property), coupon shall stand revised to 23.50% p.a. on a retrospective basis applicable from the date of investment/subscription of Debentures.
Coupon Payment Frequency	Monthly
Coupon Payment Dates	Last day of each month for which Coupon is payable by the Company

Coupon Type (Fixed, floating or other structure) / Interest Rate Parameter	Fixed
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc.)	N.A.
Day Count Basis	Actual/Actual The Coupon for each of the interest periods shall be computed as per Actual / Actual day count convention (as per the SEBI Master Circular dated August 10, 2021 bearing reference SEBI/HO/DDHS/PoD1/P/CI R/2023/119) on the face value/principal outstanding at the Coupon Rate rounded off to the nearest INR. The Coupon Period means each period beginning on (and including) the Deemed Date of Allotment(s) or any Coupon Payment Date and ending on (but excluding) the next Coupon Payment Date. It is clarified that in case of Coupon payment in a leap year, the same shall be calculated taking the number of days as 366 (three hundred and sixty-six) days (as per the SEBI Master Circular dated August 10, 2021 bearing reference SEBI/HO/DDHS/PoD1/P/CI R/2023/119).
Interest on Application Money	NA
Default Interest Rate	In case of default (including delay) in payment of Interest and/or principal redemption on the due dates, additional interest at 4% p.a. over the Coupon Rate will be payable by the Issuer for the defaulting period. The Issuer shall make listing application to BSE as per the SEBI Master Circular dated August 10, 2021 bearing reference SEBI/HO/DDHS/PoD1/P/CI R/2023/119 and receive listing approval from BSE and/or NSE within timelines mentioned in the SEBI Master Circular. In case of delay in listing of the Debentures beyond the timelines mentioned in the SEBI Master Circular, the Issuer shall pay penal interest at the rate of 1% p.a. over the coupon rate for the period of delay to the investor. If the Issuer fails to execute the trust deed within the prescribed timelines under the applicable law, the Issuer shall also pay interest of 2% p.a. to the investors, over and above the agreed coupon rate, till the execution of the trust deed.
Working Day Convention/ Effect of Holidays	'Working Day' or 'Business Day' means a day (other than a Sunday or a Saturday or any day which is a 'public holiday' for the purpose of Section 25 of the Negotiable Instruments Act 1881 (26 of 1881)), a day on which commercial banks are open for general business in Delhi and Mumbai. Provided that, any reference under the General Information Document and relevant Key Information Document to "Business Day" or "Working Day" in respect of actions proposed to be undertaken by the Issuer between the Issue Closing date as set out under this Key Information Document and listing of the Debentures on BSE shall mean all trading days of the

<table>
<tr><td></td><td>BSE (other than a Sunday or a Saturday or any day which is a ‘public holiday’ for the purpose of Section 25 of the Negotiable Instruments Act 1881 (26 of 1881)).

If any of the Coupon Payment Date(s), other than the ones falling on the redemption date, falls on a day that is not a Working Day, the payment shall be made by the Issuer on the immediately succeeding Working Day, which becomes the coupon payment date for that coupon. However, the future coupon payment date(s) would be as per the schedule originally stipulated at the time of issuing the Debentures. In other words, the subsequent coupon payment date(s) would not be changed merely because the payment date in respect of one particular coupon payment has been postponed earlier because of it having fallen on a non-Working Day.

If the redemption date of the Debentures falls on a day that is not a Working Day, the redemption amount shall be paid by the Issuer on the immediately preceding Working Day which becomes the new redemption date, along with interest accrued on the Debentures.</td></tr>
<tr><td>Tenor</td><td>42 months (August 31, 2027)</td></tr>
<tr><td>Redemption Date</td><td><table>
<tr><th>Dates</th><th>INR crores</th></tr>
<tr><td>February 28, 2025</td><td>32.5</td></tr>
<tr><td>August 31, 2025</td><td>32.5</td></tr>
<tr><td>February 28, 2026</td><td>65.0</td></tr>
<tr><td>August 31, 2026</td><td>65.0</td></tr>
<tr><td>February 28, 2027</td><td>65.0</td></tr>
<tr><td>August 31, 2027</td><td>65.0</td></tr>
<tr><td>Total</td><td>325</td></tr>
</table></td></tr>
<tr><td>Redemption Amount</td><td>At par i.e. Rs. 1,00,000 per Debenture</td></tr>
<tr><td>Premium/Discount on redemption</td><td>Nil</td></tr>
<tr><td>Issue Price</td><td>At par (Rs. 1,00,000 per Debenture)</td></tr>
<tr><td>Premium/Discount at which security is issued and the effective yield as a result of such premium/discount.</td><td>Nil</td></tr>
<tr><td>Put Option Date</td><td>NA</td></tr>
<tr><td>Put Option Price</td><td>NA</td></tr>
<tr><td>Call Option Date</td><td>NA</td></tr>
<tr><td>Call Option Price</td><td>NA</td></tr>
<tr><td>Put Notification Time (Timelines by which the Issuer need to intimate investor before exercising the put)</td><td>NA</td></tr>
<tr><td>Call Notification Time (Timelines by which the Issuer need to intimate investor before exercising</td><td>NA</td></tr>
</table>

the call)	
Face Value	Rs. 1,00,000 per Debenture
Minimum Application and in multiples of Debentures thereafter / Minimum Bid Lot	The minimum application size for the Issue shall be 1 (one) Debentures and in multiples of 1 (one) Debenture thereafter.
Trading Lot	N.A.
Issue Timing **Bid/ Issue Opening Date** **Bid/ Issue Closing Date** **Pay-in Date** **Deemed Date of Allotment**	27 March 2024 27 March 2024 28 March 2024 28 March 2024
Date of earliest closing of the issue, if any.	NA
Issuance mode	In Demat mode only.
Trading Mode	In Demat mode only.
Settlement Mode of the Instrument	Payment of interest and repayment of principal shall be made by way of credit through direct credit/ National Electronic Clearing Service/ RTGS/ NEFT mechanism or any other permitted method at the discretion of the Issuer. The pay-in of subscription money for the Debentures shall be made as per EBP guidelines through Indian Clearing Corporation Limited of BSE
Settlement Cycle for EBP	T+1 (issuance)
Depository	National Securities Depository Limited and Central Depository Services (India) Limited.
Disclosure of Interest / Redemption Date	Please refer to the "Coupon Rate", "Coupon Payment Date(s)" and "Redemption Date" sections above.
Record Date	3 days prior to the relevant due date (including due date for payment of principal and coupon)
All the covenants of the issue (including side letters, accelerated payment clause etc.)	Detailed terms of covenants as may be agreed between the parties and recorded under the Debenture Trust Deed, including: (a) Information covenants. (b) Financial Covenants. (c) Authorisations. (d) Compliance with laws. (e) Taxation. (f) Change of business. (g) Corporate restructuring. (h) Preservation of assets. (i) Environmental and social compliance. (j) Environmental claims. (k) Disposals and set-off. (l) Arm's length basis. (m) Books and records. (n) Changes to constitutional documents. (o) Intellectual Property. (p) Security. (q) Negative lien. (r) Inspection and audit.

	(s) Positive net worth. (t) Payment of statutory dues. (u) Other undertakings. (v) Subordination. (w) Restricted payments. (x) Acquisitions and investments. (y) Anti-bribery and corruption law. (z) Restricted parties. (aa) US Regulation. (bb) Accounts. (cc) Shareholding. (dd) Financial Indebtedness. (ee) Debenture redemption reserve and recovery expense fund. (ff) Credit rating. (gg) Payment instructions. (hh) Project documents. (ii) Change in name or registered office. (jj) Planning permissions. (kk) Insolvency. (ll) Project financial covenants. (mm) Compliance with terms of the Transaction Documents. (nn) Related party transactions. (oo) Shortfall. (pp) Project. (qq) ESG considerations. (rr) Other covenants and undertakings.
Financial Covenants	Project Cash Flow Cover Ration to not be less than 1.9:1. Security Cover Ration to not be less than 1.9:1. **Definitions:** "**Project Cash Flow Cover**" means, in respect of the Project (Phase I) and the Project (Phase II), the aggregate of (a) expected cash flows in respect of future sales; (b) receivables in respect of units sold; and (c) cash balances available in the Accounts, minus (d) Estimated Project Cost yet to be incurred/paid, as of the Testing Date which shall be verified by an Independent Valuer appointed by the Trustee. "**Project Cash Flow Cover Ratio**" means ratio of (a) Project Cash Flow Cover to (b) Total Debt. "**Relevant Secured Assets**" means: (a) the Mortgaged Property; (b) any amount standing to the credit of the DSR Fixed Deposit(s) which is to be used only for the purpose of

	repayment of the principal amount on the Debentures; and (c) any Additional Security, in each case, which are subject to Security Interest created in favour of the Trustee for the benefit of the Secured Parties pursuant to the Security Documents. "**Security Cover Ratio**" means, at any time, the ratio of the aggregate Valuations of the Relevant Secured Assets to the outstanding Debt."
Representations and warranties	As set out in the Debenture Trust Deed, including: (a) Corporate status. (b) Compliance with Applicable Law in all material respects. (c) No Event of Default has occurred and is continuing on the date of this transaction. (d) Binding obligation of Transaction Documents. (e) No conflict with other obligations / constitutional documents. (f) Issuer has the power and authority to issue Debentures and such Transactions Documents are valid and admissible in evidence. (g) No outstanding material litigation, material violation of law unless disclosed (h) No Material Adverse Effect in business, condition or operations of the Issuer (i) No filing or stamp tax except as disclosed (j) No agreements or instruments, which have been executed by the Issuer which have the effect of amending or modifying the Transaction Documents (k) Authorised Signatories (l) No Immunity (m) Shareholding (n) Illegality (o) Compliance with Companies Act (p) Project Documents and other Agreements (q) Accounts (r) Transaction with Affiliates (s) Wilful Defaulter (t) Standard Asset (u) Authorised Signatories (v) Regulatory Declarations (w) Anti-Money Laundering Laws and Anti-Terrorism Financing (x) Anti-Bribery and Corruption Laws (y) Restricted Party (z) Non-Banking Finance Company (aa) Title Search Reports (bb) Valuation Report (cc) Planning Laws and Permission (dd) Security Creation (ee) Ownership of Assets

Description regarding Security (where applicable) including type of security movable/immovable/tangible etc.), type of charge (pledge/ hypothecation/ mortgage etc.), date of creation of security/ likely date of creation of security, minimum security cover, revaluation,	1. Exclusive first ranking charge over Prateek Grandcity Phase 1 (Grand Carnesia comprising of 15 towers) and 2 (Grand Paeonia comprising of 9 towers) including proportionate share in the land underlying for both the Phases, together with all benefits and/or entitlements arising out of or in connection with both the Phases, and corresponding leasehold rights, development rights and all future development potential in connection with both the Phases.the retail area (which include the immovable property, development rights thereto, current assets, receivables, inventory etc) including unsold commercial area on below Project land: a. Plot No. 4/BS-01 admeasuring 97,565.68 square metres situated at Siddharth Vihar Scheme, Tehsil & District Ghaziabad (Uttar Pradesh) and bounded as under: On the North by Plot No.04/BS-02, On the South by Ganga water treatment Plant, On the East by 50 M wide road, and On the West by Plot No.04/BS-05. b. Plot No. 4/BS-05 admeasuring 57,350.828 square metres situated at Siddharth Vihar Scheme, Tehsil & District Ghaziabad (Uttar Pradesh) and bounded as under: On the North by Plot No.04/BS-04, On the South by 50 Cusec Ganga water treatment Plant, On the East by 75 M wide road, and On the West by Plot No.04/BS-01. 2. Exclusive first ranking charge on the moveable assets, receivables, cashflows, bank accounts and insurance policies and the other Hypothecated Assets in relation to Project (Phase I) and Project (Phase II). 3. Escrow of all cash flows of the Projects 4. Personal/Corporate Guarantee of Promoter/Sponsor and security providers for the entire Debt. Each of the Obligor would be individually and jointly responsible for repayment of entire Debt amount along with Coupon. 5. Signed post dated cheques. On and from the Security Effective Date, the Security created or to be created on the Secured Assets specified paragraph 2 above in favour of the Debenture Trustee (for the benefit of the Secured Parties) shall be an exclusive first ranking Security and the charge of the trustee/debenture holders of the AIF Debentures on such Secured Assets shall be a second ranking charge (ranking second solely to the Security Interest created in favour of the Secured Parties to secure the Debt).

	On and from the Security Effective Date, the Security created or to be created on the Secured Assets specified in paragraph 1 in favour of the Common Security Trustee (for the benefit of the Secured Parties) shall be an exclusive first ranking Security and the charge of the trustee/debenture holders of the AIF Debentures on such Secured Assets shall be a second ranking charge (ranking second solely to the Security Interest created in favour of the Secured Parties to secure the Debt). On and from the date of occurrence of the Phase III Funding Event, in addition to the Security Interest(s) as mentioned above, the Debt shall also be secured by an exclusive charge by way of hypothecation on the Phase III Hypothecated Assets, to the extent of 1.5 (one point five) times the Phase III Utilisation Amount.
Replacement of security, interest to the debenture holder over and above the coupon rate as specified in the Trust Deed and disclosed in the issue document.	Not applicable.
Mode of Issue	Private Placement through EBP platform
EBP Platform	BSE
Manner of Bidding	Closed Bidding
Manner of Allotment	Uniform Yield
Anchor Portion	No
Total Anchor Portion	NA
Anchor Investors and Quantum allocated to each Anchor Investor	NA
Transaction Documents	The Company has executed/ shall execute the documents including but not limited to the following in connection with the Issue: (a) the Debenture Trust Deed; (b) the Debenture Trustee Agreement; (c) the Disclosure Documents; (d) the Corporate Guarantee; (e) each Personal Guarantee; (f) the Subordination Deed; (g) the Intercreditor Agreement; (h) each Accounts Agreement;

	(i) the Common Security Trustee Agreement; (j) each Security Document; (k) the Offer Letter; (l) Confirmation Notice to the Intercreditor Agreement; and (m) any other document that may be designated as a Transaction Document by the Trustee and the Company.
Conditions precedent for Disbursement	As set out in the Debenture Trust Deed, including the following: 1. **Corporate Documents** 1.1 A certified true copy of the constitutional documents of the Company and each other Obligor (other than the Promoters). 1.2 A certified true copy of a resolution of the board or directors of the Company: (a) specifically stating the purpose of issuance of the Debentures; (b) approving the terms of, and the transactions contemplated by, the Transaction Documents to which it is a party and resolving that it execute the Transaction Documents to which it is a party in accordance with the provisions of the Companies Act (including Section 179); (c) authorising a specified Person or Persons to execute the Transaction Documents to which it is a party on its behalf; (d) authorising a specified Person or Persons, on its behalf, to sign and/or despatch all documents and notices to be signed and/or despatched by it under or in connection with the Transaction Documents to which it is a party; and (e) noting that the disclosure document in relation to the Debentures shall be sent to the initial subscriber in accordance with the provisions of the Companies Act (including Section 42 of the Companies Act, 2013). 1.3 A certified true copy of the resolution of the board of directors of each Obligor (other than the Company) which is a

	company: (a) approving the terms of, and the transactions contemplated by, the Transaction Documents to which it is a party and resolving that it executes the Transaction Documents to which it is a party; (b) authorising a specified person or persons to execute the Transaction Documents to which it is a party on its behalf; and (c) authorising a specified person or persons, on its behalf, to sign and/or despatch all documents and notices to be signed and/or despatched by it under or in connection with the Transaction Documents to which it is a party. 1.4 Specimen signatures of the persons authorised by the resolutions referred to in paragraphs 1.2 and 1.3 of this Schedule. 1.5 A certified true copy of the passport and PAN card of the Promoters. 1.6 A certificate issued by director of the Sponsor confirming that 186 of the Companies Act are not applicable in relation to issuance of Corporate Guarantee. 1.7 A certified true copy of the special resolution passed by the shareholders of the Sponsor pursuant to Section 185 of the Companies Act in relation to issuance of Corporate Guarantee. 1.8 A certified copy of the special resolution passed by the shareholders of the Company specifically approving the private placement of the Debentures under Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014, prescribed under Section 42 of the Companies Act. 1.9 Evidence that amendments to the constitutional documents of the Company, as may be required by the Trustee (acting on Approved Instructions) in connection with the issuance of the Debentures, or any transactions contemplated under the Debenture Trust Deed or any Transaction Documents (including for removal of any transfer restrictions and enabling appointment of Nominee Director and/or an Observer), have been made by the Company.

	2. **Certifications** 2.1 A certificate from an authorised director of the Company certifying/confirming that: (a) each copy document relating to it specified in this Schedule is correct, complete and in full force and effect as at a date no earlier than the date of the Debenture Trust Deed and the date of the certificate; (b) borrowing or securing the Debt, as applicable, would not cause any borrowing, security or similar limit binding on the Company to be exceeded; (c) assets to be mortgaged/charged as the security for securing the Debt, are the absolute property of the Company and are free from any Security Interest (except the Permitted Security Interest); (d) directors of the Company are not disqualified from holding office on the board of directors of the Company; (e) the Company has the necessary powers under the constitutional documents of the Company to issue the Debentures and to enter into the Transaction Documents; (f) no Material Adverse Effect has occurred; (g) representations and warranties set out in the Transaction Documents are true and correct in all material respects; (h) no consents, waivers, approvals, permissions and Authorisations are required from any Governmental Authority, other creditors, lessees/tenants, purchasers of the units of the Projects and other third parties in connection with the execution and delivery of the Transaction Documents, and the consummation of the transactions/obligations contemplated therein; (i) the Company has performed all of its obligations under the Transaction Documents to be performed on or before the Deemed Date of Allotment; (j) no Default or Event of Default has occurred and is

	continuing or would result from issue of Debentures; and (k) the issue of the Debentures (A) is permitted by the Applicable Law; and (B) does not violate any Applicable Law. 2.2 A certificate from an authorised director of each Obligor (not being an individual) certifying/confirming that: (a) each copy document relating to it specified in this Schedule is correct, complete and in full force and effect as at a date no earlier than the date of the Debenture Trust Deed and the date of the certificate; (b) issuance of the Corporate Guarantee will not cause any guaranteeing or similar limit binding on the Corporate Guarantor to be exceeded; (c) granting the Security Interest pursuant to the Transaction Documents would not cause any security or similar limit binding on it to be exceeded; (d) assets to be charged as the security for securing the Secured Obligations, are the absolute property of the Obligors and are free from any Security Interest (except the Permitted Security Interest); (e) directors of the Obligor are not disqualified from holding office on the board of directors of the concerned Obligor; (f) the Obligor has the necessary powers under the constitutional documents of the Obligor to enter into the Transaction Documents; (g) representations and warranties relating to it as set out in the Transaction Documents to which it is a party are true and correct in all material respects; (h) no Material Adverse Effect has occurred; (i) there are no pending or threatened litigations, investigations or proceedings; (j) no consents, waivers, approvals, permissions and Authorisations are required from any Governmental Authority, creditors, lessees/tenants, purchasers of

	the units of the Projects and other third parties in connection with the execution and delivery of the Transaction Documents, and the consummation of the transactions/obligations contemplated therein; and (k) creation of Security Interest by the concerned Obligor in connection with the Debentures under the relevant Security Documents is within limit approved by the shareholders of such Obligor in accordance with Section 186(3) of the Companies Act, 2013; and such Obligor is in compliance with all the other provisions of Section 186 of the Companies Act, 2013 in connection with the creation of the Security Interest under this relevant Security Documents. 2.3 A certificate from each Promoter certifying/confirming that: (b) each copy document relating to him and specified in this Schedule is correct, complete and in full force and effect as at a date no earlier than the date of the Debenture Trust Deed and the certificate; (c) representations and warranties relating to him as set out in the Transaction Documents to which it is a party are true and correct in all material respects; (d) no Material Adverse Effect has occurred; (e) there are no pending or threatened litigations, investigations or proceedings; and (f) no consents, waivers, approvals, permissions and Authorisations are required from any Governmental Authority, creditors, lessees/tenants, purchasers of the units of the Projects and other third parties in connection with the execution and delivery of the Transaction Documents, and the consummation of the transactions/obligations contemplated therein. 2.4 A certificate from a qualified chartered accountant certifying that the Promoters are persons resident in India. 2.5 Net worth statement of the Promoters certified by an independent, qualified chartered accountant. 3. **Issue related documents**

	3.1 Evidence that the Trustee has issued the certificate in the format set out in Annexure IIA to the SEBI DT Operational Circular. 3.2 Certified true copy of the credit rating letter for the Debentures. 3.3 A certified true copy of the letter of the Stock Exchange granting its in-principle approval for the listing of the Debentures as per the Debt Listing Regulations. 3.4 Evidence that the Company has entered into a tri-partite agreement with the Stock Exchange and the registrar to the issue of the Debentures. 3.5 Evidence of filing of the relevant board resolution and the shareholders resolution of the Company with the registrar of companies in form MGT 14 prior to issuance of the Disclosure Documents. 4. **Transaction Documents** 4.1 The following documents duly executed by each of the relevant Parties: (a) the Debenture Trust Deed; (b) the Debenture Trustee Agreement; (c) the Disclosure Documents; (d) each Accounts Agreement; (e) the Corporate Guarantee; (f) each Personal Guarantee; (g) the Mortgage Documents; (h) the Deed of Hypothecation and the power of attorney in respect thereof; (i) the Intercreditor Agreement; (j) the Common Security Trustee Agreement; (k) the Subordination Deed;

	(l) the Offer Letter; (m) Confirmation Notice to the Intercreditor Agreement; and (n) the signed postdated cheques in the form and manner acceptable to the Trustee. 4.2 A copy of each duly executed Disclosure Document filed with the Stock Exchange and as provided to the Trustee. 5. **Legal opinion** (a) A legal opinion issued to the Debenture Holders by its legal advisor in relation to the relevant Transaction Documents. (b) A clear legal opinion issued to the Debenture Holders by its legal advisor ASA Legal on the title search report on ownership of the Secured Assets. 6. **Existing Facilities and Repayment Facilities** Certified copy of the consent/no-objection certificate of IDBI Trusteeship Services Limited (as debenture trustee for the AIF Debentures) for, *inter alia*: (a) issuance of the Debentures for redemption of the AIF Debentures to the extent of Rs. 210,00,00,000 (Rupees Two Hundred and Ten Crores); (b) creation and enforcement of the Security Interest on the Secured Assets by the Company; (c) providing Personal Guarantee – Promoter 1 by the Promoter 1; (d) providing Corporate Guarantee by the Sponsor; (e) appointment of Nominee Director and/or an observer on the board of directors of the Company; (f) amendment to articles of association of the Company; (g) ceding exclusive first ranking charge over the Hypothecated Assets and the Mortgaged Property in favour of the Common Security Trustee (for the benefit of the Secured Parties) or the Trustee (for the

	benefit of the Secured Parties), as the case may be; (h) creation and ceding exclusive first ranking charge over the Phase III Hypothecated Assets on the occurrence of Phase III Funding Event; and (i) the outstanding AIF Debentures having a second ranking charge (ranking second solely to the Debt) over the Hypothecated Assets and the Mortgaged Property. 7. **Security Creation and Perfection Documents** 7.1. Evidence that all the title documents relating to the Mortgaged Properties have been submitted to the Trustee. 7.2. Evidence that adequate stamp duty has been paid on the Transaction Documents mentioned in paragraph 4.1 above. 7.3. Copies of notices issued by the Company to the Account Bank in accordance with the Deed of Hypothecation duly acknowledged by the Account Bank. 7.4. A certificate from an independently practicing chartered accountant, in the form and manner satisfactory to the Trustee, certifying that no amounts are outstanding and no proceedings are pending against any of the relevant Obligor under the Income Tax Act, 1961 (including as contemplated under Section 281 of the Income Tax Act, 1961) or the Central Goods and Services Tax Act, 2017 (including as contemplated under Section 81 of the Central Goods and Services Tax Act, 2017). 7.5. A copy of the consent/no-objection certificate issued by UPAVP for creation and enforcement of mortgage over the Secured Assets, in accordance with the terms of Lease Deed 1 and the Lease Deed 2. 8. **Other Documents and Evidences** 8.1. Evidence of appointment of (a) cash monitoring agency; and (b) sales monitoring agency in relation to the assets pertaining to the Project (Phase I) and the Project (Phase II) to the satisfaction of the Debenture Holders. 8.2. A copy of the pre-authorisation letter issued by the Company, which has been duly acknowledged by the bank with whom the Redemption Account is held, authorising the Trustee to seek and obtain information in relation to redemption

	payments for the Debentures from the Company's bank directly or through any other agency in accordance with the SEBI Master Circular. 8.3. Evidence that the fees, costs and expenses then due from the Company pursuant the Transaction Documents have been paid or will be paid by the Deemed Date of Allotment. 8.4. Evidence that the Projects are registered with RERA. 8.5. Evidence that each Account has been opened in accordance with the Transaction Documents and Security is created on the Accounts in favour of the Trustee, and the Trustee has charge over sales collection and utilisation of the amounts in the Accounts. 8.6. Evidence that the Initial Contribution has been made by the Company. 8.7. Evidence that the initial contribution has been made by the Company pursuant to the Common Security Trustee Agreement. 8.8. Completion of satisfactory business, legal and financial due diligence by the Secured Parties (including relevant legal due diligence on financing documents) and submission of signed reports by due diligence agencies for legal, financial, technical and valuation aspects, to the satisfaction of the Trustee. 8.9. Copies of the Insurance Policies evidencing that the Trustee is designated as the loss payee in relation to the insurance policies obtained or to be obtained by the Company in respect of the Secured Assets in terms of the Debenture Trust Deed. 8.10. Such other documents the Trustee may reasonably require from the Company, the Promoters and the other Obligors, and which have been notified to the Company as being necessary to comply with their respective "know your customer" requirements. 8.11. Such other documents relating to any of the matters contemplated herein as the Trustee may reasonably require.
Conditions subsequent to disbursement	As set out in the Debenture Trust Deed, including the following: (a) On the Deemed Date of Allotment, a certified true copy of a resolution of the board of directors of the Company allotting

	the Debentures. (b) On the Deemed Date of Allotment, evidence of payment of stamp duty on the Debentures. (c) Within 15 (fifteen) days from the date of the Deemed Date of Allotment or prior to utilisation of the proceeds of the Debentures, whichever is earlier, evidence of filing of PAS 3 with the Registrar of Companies. (d) Within 30 (thirty) days from the Deemed Date of Allotment, the End Use Certificate, together with the account statement of the Designated Account reflecting the balance Subscription Amounts. (e) Within 30 (thirty) days from the Deemed Date of Allotment, intimation of the mortgage(s) and other Security created under the Transaction Documents in relation to the Project (Phase I) and the Project (Phase II) registered under to the authority under RERA. (f) Within 10 (ten) days from the Deemed Date of Allotment, a certified true copy of Form CHG-9, along with the payment receipt thereof, filed with the relevant Registrar of Companies in relation to modification of existing security on assets of the Company in relation to the Project (Phase I) and the Project (Phase II) along with the certificate of registration of modification of charge issued by such Registrar of Companies in relation thereto. (g) Within 10 (ten) days from the Deemed Date of Allotment, a certified true copy of the Form No. CHG-9 filed by the Company along with the payment receipt thereof, filed with the relevant Registrar of Companies in relation to the Security created under the Mortgage Documents and the Deed of Hypothecation along with the certificate of registration of charge issued by such Registrar of Companies in relation thereto. (h) Within 10 (ten) days from the Deemed Date of Allotment, evidence of filing in relation to the Security Interest recorded/created under the Deed of Hypothecation and the Mortgage Documents with the CERSAI. (i) Within 10 (ten) days from the Deemed Date of Allotment, a copy of the relevant extract of the updated register of charges of the Company in Form CHG-7 evidencing the relevant entries in relation to release of Security Interest created over the assets of the Company in relation to Project (Phase I) and

	the Project (Phase II) in connection with the Repayment Facilities. (j) Within 3 (three) Trading Days from the closure of the issue of the Debentures, a certified true copy of the Final Listing Approval. (k) Evidence of fulfillment of sales and collection milestone for the Project (Phase I) and the Project (Phase II) as specified in Schedule 16 (*Project Financial Covenants*). (l) On or before March 31, 2024, evidence that sanction plan and all approvals in relation to the Project (Phase III) has been approved. (m) On or before July 31, 2024, evidence that occupation certificates from the relevant authorities have been obtained in relation to the remaining 12 (twelve) towers of the Project (Phase I) and the Project (Phase II). (n) Within 180 (one hundred and eighty) days from the Deemed Date of Allotment, evidence that the policies and annual training for the employees of the Company in relation to prevention of sexual harassment, anti-corruption and bribery, anti-money laundry, code of conduct, gifts and insider trading, have been implemented by the Company. (o) Within 180 (one hundred and eighty) days from the Deemed Date of Allotment, evidence that the policy for dry waste segregation at source has been implemented by the Company in relation to the Project. (p) Within 180 (one hundred and eighty) days from the Deemed Date of Allotment, evidence that an employee satisfaction survey has been conducted by the Company. (q) Within 180 (one hundred and eighty) days from the Deemed Date of Allotment, evidence that a female has been included in the Board of Directors of the Company to meet minimum compliance level. (r) Within 30 (thirty) days from the Deemed Date of Allotment, evidence that a sign board has been erected/installed and is clearly made visible on the site of Project (Phase I) and Project (Phase II) which states that the Project (Phase I) and the Project (Phase II) are mortgaged in favour of the Common Security Trustee. (s) A copy of any other Authorisation or other document, opinion or assurance which the Trustee considers to be necessary or

	desirable (if it has notified any Obligor accordingly) in connection with the entry into and performance of the transactions contemplated by any Transaction Document or for the validity and enforceability of any Transaction Document. (t) Such other documents relating to any of the matters contemplated herein as the Trustee may reasonably require.
Events of Default (including manner of voting as set out in the Debenture Trust Deed /conditions of joining Inter Creditor Agreement)	As set out in the Debenture Trust Deed, including: (a) Non-payment of any of the Debenture Holder dues under this issuance on the Payment date. (b) Breach of the Financial Covenants, under the Transaction Documents unless the same has been cured within the timelines as mutually agreed by the debenture trustee and the Issuer. (c) Misrepresentation made or deemed to be made by any Obligor. (d) Cross default on any financial indebtedness of any Obligor or other member of the Group. (e) Insolvency – The admission of application for an insolvency resolution proceeding under IBC in respect of an Obligor, and such proceedings are not stayed/quashed/withdrawn within a period of 15 (fifteen) days from the date of admission of application if such application is filed by an operational creditor of an Obligor. (f) Any expropriation, attachment, sequestration, distress or execution or any analogous process in any jurisdiction which affects any asset of any Obligor. (g) Without prior written consent of the Debenture Trustee, a Change of Control occurs, or a change in management control occurs, in relation to any Obligor. (h) Repudiation and rescission of Transaction Documents. (i) Unenforceability of the Transaction Documents – Any Transaction Document, or any provision therein is or becomes invalid, illegal or unenforceable or taken any action to challenge the validity or enforceability of such document. (j) Insolvency Proceedings – Any corporate action, legal proceedings or other procedure or step is taken in relation to: (i) the winding-up, bankruptcy, dissolution, administration, provisional supervision of the Issuer; without prior approval of Debenture Trustee (acting on majority instructions); and

	(ii) The appointment of a liquidator, receiver, administrative receiver, administrator, compulsory manager or other similar officer in respect of an Obligor. (k) Siphoning off of funds – Any order is passed by a court of competent jurisdiction in relation to any material act of fraud, embezzlement, misstatement, misappropriation or siphoning off of the Issuer funds or any other material act having a similar effect being committed by the CEO, CFO or Company Secretary of the Issuer and such person is not removed within 90 days of the event. (l) Willful Defaulter – The Obligor or its CEO, CFO or any of its directors are declared as a 'willful defaulter'. *Provided that*, in the event the Issuer or such a person is declared a 'willful defaulter', the same shall not constitute an event of default, if such person is removed by the Obligor within 30 (Sixty) days from the date of classification of such person as a 'willful defaulter'. (m) The Obligor is unable to or admits in writing, its inability to pay its financial debts to the Lenders, as they fall due, suspends making payments on any of its financial debts by reason of actual financial difficulties, except for amounts which are not paid by the Issuer, due to such amounts being disputed amongst the Issuer and relevant counter party. (n) Any event or circumstance occurs which in the sole opinion of the Majority Debenture Holders has had or is reasonably expected to have a Material Adverse Effect. (o) Any litigation, arbitration, administrative, governmental, regulatory or other investigation, proceeding or dispute is commenced, pending or threatened against any Obligor. (p) Moratorium on indebtedness. (q) Cessation of business and expropriation. (r) Revocation of licenses or authorisations required by Company in relation to the Project, or in relation to an Obligor in connection with its business, subject to one time cure period of 15 days if such license or authorization is not obtained by the Company from any person (other than RERA and UPAVP). (s) Any breach in maintaining the Security Cover Ratio as stipulated in the Transaction Documents. (t) Non-listing or Debenture Delisting Event occurs. (u) The Company ceases to have title or interest in the Project. Any Project Document or any other material contract in

	relation to the Project becomes invalid, illegal or unenforceable. (v) Failure to achieve construction, approval, sales milestone and occupation certificate for remaining towers for the Project (Phase I) and the Project (Phase II) as per the Business Plan. (w) Non-compliance with terms and conditions of any Lease Deed by the Company. (x) Any part of the Subscription Amount is not utilized in accordance with the Transaction Documents. (y) Failure to maintain Accounts in accordance with Transaction Documents. (z) Company fails to comply with any conditions subsequent. (aa) Any breach or deviation from any Accounts Agreement occurs. (bb) Any Obligor does not pay on the due date any amount payable pursuant to any statute or Applicable Law.
Consequences of Event of Default	Upon occurrence and continuance of any of the aforesaid event of default beyond the cure period specified above as applicable, on the Approved Instructions, the Debenture Trustee may require the Issuer to mandatorily redeem the Debentures. The Issuer has to pay the outstanding amount immediately, or on such dates as may be specified in the Approved Instructions. Upon the occurrence of an Event of Default and upon Approved Instructions, the Debenture Trustee will have the right to, inter alia, execute an inter-creditor agreement or take such other action in accordance with the SEBI's Master Circular for Debenture Trustees dated March 31, 2023, bearing reference number SEBI/HO/DDHS-PoD1/P/CIR/2023/109 issued by SEBI, as updated and amended from time to time.
Creation of recovery expense fund	The Issuer shall create the Recovery Expense Fund in accordance with SEBI 'Master Circular for Debenture Trustees' numbering. SEBI/HO/DDHS-PoD1/P/CIR/2023/109 dated March 31, 2023 as issued by SEBI and amended from time to time.
Conditions for breach of covenants (as specified in Debenture Trust Deed)	Breach of a covenant or undertaking under the Debenture Documents (other than those specifically identified) shall be an Event of Default if declared as an 'event of default' by the Debenture Trustee.
Provisions related to Cross Default	As per the terms recorded in the Debenture Trust Deed.
Role and Responsibilities of Trustee to the Issue	The Trustee shall perform its duties and obligations and exercise its rights and discretions, in keeping with the trust reposed in the Trustee by the holder(s) of the Debentures and shall further conduct itself, and comply with the provisions of all applicable laws, provided that, the provisions of Section 20 of the Indian Trusts Act, 1882, shall not be applicable to the Trustee. The Trustee shall carry out its duties and perform its functions as

	required to discharge its obligations under the terms of the Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 and all other applicable SEBI Regulations, the Debenture Trustee Appointment Agreement, General Information Document and all other related Transaction Documents, with due care, diligence and loyalty.
Risk factors pertaining to the Issue	Please refer to the section on Risk Factors set out in the General Information Document read with this Key Information Document for risks related to this issue of Debentures.
Governing Law and Jurisdiction	The Debentures are governed by and shall be construed in accordance with the existing laws of India. Any disputes arising there from shall be subject to the jurisdiction of appropriate courts and tribunals at Delhi, India.

1 If there is any change in Coupon Rate pursuant to any event including lapse of certain time period or downgrade in rating, then such new Coupon Rate and events which lead to such change should be disclosed. – *Please refer to the 'Coupon Rate', 'Step Up/ Step Down Coupon Rate', and* '*Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor, etc.)' specified in the Term Sheet above*.

2 The procedure used to decide the dates on which the payment can be made and adjusting payment dates in response to days when payment cannot be made due to any reason like sudden bank holiday etc., should be laid down. – *Please refer to the Business Day convention specified in the Term Sheet above.*

3 The Issuer has provided granular disclosures in this Placement Memorandum - KID, with regards to the "Object of the Issue" including the percentage of the issue proceeds earmarked for each of the "object of the issue". – *Please refer to the objects of the issue specified in the Term Sheet above.*

4 The list of documents which has been executed or will be executed in connection with the issue and subscription of debt securities shall be annexed. – *Please refer to the transaction documents specified in the Term Sheet above.*

While the debt securities are secured to the tune of 100% of the principal and interest amount in favour of Debenture Trustee, it is the duty of the Debenture Trustee to monitor that the security is maintained.

Consent of directors, auditors, bankers to issue, trustees, solicitors or advocates to the issue, legal advisors to the issue, lead managers to the issue, Registrar to the Issue, and lenders (if required, as per the terms of the agreement) and experts:

Particulars	**Consent**
Director	The consent of the directors of the Issuer, to the extent required, have been obtained and attached as **Annexure V** (*Board and Shareholder Resolution*)
Auditors	Not applicable
Bankers to issue	Not applicable
Trustees	As more fully set out in the relevant Placement Memorandum – KID.
Solicitors/ Advocates	Not applicable. The Issuer has been advised by its in- house legal and compliance team.
Legal Advisors	Not applicable
Lead Manager	Not applicable
Registrar	As more fully set out in the relevant Placement Memorandum – KID.
Lenders	The consent of the lenders of the Issuer, to the extent required, have been obtained – attached as Annexure XI.
Experts	Not Applicable

ANNEXURE II - ILLUSTRATION OF DEBENTURE CASH FLOWS

ANNEXURE II - ILLUSTRATION OF DEBENTURE CASH FLOWS

The illustration of the Debenture cash flows in connection with the issue / offer of the Debentures pursuant to this Placement Memorandum – KID is set out below:

Company/Issuer	Prateek Realtors India Private Limited
Series	As per the term sheet attached as ***Annexure I***
Face Value (per Debenture)	Rs. 1,00,000 per Debenture
Issue Date/Date of Allotment	As per the term sheet attached as ***Annexure I***
Redemption	As per the term sheet attached as ***Annexure I***
Coupon	19.50% p.a.
Frequency of the Interest Payment with specified dates	As per the term sheet attached as ***Annexure I***
Day Count Convention	Actual/Actual

Per Debenture-

S. No.	**Cash Flow Event (Interest/ Redemption)**	**Record Date**	**Due Date**	**Date of Payment**	**No. of Days in Coupon period**	**Amount payable (in Rs.)**
Principal Redemption						
1	Redemption	14-03-2024	28-02-2025	28-02-2025	351	32,50,00,000
2	Redemption	14-03-2024	31-08-2025	31-08-2025	535	32,50,00,000
3	Redemption	14-03-2024	28-02-2026	28-02-2026	716	65,00,00,000
4	Redemption	14-03-2024	31-08-2026	31-08-2026	900	65,00,00,000
5	Redemption	14-03-2024	28-02-2027	28-02-2027	1081	65,00,00,000
6	Redemption	14-03-2024	31-08-2027	31-08-2027	1265	65,00,00,000
Interest Payment						
1.	Interest	30-04-2024	30-04-2024	30-04-2024	30	3,12,53,425
2.	Interest	31-03-2024	31-03-2024	31-03-2024	30	5,20,89,041
3.	Interest	30-09-2024	30-09-2024	30-09-2027	30	5,38,25,342
4.	Interest	31-10-2024	31-10-2024	31-10-2024	30	5,20,89,041
5.	Interest	30-11-2024	30-11-2024	30-11-2024	30	5,38,25,342
6.	Interest	31-12-2024	31-12-2024	31-12-2024	30	5,38,25,342
7.	Interest	31-01-2025	31-01-2025	31-01-2025	30	5,20,89,041
8.	Interest	28-02-2025	28-02-2025	28-02-2025	30	5,38,25,342
9.	Interest	31-03-2025	31-03-2025	31-03-2025	30	5,20,89,041
10.	Interest	30-04-2025	30-04-2025	30-04-2025	30	5,38,25,342
11.	Interest	31-05-2025	31-05-2025	31-05-2025	30	5,38,25,342
12.	Interest	30-06-2025	30-06-2025	30-06-2025	30	4,86,16,438
13.	Interest	31-07-2025	31-07-2025	31-07-2025	30	4,84,42,808
14.	Interest	31-08-2025	31-08-2025	31-08-2025	30	4,68,80,137
15.	Interest	31-05-2024	31-05-2024	31-05-2024	30	4,84,42,808

16.	Interest	30-06-2024	30-06-2024	30-06-2024	30	4,68,80,137
17.	Interest	31-07-2024	31-07-2024	31-07-2024	30	4,84,42,808
18.	Interest	31-08-2024	31-08-2024	31-08-2024	30	4,84,42,808
19.	Interest	30-09-2025	30-09-2025	30-09-2025	30	4,16,71,233
20.	Interest	31-10-2025	31-10-2025	31-10-2025	30	4,30,60,274
21.	Interest	30-11-2025	30-11-2025	30-11-2025	30	4,16,71,233
22.	Interest	31-12-2025	31-12-2025	31-12-2025	30	4,30,60,274
23.	Interest	31-01-2026	31-01-2026	31-01-2026	30	4,30,60,274
24.	Interest	28-02-2026	28-02-2026	28-02-2026	30	3,88,93,151
25.	Interest	31-03-2026	31-03-2026	31-03-2026	30	3,22,95,205
26.	Interest	30-04-2026	30-04-2026	30-04-2026	30	3,12,53,425
27.	Interest	31-05-2026	31-05-2026	31-05-2026	30	3,22,95,205
28.	Interest	30-06-2026	30-06-2026	30-06-2026	30	3,12,53,425
29.	Interest	31-07-2026	31-07-2026	31-07-2026	30	3,22,95,205
30.	Interest	31-08-2026	31-08-2026	31-08-2026	30	3,22,95,205
31.	Interest	30-09-2026	30-09-2026	30-09-2026	30	2,08,35,616
32.	Interest	31-10-2026	31-10-2026	31-10-2026	30	2,15,30,137
33.	Interest	30-11-2026	30-11-2026	30-11-2026	30	2,08,35,616
34.	Interest	31-12-2026	31-12-2026	31-12-2026	30	2,15,30,137
35.	Interest	31-01-2027	31-01-2027	31-01-2027	30	2,15,30,137
36.	Interest	28-02-2027	28-02-2027	28-02-2027	30	1,94,46,575
37.	Interest	31-03-2027	31-03-2027	31-03-2027	30	1,07,65,068
38.	Interest	30-04-2027	30-04-2027	30-04-2027	30	1,04,17,808
39.	Interest	31-05-2027	31-05-2027	31-05-2027	30	1,07,65,068
40.	Interest	30-06-2027	30-06-2027	30-06-2027	30	1,04,17,808
41.	Interest	31-07-2027	31-07-2027	31-07-2027	30	1,07,65,068
42.	Interest	31-08-2027	31-08-2027	31-08-2027	30	1,07,65,068

ANNEXURE III – RATING LETTER

Enclosed separately

ANNEXURE IV – CONSENT LETTER FROM THE DEBENTURE TRUSTEE

Enclosed separately

ANNEXURE V – CONSENT LETTER FROM THE R&T AGENT

Enclosed separately

ANNEXURE VI – APPLICATION FORM

Prateek Realtors India Private Limited

CIN: U70101DL2009PTC197028
Date of Incorporation: December 16, 2009
Registered Office: Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, East Delhi, Delhi – 110092
Telephone No.: +91 120-2595544
Website: www.prateek group.com

DEBENTURE APPLICATION FORM SERIAL NO.		-	-	-	-	-	-	-	-

Issue of *[Mention type of Debentures]* Non-convertible Debentures of face value of Rs. [●] each, aggregating up to Rs. [●] on a private placement basis (the "Issue").

DEBENTURE APPLIED FOR:

Number of Debentures: [●] In words: [●]

Amount Rs. [●] In words Rupees: [●]

DETAILS OF PAYMENT:

Cheque / Demand Draft / RTGS
No._____Drawn on_____
Funds transferred to
Dated_____
Total Amount Enclosed
(In Figures) Rs._/-_ (In words) _Only

APPLICANT'S NAME IN FULL (CAPITALS) **SPECIMEN SIGNATURE**

APPLICANT'S ADDRESS

ADDRESS																		
STREET																		
CITY																		
PIN							**PHONE**								**FAX**			

APPLICANT'S PAN/GIR NO._____IT CIRCLE/WARD/DISTRICT _____

WE ARE ( ) COMPANY ( ) OTHERS ( ) SPECIFY _____

We have read and understood the Terms and Conditions of the issue of Debentures including the Risk Factors described in the Placement Memorandum – GID and the Placement Memorandum - KID and have considered these in making our decision to apply. We bind ourselves to these Terms and Conditions and wish to apply for allotment of these Debentures. We request you to please place our name(s) on the Register of Beneficial Owners.

Name of the Authorised Signatory(ies)	Designation	Signature

Applicant's Signature:

We the undersigned, are agreeable to holding the Debentures of the Company in dematerialised form. Details of my/our Beneficial Owner Account are given below:

DEPOSITORY	**NSDL /CDSL**
DEPOSITORY PARTICIPANT NAME	
DP-ID	
BENEFICIARY ACCOUNT NUMBER	
NAME OF THE APPLICANT(S)	

Applicant Bank Account: (Settlement by way of Cheque / Demand Draft / Pay Order / Direct Credit / ECS / NEFT/RTGS/other permitted mechanisms)	

FOR OFFICE USE ONLY

DATE OF RECEIPT_____DATE OF CLEARANCE _____

(Note: Cheque and Drafts are subject to realisation)

Applicant's Signature

FOR OFFICE USE ONLY
DATE OF RECEIPT_____DATE OF CLEARANCE _____
(Note: Cheque and Drafts are subject to realisation)

(TEAR HERE)

ACKNOWLEDGMENT SLIP

(To be filled in by Applicant) **SERIAL NO.**	-	-	-	-	-	-	-	-	-

Received from

Address_____
_____
Cheque/Draft/UTR #_____Drawn on_____for Rs._____on account of application of_____Debentures

ANNEXURE VII – BOARD AND SHAREHOLDER RESOLUTIONS OF THE ISSUER

Enclosed separately

ANNEXURE VIII – FORM NO. PAS-4 PRIVATE PLACEMENT OFFER LETTER

Enclosed separately

ANNEXURE IX – IN-PRINCIPLE APPROVAL

Enclosed separately

ANNEXURE X – TRUSTEE'S DUE-DILIGENCE CERTIFICATE

Enclosed separately

ANNEXURE XI – CONSENT OF LENDER
Enclosed separately

ISSUER DECLARATION

The Issuer declares that all the relevant provisions in the regulations/guideline issued by SEBI and other applicable Laws have been complied with and no statement made in this Placement Memorandum - KID is contrary to the provisions of Companies Act, 2013, the Securities Contracts (Regulation) Act, 1956 and the Securities and Exchange Board of India Act, 1992 (15 of 1992) and the rules and regulations made thereunder. The information contained in this Placement Memorandum - KID is applicable to privately placed debt securities and subject to the information available with the Issuer. The extent of disclosures made in the Placement Memorandum – KID is consistent with disclosures permitted by regulatory authorities to the issue of securities made by the companies in the past.

For **Prateek Realtors India Private Limited**

PRASHANT KUMAR TIWARI

Digitally signed by PRASHANT KUMAR TIWARI
DN: c=IN, o=PERSONAL, 2.5.4.20=fb30a0d4919ca4a5b49a15aaecbc9c6f4bb7f2a424290da6520a45c95220aedf, postalCode=110065, st=Delhi, serialNumber=a48d77195ea87877e1d1bd894e90e2f130ac83d994e12c388091ee7a5e6ff50c, cn=PRASHANT KUMAR TIWARI
Date: 2024.04.02 16:04:50 +05'30'

Name: Prashant Kumar Tiwari
Authorised Signatory

Date: 08 March 2024

DECLARATION

I, Prashant Kumar Tiwari, on behalf of the Board of Directors hereby declare and certify that:

(a) The Issuer is in compliance with the provisions of Securities Contracts (Regulation) Act, 1956 and the Securities and Exchange Board of India Act, 1992, Companies Act and the rules and regulations made thereunder.

(b) The compliance with the Companies Act, regulations and the rules does not imply that payment of dividend or interest or repayment of the Debentures, if applicable, is guaranteed by the Central Government.

(c) The monies received under the Issue shall be used only for the purposes and objects indicated in this Placement Memorandum - KID.

(d) Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the promoters subscribing to the Memorandum of Association and Articles of Association.

I am authorized by the Board of Directors of the Company vide resolution dated February 5, 2024, to sign this form and declare that all the requirements of Companies Act and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of the Placement Memorandum - KID has been suppressed or concealed and is as per the original records maintained by the promoters subscribing to the Memorandum of Association and Articles of Association.

It is further declared and verified that all the required attachments have been completely, correctly and legibly attached to this form.

For **Prateek Realtors India Private Limited**

PRASHANT KUMAR TIWARI

Digitally signed by PRASHANT KUMAR TIWARI
DN: c=IN, o=PERSONAL, 2.5.4.20=fb30a0d4919ca4a5b49a15aaecbc9c6f4bb7f2a424290de6520a45c95220eedf, postalCode=110065, st=Delhi, serialNumber=a48d77195ea87877e1d1bd894e90e2f130ac83d994e12c388091ee7a5e6ef50c, cn=PRASHANT KUMAR TIWARI
Date: 2024.04.02 16:04:44 +05'30'

Prashant Kumar Tiwari

Date: 08 March 2024
Place: New Delhi

Acuité
RATINGS & RESEARCH

Rating Letter - Intimation of Rating Action

Scan this QR Code to verify authenticity of this rating

Letter Issued on : February 15, 2024
Letter Expires on : December 19, 2024
Annual Fee valid till : December 19, 2024

PRATEEK REALTORS INDIA PRIVATE LIMITED
BASEMENT,
C-177, RAMPRASTHA,
Ghaziabad 201011
UTTAR PRADESH

Kind Attn.: Mr. Naresh Sharma, General manager (Tel. No.8448141287)

Sir / Madam,

Sub.: Rating(s) Assigned - Debt Instruments of PRATEEK REALTORS INDIA PRIVATE LIMITED

Please note that the current rating(s) and outlook, instrument details, and latest rating action for the aforementioned instrument are as under:

	Long Term Instruments	Short Term Instruments
Total Rated Quantum (Rs. Cr.)	325.00	0.00
Quantum of Enhancement (Rs. Cr.)	0.00	0.00
Rating(s)	ACUITE C	Not Applicable
Outlook	Not Applicable	Not Applicable
Most recent Rating Action(s)	Assigned	Not Applicable
Date of most recent Rating Action(s)	February 15, 2024	Not Applicable
Rating Watch	Not Applicable	Not Applicable

Acuité reserves the right to revise the rating(s), along with the outlook, at any time, on the basis of new information, or other circumstances which Acuité believes may have an impact on the rating(s). Such revisions, if any, would be appropriately disseminated by Acuité as required under prevailing SEBI guidelines and Acuité 's policies.

This letter will expire on **December 19, 2024** or on the day when Acuité takes the next rating action, whichever is earlier. It may be noted that the rating(s) is subject to change anytime even before the expiry date of this letter. Hence lenders / investors are advised to visit https://www.acuite.in/ OR scan the QR code given above to confirm the current outstanding rating(s).

Acuité will re-issue this rating letter on **December 20, 2024** subject to receipt of surveillance fee as applicable. If the rating(s) is reviewed before **December 19, 2024**, Acuité will issue a new rating letter.

Please note that under extant SEBI regulations and as per the terms of the rating agreement, once a rating is accepted and outstanding, the issuer is required to promptly furnish the 'No Default Statement' on the first working day of every month.

Acuité Ratings & Research Limited MUMBAI

Antony Jose
Chief Rating Officer

Annexures: A. Details of the Rated Instrument

Annexure A. Details of the rated instrument			
Instruments	Scale	Amt. (Rs. Cr)	Rating Assigned (Outlook) | Rating Action
Proposed Non Convertible Debentures	Long-term	325.00	ACUITE C | Assigned
Total Quantum Rated		325.00	-

DISCLAIMER

An Acuité rating does not constitute an audit of the rated entity and should not be treated as a recommendation or opinion that is intended to substitute for a financial adviser's or investor's independent assessment of whether to buy , sell or hold any security. Acuité ratings are based on the data and information provided by the issuer and obtained from other reliable sources. Although reasonable care has been taken to ensure that the data and information is true, Acuité , in particular, makes no representation or warranty, expressed or implied with respect to the adequacy, accuracy or completeness of the information relied upon. Acuité is not responsible for any errors or omissions and especially states that it has no financial liability whatsoever for any direct, indirect or consequential loss of any kind arising from the use of its ratings.Acuité ratings are subject to a process of surveillance which may lead to a revision in ratings as and when the circumstances so warrant. Please visit our website (www.acuite.in) for the latest information on any instrument rated by Acuité , Acuité 's rating scale and its definitions.

Any inadvertent omission or error in the rating letter which is discovered or brought to the notice of Acuite shall be rectified as soon as reasonably practicable not later than 48 hours of such discovery or notice. Such error or omission shall not render Acuite liable to any person for any kind of loss or damage including, but not limited to, any special, incidental, indirect or consequential damages caused by errors or omissions, provided such omission or error is rectified as soon as possible after discovery/notice.

Acuite RATINGS & RESEARCH

Press Release

February 15, 2024

PRATEEK REALTORS INDIA PRIVATE LIMITED
Rating Assigned

Product	Quantum (Rs. Cr)	Long Term Rating	Short Term Rating
Non Convertible Debentures (NCD)	325.00	ACUITE C | Assigned | Provisional To Final	-
Total Outstanding	325.00	-	-

Rating Rationale

Acuite' has converted and assigned its long term rating of **' ACUITE C' (read as ACUITE C**) from **'Provisional ACUITE C' (read as Provisional Acuite C)** on the Rs.325.00 Cr. Non Convertible Debentures of Prateek Realtors India Private Limited.

The final conversion reflects satisfactory completion of the documentation as required by Acuite` with the receipt of following final documents from the company:
1. Final Term sheet.
2. Draft debenture trust deed.
3. Legal opinion- not applicable.

Rationale for rating assigned
The rating assigned takes into account the established track record of the group and promoters in the real estate development industry for more than ten years. The group has established to develop affordable group housing project Grand City having 40 acres' land area located at Siddhartha Vihar, Ghaziabad. However, the rating is constrained by geographical concentration in the revenue profile, past delays in completion of the project and susceptibility of cyclicality in completion of real estate projects. Further, the company had also defaulted in its payment of NCD. Going forward, Acuite' expects the financial risk profile and liquidity of the company to improve with refinancing through the issue of NCD of Rs.325 Crore.

About the Company
Delhi based Prateek Realtors India Private Limited (PRIPL) was incorporated on 16th Dec 2009. It is promoted by Mr. Prashant Kumar Tiwari (& family) who holds 100% of the company directly or through group companies (Prateek Buildtech India Private Limited – 93% and Prashant Kumar Tiwari – 7%). PRIPL is a Real Estate Development company which is developing affordable Group Housing Project Grand City having 40 acres' land area and ~8.3 mn saleable area (Phase 1: 3.1 mn square feet, Phase 2: 2.0 mn square feet, Phase 3: 3.1 mn square feet), located at Siddhartha Vihar, Ghaziabad. The First 2 phases of project were launched in 2015 and are nearing completion, 3rd phase of project is yet to be launched. Prateek Group has substantial presence in Noida and Ghaziabad and has delivered 7.9 mnsft (6 projects) in Delhi NCR. The current director of Company is Mr. Prateek Tiwari and Mr. Prasant Kumar Tiwari.

Unsupported Rating
Not applicable.

Analytical Approach
Acuite has considered the standalone approach on the business and financial risk profile of Prateek Realtors India Private Limited to arrive at rating.

Key Rating Drivers

Strengths
Experienced Promoters with established track record of operations
Prateek group was incorporated in 2005. The promoter of the company Mr. Prashant Tiwari has experience of more than a decade in this line of business. The group has substantial presence in Noida and Ghaziabad and has delivered

7.9 mnsft (6 projects) in Delhi NCR such as The Royal cliff, Prateek Fedora, Prateek laurel, Prateek wisteria and Prateek Edfice, and Prateek Stylome. The company is developing affordable Group Housing Project Grand City having 40 acres' land area and ~8.3 mn saleable area (Phase 1: 3.1 mn square feet, Phase 2: 2.0 mn square feet, Phase 3: 3.1 mn square feet), located at Siddhartha Vihar, Ghaziabad. The cost of construction for Phase 1 and Phase 2 is Rs.1291 crore.

Weaknesses

High Dependence on refinancing for sustainability of operations

PRIPL has liquidity issues due to delay in project construction. There have been delay in repayments of existing NCD's issued by Asia Real Estate II India Opportunity Trust.In order to re finance its loan obligation, group is planning to issue NCDs to clear the dues and complete the project. However, successful refinance is dependent upon the compliance of various precedent conditions laid down in the term sheet. Timely refinance of the debt would be the key rating sensitivity.

Susceptibility to Real Estate Cyclicality, Geographical concentration and regulatory risks

The real estate industry in India is highly fragmented with most of the real estate developers having a city-specific or region-specific presence. Most of SIPL's past and ongoing projects are located in Delhi NCR - This increases PRIPL's susceptibility to geographical concentration risk. The real estate industry is cyclical in nature of business and subject to price and interest rate risk, among others. Further, the industry is also exposed to regulatory risk, which can impact project execution.

Rating Sensitivities

Timely refinancing by issuance of NCD.

Liquidity Position

Poor

The liquidity position is poor due to cashflows of the company being inadequate to service the repayment obligation. Hence, PRIPL has defaulted in its repayment of NCD. However, with the debt refinancing and issuance of proposed NCDs, liquidity of PRIPL may improve in near to medium term. PRIPL is mainly dependent on collection of receivables from sold units, NCD proceeds and sale proceeds from unsold units for project funding and NCDs repayment obligation. Timely collection of these receivables from old units will be key monitor able for the assessment of liquidity position of PRIPL.

Outlook

Not applicable.

Other Factors affecting Rating

None.

Key Financials

Particulars	Unit	FY 23 (Actual)	FY 22 (Actual)
Operating Income	Rs. Cr.	138.88	70.37
PAT	Rs. Cr.	(114.41)	(117.27)
PAT Margin	(%)	(82.38)	(166.66)
Total Debt/Tangible Net Worth	Times	(4.57)	(15.47)
PBDIT/Interest	Times	(5254.95)	(1281.49)

Status of non-cooperation with previous CRA (if applicable)
None.

Any other information
None.

Applicable Criteria
• Default Recognition :- https://www.acuite.in/view-rating-criteria-52.htm
• Infrastructure Sector: https://www.acuite.in/view-rating-criteria-51.htm
• Application Of Financial Ratios And Adjustments: https://www.acuite.in/view-rating-criteria-53.htm

Note on complexity levels of the rated instrument
In order to inform the investors about complexity of instruments, Acuité has categorized such instruments in three levels: Simple, Complex and Highly Complex. Acuite' s categorisation of the instruments across the three categories is based on factors like variability of the returns to the investors, uncertainty in cash flow patterns, number of counterparties and general understanding of the instrument by the market. It has to be understood that complexity is different from credit risk and even an instrument categorized as 'Simple' can carry high levels of risk. For more details, please refer Rating Criteria "Complexity Level Of Financial Instruments" on **www.acuite.in**

Rating History

Date	Name of Instruments/Facilities	Term	Amount (Rs. Cr)	Rating/Outlook
31 Jan 2024	Proposed Non Convertible Debentures	Long Term	325.00	ACUITE Provisional C (Assigned)

Annexure - Details of instruments rated

Lender's Name	ISIN	Facilities	Date Of Issuance	Coupon Rate	Maturity Date	Quantum (Rs. Cr.)	Complexity Level	Rating
Not Applicable	Not avl. / Not appl.	Proposed Non Convertible Debentures	Not avl. / Not appl.	Not avl. / Not appl.	Not avl. / Not appl.	325.00	Simple	ACUITE C | Assigned | Provisional To Final

Contacts

Mohit Jain Senior Vice President - Rating Operations Depanshi Mittal Analyst - Rating Operations	**Contact details exclusively for investors and lenders** Mob: +91 8591310146 Email ID: analyticalsupport@acuite.in

About Acuité Ratings & Research

Acuité is a full-service Credit Rating Agency registered with the Securities & Exchange Board of India (SEBI). The company received RBI Accreditation as an External Credit Assessment Institution (ECAI) for Bank Loan Ratings under BASEL-II norms in the year 2012. Acuité has assigned ratings to various securities, debt instruments and bank facilities of entities spread across the country and across a wide cross section of industries. It has its Registered and Head Office in Kanjurmarg, Mumbai.

Disclaimer: An Acuité rating does not constitute an audit of the rated entity and should not be treated as a recommendation or opinion that is intended to substitute for a financial adviser's or investor's independent assessment of whether to buy, sell or hold any security. Ratings assigned by Acuité are based on the data and information provided by the issuer and obtained from other reliable sources. Although reasonable care has been taken to ensure that the data and information is true, Acuité, in particular, makes no representation or warranty, expressed or implied with respect to the adequacy, accuracy or completeness of the information relied upon. Acuité is not responsible for any errors or omissions and especially states that it has no financial liability whatsoever for any direct, indirect or consequential loss of any kind, arising from the use of its ratings. Ratings assigned by Acuité are subject to a process of surveillance which may lead to a revision in ratings as and when the circumstances so warrant. Please visit our website (www.acuite.in) for the latest information on any instrument rated by Acuité. Please visit https://www.acuite.in/faqs.htm to refer FAQs on Credit Rating.

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CATALYST
Believe in yourself... Trust us!

CL/DEB/23-24/1796 **Date: 29-Jan-2024**

To,
Naresh Sharma,
Prateek Realtors India Private Limited,
BASEMENT, C-177, RAMPRASHTHA,
Ghaziabad, Uttar Pradesh, India 201011.

Dear Sir/ Madam,

Re: Consent to act as a Debenture Trustee for Private Placement of Fully Paid, Rated, Listed, Redeemable, Transferable, Secured, Non-Convertible Debentures of ₹ 325 Crores.

We refer to your letter dated 29.01.2024, requesting us to convey our consent to act as the Debenture Trustee for captioned issue of Debentures.

We hereby convey our acceptance to act as Debenture Trustees for the said issue Debentures, subject to execution of Debenture Trustee Agreement as per Regulation 13 of SEBI (Debenture Trustee) Regulations, 1993, thereby agreeing to execute Debenture Trust Deed and to create the security if applicable within the timeline as per relevant Laws / Regulations and in the Offer Document / Information Memorandum / Disclosure Document / Placement Memorandum and company agreeing / undertaking to comply with the provisions of SEBI (Debenture Trustee) Regulations, 1993, SEBI (Issue and Listing of Non-Convertible Securities) Regulations 2021, SEBI (Listing Obligations & Disclosure Requirements) Regulation 2015, Companies Act, 2013 and Rules thereunder and other applicable laws as amended from time to time.

Fee Structure for the proposed transaction will be as per annexure A.

Assuring you of the best professional services.
Thanking you.

Yours faithfully,

Catalyst Trusteeship Limited

Name: Priti Shetty

Designation: Senior Manager

Annexure A

Fee Structure for transaction CL/DEB/23-24/1796

PERTICULARS	AMOUNT
Acceptance fees (one-time, non-refundable, payable on our appointment)	₹ 85,000
Annually Trusteeship Fees (Amount/Percentage)	₹ 90,000

Annually Trusteeship Fees are payable in advance each year from date of execution till termination of the transaction. Pro-rata charges would apply for the first year till FY end, as applicable.

The taxes on above fee structure are payable at applicable rates from time to time.

All out of pocket expenses incurred towards legal fees, travelling, inspection charges, etc shall be levied and re-imbursed on actual basis.

Please return the second copy this letter duly signed by Authorized Officer from your company.

Yours Faithfully,

For Catalyst Trusteeship Limited

Catalyst Trusteeship Limited

Name: Priti Shetty

Designation: Senior Manager

We accept the above terms.

For Prateek Realtors India Private Limited

Prateek Realtors India Pvt. Ltd.

Name: Naresh Sharma

Designation: General Manager

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED UNANIMOUSLY BY THE SHAREHOLDERS OF PRATEEK REALTORS INDIA PRIVATE LIMITED ("COMPANY") IN ITS DULY CONVENED EXTRAORDINARY GENERAL MEETING HELD ON 9TH FEBRUARY, 2024AT THE A-42, SECTOR-67, NOIDA

ISSUE OF LISTED, SECURED, REDEEMABLE, NON-CONVERTIBLE DEBENTURES AGGREGATING UP TO INR 325,00,00,000 (INDIAN RUPEES THREE HUNDRED AND TWENTY FIVE CRORES)

"**RESOLVED THAT** pursuant to the provisions of Section 42, 62(3), 71 and all other applicable provisions, if any, of the Companies Act, 2013 ("**Act**") read with any other rules, made thereunder, including Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014 (including any statutory modification(s) or re-enactment(s), for the time being in force) and the enabling provisions of the memorandum and articles of association of the Company, and subject to such approvals, consents, permissions and/or sanctions of the Central Government, Reserve Bank of India and any other appropriate authorities as may be necessary, the consent of the members be and is hereby accorded to the board of directors of the Company ("**Board**") to create, offer, invite to subscribe, issue and allot listed, secured, redeemable, non-convertible debentures, having a face value of INR 1,00,000 (Indian Rupees One Lakh), aggregating up to INR 325,00,00,000 (Indian Rupees Three Hundred and Twenty Five Crores) on a private placement basis ("**Debentures**"), from time to time but within 1 (one) year from the date of this resolution, to **ISAF III Onshore Fund and India Special Assets Fund III**, or such other eligible investors as may be identified by the Board ("**Debenture Holders**") on such terms and conditions as the Board may, from time to time, determine and consider proper and most beneficial to the Company including as to when the said Debentures are to be issued, the consideration for the issue, coupon rate, redemption period, utilisation of the issue proceeds and all matters connected with or incidental thereto.

"**RESOLVED FURTHER THAT** the consent of the members be and is hereby accorded to the Board to determine in its absolute discretion the terms and quantum of each issue of the Debentures and of each series including the consideration and utilisation of proceeds, class of investors and to do all such acts and things and deal with all such matters and take all such steps as may be necessary to give effect to this resolution."

"**RESOLVED FURTHER THAT** for the purpose of giving effect to this resolution, the Board be and is hereby authorised to finalise the disclosure documents to be filed with the Registrar of Companies in the form and manner as prescribed under the Form PAS – 4 as set out in Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014 and under Section 42 of the Act and do all such acts, deeds, matters and things, as it may in its absolute discretion deem necessary, proper or desirable and to settle any question, difficulty or doubt that may arise in regard to the offer / issue, allotment, utilisation of the proceeds of the Debentures and redemption of the Debentures and to finalise and execute such documents and writings as may be necessary or desirable as the Board may deem fit without being required to seek any further consent or approval of its members or otherwise, to the end and intent that its members shall be deemed to have given their approval thereto expressly by the authority of this resolution."

"**RESOLVED FURTHER THAT** the Board is hereby authorized to undertake all such acts, deeds, matters and things; sign and/or execute any document/(s), writing/(s), agreement/(s), application/(s), to make necessary statutory filings inter-alia with Registrar of Companies or any other competent authority in

RATEEK REALTORS INDIA PRIVATE LIMITED
orporate Office: Prateek PRO-MENAGE, A-42, Sector - 67, Noida I Tel: +91 120-2595555 I Fax: +91 120-2595544 I Email: info@prateekgroup.com
egd. Office: Plot No: 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi- 110092
N : U70101DL2009PTC197028

connection with the proposed allotment of Debentures, as it may deem necessary, incidental, expedient or desirable to give effect to the foregoing resolution."

"**RESOLVED FURTHER** to furnish a certified true copy of the above resolutions to any persons concerned for their information and records."

"**RESOLVED FURTHER** that any of the directors or the company secretary be and are hereby severally authorized to issue a certified true copy of the above resolutions to any persons concerned for their information and records."

CERTIFIED TO BE TRUE

For PRATEEK REALTORS INDIA PRIVATE LIMITED

Prashant Kumar Tiwari
Director
DIN:00024438

Date: 09.02.2024

PRATEEK REALTORS INDIA PRIVATE LIMITED
Corporate Office: Prateek PRO-MENAGE, A-42, Sector - 67, Noida I Tel: +91 120-2595555 I Fax: +91 120-2595544 I Email: info@prateekgroup.com
Regd. Office: Plot No: 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi- 110092
CIN : U70101DL2009PTC197028

CERTIFIED TRUE COPY OF THE EXTRACTS FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF PRATEEK REALTORS INDIA PRIVATE LIMITED ("COMPANY") HELD ON 5TH DAY OF FEBRUARY, 2024 AT A-42, SECTOR-67, NOIDA

AUTHORIZATION FOR ISSUANCE OF NON-CONVERTIBLE DEBENTURES AND CREATION OF SECURITY

WHEREAS,

(A) The Company is engaged in the business of construction and development of real estate projects.

(B) The Company is proposing an issue of secured, listed, redeemable, non-convertible debentures of face value of Rs. 1,00,000 (Rupees One Lakh) each ("**Debentures**") aggregating for an amount of Rs. 325,00,00,000 (Rupees Three Hundred and Twenty-Five Crores) under a debenture trust deed ("**DTD**") and disclosure documents. Catalyst Trusteeship Limited is proposed to be appointed as the debenture trustee ("**Debenture Trustee**") in relation to the issue of Debentures. One of the terms of issue of the Debentures is that the Debentures shall be, *inter alia*, secured by the following security to be provided by the Company in favour of the Debenture Trustee or the Common Security Trustee (*as defined hereinafter*), in accordance with terms of the DTD:

(a) an exclusive first ranking charge by way of mortgage over all the rights, title and interest of the Company in the immovable properties located at Plot No. 4/BS-01 (admeasuring about 97,565.68 square meters) and Plot No. 4/BS-05 (admeasuring about 57,350.828 square meters), situated at Siddharth Vihar Scheme, Tehsil and District Ghaziabad, Uttar Pradesh ("**Project Land**"), together with all benefits and/or entitlements arising out of or in connection with the Project Land and structures thereon, along with corresponding leasehold rights, development rights and all future development potential, including unsold commercial area having a total surplus of Rs. 634,00,00,000 (Rupees Six Hundred and Thirty Four Crores), as more particularly set out in the mortgage documents;

(b) an exclusive first ranking charge by way of hypothecation on the moveable assets, receivables and cashflows (including additional cashflow), bank accounts, current assets and insurance policies in relation to Prateek Grand City - Phase-I project named 'Grand Carnesia' ("**Project (Phase I)**") and Prateek Grand City - Phase-II project named 'Grand Paeonia' ("**Project (Phase II)**") owned, constructed and developed by the Company on the Project Land;

(charge created by way of mortgage over the Project Land and by way of hypothecation over the assets of the Company in relation to Project (Phase I) and the Project (Phase II) in favour of IDBI Trusteeship Limited (as debenture trustee) in connection with senior, unlisted, redeemable, non-convertible debentures of face

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value of Rs. 10,00,000 (Indian Rupees Ten Lakh) each, issued by the Company in 2 (two) tranches to Asia Real Estate II India Opportunity Trust, aggregating up to Rs. 802,00,00,000 (Rupees Eight Hundred and Two Crore) on a private placement basis in accordance with the terms set out in the debenture trust deed dated December 21, 2021, will be a second ranking charge till the time the Debentures are fully redeemed)

(c) an exclusive first ranking charge on identified bank accounts held or to be held by the Company including any debt service reserve account, escrow account and/or any other bank accounts of the Company in relation to Project (Phase I) and the Project (Phase II) identified in the accounts agreement and all monies lying in such accounts;

(d) in the event ("**Phase III Funding Event**") of utilization of any cashflows arising from or generated by, or otherwise received by the Company in connection with the Project (Phase I) or Project (Phase II), for the purpose of making any payment in connection with the Project Land other than of Rs. 87,00,00,000 (Rupees Eighty Seven Crores) (as utilized from the proceeds of the Debentures) or for any other payments in connection with Prateek Grand City – Phase III project on the Project Land ("**Phase III Utilisation Amount**"), then the Debentures will also be secured by the following security interest(s) created under or pursuant to the security documents or evidenced by the security documents, to the extent of 1.5 (one point five) times the Phase III Utilisation Amount:

(i) an exclusive first ranking charge by way of hypothecation on the moveable assets, receivables and cashflows (including additional cashflow), bank accounts, current assets and insurance policies in relation to Prateek Grand City – Phase III Project owned/developed/constructed or to be developed/constructed by the Company on the Project Land ("**Project (Phase III)**"); and

(ii) an exclusive first ranking mortgage by the Company over all the rights, title and interest of the Company in the immovable properties (Project Land) in relation to Project (Phase III);

(e) any other security by way of charge, mortgage, pledge, lien or any other security interest over movable (tangible or intangible) or immovable properties of the Company as may be agreed between the Company and the Debenture Trustee from time to time.

(C) It is also proposed that:

(a) Prateek Buildtech (India) Private Limited, holding company of the Company, will give an irrevocable and unconditional guarantee to secure all the obligations of the Company in relation to the Issue (as defined below); and

(b) Mr. Prashant Kumar Tiwari and Mr. Prateek Tiwari will also provide an irrevocable and unconditional personal guarantee guaranteeing the obligations of the Company, on a several basis, in relation to the Issue (as defined below).

(D) All the promoters, sponsor or obligors (other than the Company) which have or may in future provide any financial indebtedness to the Company shall be required to enter into a subordination deed subordinating their indebtedness to the Debentures issued by the Company.

(The security/ guarantee/ obligations referred to in clause (B), (C) and (D) above are collectively referred to as the "**Security Interests**")

THE BOARD OF DIRECTORS OF THE COMPANY HEREBY RESOLVES AS FOLLOWS:

"**RESOLVED THAT** pursuant to the provisions of the Securities and Exchange Board of India (Issue and Listing of Non – Convertible Securities) Regulations, 2021, ("**Debt Listing Regulations**"), Section 179, Section 71 read with Companies (Share Capital and Debentures) Rules, 2014 and Section 42 read with the Companies (Prospectus and Allotment of Securities) Rules, 2014 and other applicable provisions of the Companies Act, 2013, and in accordance with the Memorandum and Articles of Association of the Company, and listing agreements to be entered into with the stock exchange where the non-convertible debentures of the Company are proposed to be listed, ("**Stock Exchange**"), the approval of the Board be and is hereby accorded for issue and allotment of secured, listed, redeemable, non-convertible debentures of face value of Rs. 1,00,000 (Rupees One Lakh) each ("**Debentures**") aggregating to an amount of Rs. 325,00,00,000 (Rupees Three Hundred and Twenty-Five Crores) (the **"Issue"**) to such prospective investors on a private placement basis, whose details will be disclosed to the Board at the time of allotment of the said Debentures."

"RESOLVED FURTHER THAT in accordance with the provisions of the Act and as required by the regulations framed by the SEBI (*as defined below*) including any other applicable laws and regulations, consent of the Board be and is hereby accorded for appointment of Vistra (ITCL) India Limited as the common security trustee ("**Common Security Trustee**") for the benefit of, *inter alia*, the holders of the Debentures in accordance with the Debenture Trust Deed and the other Transaction Documents (*as defined below*), on such terms and conditions as may be agreed between, *inter alios*, the Common Security Trustee, the Debenture Trustee and the Company."

"**RESOLVED FURTHER THAT** the Board be and is hereby authorized on behalf of the Company to do such acts, deeds and things as the Board in its absolute discretion deems necessary or desirable in connection with the Issue, including, without limitation the following:

(a) authorizing any one of the Mr. Prashant Kumar Tiwari, [*Director*], and Mr. Prateek Tiwari, [*Director*] (collectively the "**Authorised Signatories**"), including by the grant of power of attorneys, to do such act, deeds and things as such Authorized Signatories in his/her/its absolute discretion may deem necessary or desirable in connection with the issue, offer and allotment of the Debentures;

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(b) giving or authorizing the giving by concerned persons of such declarations, affidavit, certificates, consents and authorities as may be required from time to time;

(c) seeking, if required, any approval, consent or waiver from the Company's existing lenders, and/or parties with whom the Company has entered into various commercial and other agreements, and/or any/all concerned government and regulatory authorities in India, and/or any other approvals, consent or waivers that may be required in connection with the issue, offer and allotment of the Debentures;

(d) deciding the pricing and terms of the Debentures, and all other related matters;

(e) approving the placement memorandum or general information document or the key information document (including amending, varying or modifying the same, as may be considered desirable or expedient), in accordance with all applicable laws, rules, regulations and guidelines;

(f) seeking and procuring the listing of the Debentures on any recognized stock exchange in India, submitting the listing application to such stock exchange and taking all actions that may be necessary in connection with obtaining such listing;

(g) entering into arrangements with any depositories in connection with issue of Debentures in demat form;

(h) appointing the registrar and other intermediaries and service providers to the Issue, in accordance with the provisions of the Debt Listing Regulations;

(i) authorizing of the maintenance of a register of holders of the Debentures;

(j) doing all acts, deeds and things that may be required to be done by the Company (including signing of all release documents, filing of all forms with the relevant registrar of companies or any regulatory authority or any other person) to create security interests, in the manner agreed in the DTD, in favour of the Debenture Trustee, or the Common Security Trustee, as the case may be; and

(k) generally doing any other act and/or deed, negotiating and executing any document/s, application/s, agreement/s, undertaking/s, deed/s, affidavits, declarations and certificates and/or giving such direction as it deems fit or as may be necessary or desirable with regard the Issue."

"**RESOLVED FURTHER THAT** Mr. Naveen Kumar, Company Secretary be, and is hereby appointed as the Compliance Officer to the Issue w.e.f. 10th February, 2024."

"**RESOLVED FURTHER THAT** the approval of the Board be and is hereby accorded for appointing Catalyst Trusteeship Limited (a) as the Debenture Trustee in connection with the proposed Issue; and (b) as the Debenture Trustee in connection with any and all the Security Interest created or proposed to be created or any guarantee issued or proposed to be issued pursuant or in

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accordance with the DTD or any transactions contemplated under the Transaction Documents for the benefit of the holders of the Debentures.

"**RESOLVED FURTHER THAT** the approval of the Board be and is hereby accorded to the Company for:

(a) entering into, signing and executing a debenture trustee agreement appointing the Debenture Trustee;

(b) entering into, signing and executing a DTD in relation to the Issue;

(c) issuing a placement memorandum or general information document or a key information document in respect of the Debentures;

(d) entering into the documents creating or evidencing the creation of mortgage on the immovable properties of the Company;

(e) entering into subordination deed, subordinating the obligations of the Company under any financial indebtedness owed by the Company to any other person;

(f) entering into documents creating security in favour of the Debenture Trustee/Common Security Trustee on the movable properties (including, without limitation bank account(s) and receivables), tangible or intangible (both present and future) of the Company;

(g) entering into documents creating security in favour of the Debenture Trustee/Common Security Trustee on the current assets of the Company (including, without limitation receivables), tangible or intangible (both present and future) of the Company;

(h) entering into documents assigning by way of security in favour of the Debenture Trustee/Common Security Trustee all its rights, title and interests in relation to the insurance policies;

(i) entering into stamp duty indemnity as may be required by the Debenture Trustee;

(j) entering into escrow account agreement(s), debt service reserve account, or any other fund flow agreement;

(k) entering into a deed of subordination, subordinating the obligations of the Company to its promoters, shareholders or other group companies (as the case may be) to the Debentures;

(l) entering into such other documents, deeds, notices, letters, agreements, power of attorneys, declarations, memorandums, indentures, indemnities (including without limitation in respect of stamp duty), undertakings, instruments and forms as may be required in relation to the Issue of Debentures or for creation of any security interest or pursuant to any other purpose mentioned in these resolutions or to give effect to any transactions contemplated in such documents or the DTD for the benefit of the holder of the Debentures; and

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(The documents in (a) to (l) above are collectively referred to as the "**Transaction Documents**").

(m) amend, novate, supplement, extend, restate or make any other modification to the Transaction Documents as may be required, from time to time, in relation to the Transaction Documents or to give effect to any transactions contemplated in the Transaction Documents."

"**RESOLVED FURTHER THAT** the Authorized Signatories, be and are hereby authorized, to:

(a) negotiate, finalise, execute and deliver the above-mentioned Transaction Documents, draft of which have been tabled before the Board, on behalf of the Company, including any amendments, modifications, supplements, restatements or novations thereto (now or in the future);

(b) do all such acts, matters, deeds and things and to execute all documents, file forms with, make applications to, receive approvals from, any persons, authorized dealers, governmental / regulatory authorities, including but not limited to the Registrar of Companies and Reserve Bank of India / Securities and Exchange Board of India and Income Tax authorities or any Depository or Stock Exchange;;

(c) sign and/or dispatch all documents and notices to be signed and/or dispatched by the Company under or in connection with the Transaction Documents; and

(d) to take all steps and do all things and give such directions,

as may be required, necessary, expedient or desirable for giving effect to the Transaction Documents, the transactions contemplated therein and the resolutions mentioned herein."

"**RESOLVED FURTHER THAT** the aforesaid Authorised Signatories of the Company be and are hereby authorised to delegate to any other officers or employees of the Company, or any lawyers, consultants or advisors as may be deemed necessary or prudent by such Authorised Signatories, their power to execute and deliver or cause to be executed or delivered the Transaction Documents and any other documents in connection therewith as provided under these resolutions as may be deemed necessary or prudent by the aforesaid Authorised Signatories."

"**RESOLVED FURTHER THAT** the Common Seal of the Company, if required, be affixed as in presence of at least 2 (two) directors and the secretary of the Company, or such other person as the Board may appoint for the purpose, in accordance with Article 84 of Articles of Association of the Company."

"**RESOLVED FURTHER** that the Board is authorized to request any person to create any security interest, giving guarantee, entering into any subordination deed or furnishing any undertaking as may be required for the purpose of the Issue.

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"**RESOLVED FURTHER THAT** the Board be and is hereby authorized to open one or more bank accounts in the name of the Company ("**Accounts**") in Indian currency or foreign currency(ies) with such bank or banks in India as may be required in connection with the Issue and that any one of Authorized Signatories, be and are hereby authorized to sign and execute the application form and other documents required for opening the said account/s, to operate the said account/s, and to give such instructions including for closure of such accounts, as may be required and deemed appropriate by them, and that the said bank/s be and is/are hereby authorized to honor all cheques and other negotiable instruments drawn, accepted or endorsed and instructions given by the aforesaid Authorised Signatories on behalf of the Company."

"**RESOLVED FURTHER** to furnish a certified true copy of the above resolutions to any persons concerned for their information and records."

CERTIFIED TO BE TRUE

For Prateek Realtors India Private Limited

PKT

Prashant Kumar Tiwari
Director
DIN: 00024438

PT

Prateek Tiwari
Director
DIN: 02847113

Date: 05.02.2024

CERTIFIED TRUE COPY OF THE EXTRACTS FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF PRATEEK BUILDTECH (INDIA) PRIVATE LIMITED ("COMPANY") HELD ON 6TH FEBRUARY, 2024 AT A-42, SECTOR-67, NOIDA

(A) Prateek Realtors India Private Limited, a company incorporated under the Companies Act, 1956, and a validly existing company under the Companies Act, 2013, with corporate identification number U70101DL2009PTC197028 and having its registered office at Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, East Delhi, Delhi – 110092 ("**Issuer**"), is proposing the issue of listed, secured, redeemable, non-convertible debentures having a face value of INR 1,00,000 (Rupees One Lakh) each ("**Debentures**"), for an aggregate amount of up to INR 325,00,00,000 (Indian Rupees One Hundred and Twenty Crore) ("**Issue**"). Catalyst Trusteeship Limited is proposed to be appointed as the debenture trustee ("**Debenture Trustee**") in relation to the Issue of Debentures. One of the terms of the issue of the Debentures is that the due payment and discharge of the debt under the Debentures shall be guaranteed by an unconditional, irrevocable, secured and continuing corporate guarantee to be issued by the Company in favour of the Debenture Trustee (for the benefit of the secured parties) ("**Obligations**").

(B) The Chairman informed the Board that the issue of Debentures by the Issuer is in the best interest of the Company and the group.

THE BOARD OF DIRECTORS OF THE COMPANY ("BOARD") HEREBY UNANIMOUSLY RESOLVES AS FOLLOWS:

"**RESOLVED THAT** pursuant to the applicable provisions of the Companies Act, 2013 and in accordance with the Memorandum and Articles of Association of the Company and subject to approval of the shareholders, pursuant to Section 185 of the Companies Act, 2013, the approval of the Board be and is hereby accorded to the Company for issuing an unconditional, irrevocable, secured and continuing corporate guarantee to secure the Issue of Debentures.

"**RESOLVED FURTHER THAT** the approval of the Board be and is hereby accorded to the Company for:

(a) giving or authorizing the giving by concerned persons of such declarations, affidavit, certificates, consents and authorities as may be required from time to time;

(b) seeking, if required, any approval, consent or waiver from the Company's existing lenders, shareholders, investors and/or parties with whom the Company has entered into various commercial and other agreements, and/or any/all concerned government and regulatory authorities in India, and/or any other approvals, consent or waivers that may be required in connection with the issue, offer and allotment of the Debentures;

(c) entering into a deed of guarantee for issuing an irrevocable and unconditional guarantee to secure the Issue of Debentures;

(d) doing all acts, deeds and things that may be required to be done by the Company (including filing of all forms with the relevant registrar of companies or any regulatory

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authority or any other person, if applicable);

(e) generally doing any other act and/or deed, negotiating and executing any document/s, application/s, agreement/s, undertaking/s, deed/s, affidavits, declarations and certificates and/or giving such direction as it deems fit or as may be necessary or desirable with regard to the issuance of guarantee;

(f) entering into such other documents, deeds, notices, letters, agreements, power of attorneys, declarations, subordination deeds, memorandums, indentures, undertakings, instruments and forms as may be required in relation to the Obligations or pursuant to any other purpose mentioned in these resolutions or to give effect to any transactions contemplated in such documents or any other document in relation to the Issue of Debentures; and

(The documents in (a), (b), (c), (d), (e) and (f)) above are collectively referred to as the "**Transaction Documents**")

(g) amending, novating, supplementing, extending, restating or making any other modification to the Transaction Documents as may be required, from time to time, in relation to the Transaction Documents or to give effect to any transactions contemplated in the Transaction Documents."

"**RESOLVED FURTHER THAT** any one of the Mr. Prashant Kumar Tiwari, Director of the Company and Mr. Prateek Tiwari, Director of the Company "**Authorised Signatory**") be and are hereby severally authorized, to:

(a) negotiate, finalise, sign, execute and deliver the above-mentioned Transaction Documents on behalf of the Company, including any amendments, modifications, supplements, restatements or novations thereto (now or in the future);

(b) do all such acts, matters, deeds and things and to execute all documents, file forms with, make applications to, receive approvals from, any persons, authorized dealers, governmental / regulatory authorities, including but not limited to the Registrar of Companies and Reserve Bank of India of India, Income Tax authorities or any Depository, as may be required under applicable laws;

(c) sign and/or dispatch all documents and notices to be signed and/or dispatched by the Company under or in connection with the Transaction Documents; and

(d) to take all steps and do all things and give such directions,

as may be required, necessary, expedient or desirable for giving effect to the Transaction Documents, the transactions contemplated under such Transaction Documents and the resolutions mentioned herein."

"**RESOLVED FURTHER THAT** the aforesaid Authorised Signatories of the Company be and are hereby authorised to delegate to any other officers or employees of the Company, or any lawyers, consultants or advisors as may be deemed necessary or prudent by such Authorised Signatories, their power to execute and deliver or cause to be executed or delivered the Transaction Documents and any other documents in connection therewith as provided under

these resolutions as may be deemed necessary or prudent by the aforesaid Authorised Signatories."

"**RESOLVED FURTHER** to furnish a certified true copy of the above resolutions to any persons concerned for their information and records."

CERTIFIED TO BE TRUE

For PRATEEK BUILDTECH (INDIA) PRIVATE LIMITED

Prashant Kumar Tiwari
Director
DIN: 00024438

Prateek Tiwari
Director
DIN: 02847113

Date:06.02.2023

PRIVATE PLACEMENT OFFER LETTER

[Pursuant to Section 42 of the Companies Act, 2013 and Rule 14(3) of the Companies (Prospectus and Allotment of Securities) Rules, 2014]

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PRIVATE PLACEMENT OFFER LETTER

SECTION-1 DEFINITIONS AND ABBREVIATIONS

In this PPOAL, unless the context otherwise requires, the terms defined, and the abbreviations expanded below shall have the same meaning as stated in this section. Words denoting singular number shall include plural number and vice versa. Words denoting any gender shall include any other gender. Words denoting persons shall include companies and bodies corporate. Notwithstanding anything contained in this PPOAL, in case of any inconsistency or repugnancy between this PPOAL and the Debenture Trust Deed or any other Transaction Document, the Debenture Trust Deed or such other Transaction Document shall prevail.

Applicable Law	means all applicable laws, bye-laws, rules, regulations, orders, ordinances, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directives of any Governmental Authority or Person acting under the authority of any Governmental Authority and/or of any statutory authority, and specifically including, the RBI, SEBI and/or of a stock exchange, whether in effect on the date of this offer letter or thereafter.
Application Form	means the form used by the recipients of this Private Placement Offer Letter, to apply for subscription to the Debentures, which is in the form annexed to the Placement Memorandum – KID and marked as **Annexure VI** (*Application Form*).
AIF Debentures	means senior, unlisted, redeemable, non-convertible debentures of face value of INR 10,00,000 (Indian Rupees Ten Lakh) each issued by the Company in 2 (two) tranches to Asia Real Estate II India Opportunity Trust, aggregating up to Rs. 802,00,00,000 (Rupees Eight Hundred and Two Crore) on a private placement basis in accordance with the terms set out in the debenture trust deed dated December 21, 2021, entered into between the Company and IDBI Trusteeship Services Limited (as debenture trustee).
Board/Board of Directors	means the board of directors of the Issuer.
Business Day	means: (a) in respect of all payments to be made by the Company in terms of the Transaction Documents, all days other than Saturday and Sunday on which commercial banks are open for business in Delhi and Mumbai; and (b) in respect of all other matters, a day (other than Sunday or a bank holiday) on which banks and stock exchanges are open for general business in Delhi and Mumbai.
Companies Act	means the Companies Act, 2013, as amended and to the extent notified by the Ministry of Corporate Affairs, Government of India.

Crore	means an amount of Rs. 1,00,00,000.
Debenture Trustee/ Trustee	means the debenture trustee for the Debentures, being Catalyst Trusteeship Limited, a company incorporated under the provisions of the Companies Act, 1956 with corporate identification number U74999PN1997PLC110262 and having its registered office at GDA House, First Floor, Plot No. 85 Bhusari Colony (Right), Kothrud, Pune – 411038.
Debenture Holders	means any person holding the Debentures and whose name appears in the list of beneficial owners provided by the Depositories or whose name appears in the register of debenture holders.
Debenture Trust Deed	The Company shall execute the Debenture Trust Deed in compliance with the requirements under section 71 of the Companies Act in favour of the Debenture Trustee in terms of Rule 18(5) of the Companies (Share Capital and Debentures) Rules, 2014.
Debentures/NCDs	means 32,500 listed, secured, rated, redeemable, non-convertible debentures having a face value of Rs. 1,00,000/- (Rupees One Lakh) each, aggregating to Rs. 325,00,00,000 (Rupees Three Hundred and Twenty-Five Crores) offered through private placement route under the terms of this Private Placement Offer Letter.
Declaration of Mortgage	means, the declaration of mortgage to be made by a director or an authorised representative of the Company in favour of the Common Security Trustee for the benefit of the Secured Parties in relation to creation of an equitable mortgage by deposit of title deeds on, *inter alia*, on the Mortgaged Propertyin accordance with the Debenture Trust Deed and the Intercreditor Agreement.
Deed of Hypothecation	means the deed of hypothecation to be entered into between the Company and the Debenture Trustee (for the benefit of the Secured Parties) for creating a charge by way of hypothecation on the Hypothecated Assets in accordance with the Transaction Documents.
Deemed Date of Allotment	March 28, 2024
Depository	means the National Securities Depository Limited and the Central Depository Services (India) Limited.
Depositories Act	means the Depositories Act, 1996, as amended.
Depository Participant / DP	means a depository participant as defined under Depositories Act, 1996.
Director	means a member of the Board of Directors.

Governmental Authority	means any government, governmental agency, regulatory authority, semi-governmental authority or judicial or quasi-judicial authority (including, without limitation, any stock exchange or any self-regulatory organisation established under any law).
Hypothecated Assets	means all moveable assets, receivables and cashflows, bank accounts including account assets, current assets and insurance policies, in relation to the Project (Phase I) and the Project (Phase II), as more particularly set out in the Deed of Hypothecation.
Issuer / Company	means Prateek Realtors India Private Limited, a company incorporated under Companies Act, 1956 and having its registered office at Plot No: 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, Delhi- 110092 and bearing CIN U70101DL2009PTC197028
ISIN	means the International Securities Identification Number.
Key Managerial Personnel	in relation to the Issuer, means: (a) Managing Director and Chief Executive Officer or the manager; (b) Company secretary; (c) Whole-time Directors; (d) Chief Financial Officer; and any such other officer as may be prescribed under the Companies Act.
Lakh	means an amount of Rs. 1,00,000.
Memorandum/Memorandum of Association	means the Memorandum of Association of the Issuer as originally framed or as altered from time to time in pursuance of the Companies Act.
Memorandum of Entry	means the memorandum of entry for the deposit of title deeds made on or about the date of this Deed by the Common Security Trustee recording the creation of an equitable mortgage on the Mortgaged Property and the Phase III Mortgaged Property in accordance with the Debenture Trust Deed.
Mortgaged Property	means the immovable property owned by the Company comprising of the buildings in respect of the Project (Phase I) and the Project (Phase II), including unsold units of the Project (Phase I) and the Project (Phase II) owed by the Company, as set out in the Debenture Trust Deed, along with proportionate share in the Project Land, together with all benefits and/or entitlements arising out of or in connection with the Project

	(Phase I) and Project (Phase II), and corresponding leasehold rights, development rights and all future development potential, in connection with Project (Phase I) and Project (Phase II), as more particularly set out in the Mortgage Documents.
Phase III Funding Event	means an event in which the Company utilises cashflows arising from or generated by, or otherwise received by the Company in connection with the Project (Phase I) or Project (Phase II), for the purpose of making any payment to any Governmental Authority in connection with the Project Land, other than or in excess of Rs. 87,00,00,000 (Rupees Eighty Seven Crores) (as utilized from the proceeds of the Debentures and cash flows from the Secured Assets in relation to Project (Phase I) and the Project (Phase II)).
Phase III Hypothecated Assets	means all receivables and cashflows of the Company in relation to the Project (Phase III).
Phase III Mortgaged Property	means the immovable property owned by the Company comprising of the Project Land and the buildings in respect of the Project (Phase III), together with all benefits and/or entitlements arising out of or in connection with the Project Land and structures thereon, along with corresponding leasehold rights, development rights and all future development potential, as more particularly set out in the Mortgage Documents.
Phase III Utilisation Amount	means such amount from the cashflows arising from or generated by, or otherwise received by the Company in connection with the Phase (Phase I) or Project (Phase II), which is utilised by the Company for making any payment to any Governmental Authority in connection with the Project Land other than of Rs. 87,00,00,000 (Rupees eighty-seven Crores) (as utilised from the proceeds of the Debentures or the cashflows from the Hypothecated Assets and the Mortgaged Property).
Placement Memorandum - GID	Means the placement memorandum – general information document dated March 8, 2024, issued by the Company in accordance with the SEBI Debt Listing Regulations.
Placement Memorandum – KID	Means the placement memorandum – key information document dated March 8, 2024 issued by the Company in accordance with the SEBI Debt Listing Regulations.
Private Placement Offer cum Application Letter or Private Placement Offer Letter or PPOAL	means this Private Placement Offer cum Application Letter dated March 8, 2024.
Project (Phase I)	means phase I named 'Grand City Project - Grand Carnesia' consisting of 15 towers, owned, constructed and developed by

	the Company on the Project Land, as described more fully in the Debenture Trust Deed.
Project (Phase II)	means phase II named 'Grand City Project - Grand Paeonia' consisting of 9 towers owned, constructed and developed by the Company on the Project Land, as described more fully in the Debenture Trust Deed.
Project (Phase III)	means phase III consisting of 12 towers owned and being constructed and developed by the Company on the Project Land, as described more fully in the Debenture Trust Deed.
Project Land	means the land underlying the Project (Phase I) and the Project (Phase II), as set out below:. (a) Plot No. 4/BS-01 admeasuring 97,565.68 square metres situated at Siddharth Vihar Scheme, Tehsil & District Ghaziabad (Uttar Pradesh) and bounded as under: On the North by Plot No.04/BS-02, On the South by Ganga water treatment Plant, On the East by 50 M wide road, and On the West by Plot No.04/BS-05. (b) Plot No. 4/BS-05 admeasuring 57,350.828 square metres situated at Siddharth Vihar Scheme, Tehsil & District Ghaziabad (Uttar Pradesh) and bounded as under: On the North by Plot No.04/BS-04, On the South by 50 Cusec Ganga water treatment Plant, On the East by 75 M wide road, and On the West by Plot No.04/BS-01.
RBI	means the Reserve Bank of India
RTGS	means Real Time Gross Settlement.
SEBI	means the Securities Exchange Board of India.
SEBI Debt Listing Regulations	means the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 and the SEBI Master Circular, each as updated and amended from time to time.
SEBI Master Circular	means the Master Circular for Issue and Listing of Non-Convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper dated August 10, 2021 (updated as on July 7, 2023) bearing reference number SEBI/HO/DDHS/PoD1/P/CIR/2023/119, as updated and amended from time to time.

Security Documents	means the following: (a) the Deed of Hypothecation; (b) the power of attorney issued by the Company in relation to the Deed of Hypothecation; (c) the Mortgage Documents; (d) any other document entered into from time to time for creation of, or evidencing the creation of, any Security Interest for the benefit of the Secured Parties.
Transaction Documents	means the following: (a) the Debenture Trust Deed; (b) the Debenture Trustee Agreement; (c) the Disclosure Documents; (d) each Accounts Agreement; (e) the Corporate Guarantee; (f) each Personal Guarantee; (g) the Mortgage Documents; (h) the Deed of Hypothecation and the power of attorney in respect thereof; (i) the Intercreditor Agreement; (j) the Common Security Trustee Agreement; (k) the Subordination Deed; (l) the Offer Letter; (m) Confirmation Notice to the Intercreditor Agreement; and (n) the signed postdated cheques in the form and manner acceptable to the Trustee.

All other capitalised terms not defined above shall have the meaning assigned to them in the Placement Memorandum – GID, the Placement Memorandum – KID, or in the Debenture Trust Deed, as the case may be.

SECTION-2 DISCLAIMERS

DISCLAIMER OF THE ISSUER

This Private Placement Offer Letter is neither a prospectus nor a statement in lieu of prospectus and is prepared in accordance with Companies Act, and Rule 14 of the PAS Rules. This document does not and shall not be deemed to constitute an offer or an invitation to the public generally to subscribe for or otherwise acquire the Debentures to be issued by the Issuer. This document is for the exclusive use of the Investors to whom it has been specifically addressed and it should not be circulated or distributed to third party(s). This Issue is made strictly on private placement basis. This Private Placement Offer Letter has been prepared to give general information regarding the Issuer to parties proposing to invest in this issue of NCDs and it does not purport to contain all the information that any such party may require after the date hereof. This Private Placement Offer Letter does not purport to contain all the information that any potential investor may require. Neither Private Placement Offer Letter nor any other information supplied in connection with the Debentures is intended to provide the basis of any credit or other evaluation and any recipient of Private Placement Offer Letter should not consider such receipt a recommendation to purchase any debentures. The Issuer accepts no responsibility for statements made other than in this Private Placement Offer Letter or any other material expressly stated to be issued by or at the instance of the Issuer in connection with the issue of the Debentures and the Investor placing reliance on any other source of information would be doing so at their or its own risk.

The Issuer does not undertake to update this Private Placement Offer Letter to reflect subsequent events. Issuer accepts no responsibility for statements made in any advertisement or another material and anyone placing reliance on any other source of information does so at his own risk and responsibility.

It is the responsibility of potential investors to also ensure that they will sell these Debentures strictly in accordance with the terms and conditions of this Private Placement Offer Letter and other Applicable Laws, so that the sale does not constitute an offer to the public within the meaning of the Companies Act. None of the intermediaries or their agents or advisors associated with this Issue undertake to review the financial condition or affairs of the Company or the factors affecting the Debentures during the life of the arrangements contemplated by this Private Placement Offer Letter or have any responsibility to advise any investor or potential investor in the Debentures of any information available with or subsequently coming to the attention of the intermediaries, agents or advisors.

No person has been authorized to give any information or to make any representation not contained in this Private Placement Offer Letter or in any material made available by the Company to any potential investor pursuant hereto and, if given or made, such information or representation must not be relied upon as having been authorized by the Company. The intermediaries and their agents or advisors associated with this Private Placement Offer Letter have not separately verified the information contained herein. Accordingly, no representation, warranty or undertaking, express or implied, is made and no responsibility is accepted by any such intermediary, agent or advisor as to the accuracy or completeness of the information contained in this Private Placement Offer Letter or any other information provided by the Company. Accordingly, all such intermediaries, agents or advisors associated with this Issue shall have no liability in relation to the information contained in this Private Placement Offer Letter or any other information provided by the Company in connection with this Issue.

The contents of this Private Placement Offer Letter are intended to be used only by those investors to whom it is distributed. It is not intended for distribution to any other person and should not be reproduced by the recipient. The person to whom a copy of this Private Placement Offer Letter is sent is alone entitled to apply for the Debentures. No invitation is being made to any persons other than those to whom subscription application form along with this Private Placement Offer Letter have been sent. Any application by a Person to whom the Private Placement Offer Letter and/or the Application Form has not been sent by the Company shall be rejected without assigning any reason.

The person who is in receipt of Private Placement Offer Letter shall maintain utmost confidentiality regarding the contents of this Private Placement Offer Letter and shall not reproduce or distribute in whole or part or make any announcement in public or to a third party regarding its contents, without the prior written consent of the Company.

Each person receiving this Private Placement Offer Letter acknowledges that:

(a) such person has been afforded an opportunity:

  (i) to request and to review and has received all additional information considered by an individual to be necessary;

  (ii) to verify the accuracy of or to supplement the information herein; and

  (iii) to understand the nature of the Debentures and the risks involved in investing in them including for any reason having to sell them or be made to redeem them before final redemption date; and

(b) such person has not relied on any intermediary or agent or advisory or underwriter that may be associated with issuance of the Debentures in connection with its investigation of the accuracy of such information or its investment decision.

Neither the delivery of Private Placement Offer Letter nor any sale of debentures made hereunder shall, under any circumstances, constitute a representation or create any implication that there has been no change in the affairs of the company since the date hereof. Private Placement Offer Letter does not constitute, nor may it be used for or in connection with, an offer or solicitation by anyone in any jurisdiction in which such offer or solicitation is not authorized or to any person to whom it is unlawful to make such an offer or solicitation. No action is being taken to permit an offering of the Debentures or the distribution of Private Placement Offer Letter in any jurisdiction where such action is required. The distribution of Private Placement Offer Letter and the offering and sale of the debentures may be restricted by law in certain jurisdictions. Persons into whose possession Private Placement Offer Letter comes are required to inform themselves about and to observe any such restrictions.

Prospective subscribers must make their own independent evaluation and investigation of the financial condition and affairs of the Issuer, and its own appraisal of the creditworthiness of the Issuer before making any investment and should be able to bear the economic risk of investing in NCDs. It is the responsibility of prospective subscribers to have obtained all consents, approvals or authorizations required by them to make an offer to subscribe for and purchase the Debentures.

The person who is in receipt of this Private Placement Offer Letter shall not reproduce or distribute in whole or part or make any announcement in public or to a third party regarding its contents, without the prior written consent of the Issuer.

Issuer reserves the right to withdraw the private placement of the Debenture Issue prior to the Issue closing date(s) in the event of any unforeseen development adversely affecting the economic and regulatory environment or any other force majeure condition including any change in Applicable Law. In such an event, the Issuer will refund the Application money, if any, along with interest payable on such application money at the Applicable Interest Rate, if any. The Investors confirm that they are aware of and understand the contents as set out under this section.

SECTION-3 PRIVATE PLACEMENT OFFER LETTER

(Pursuant to Section 42 of the Companies Act, 2013 and Rule 14(3) of the Companies (Prospectus and Allotment of Securities) Rules, 2014.

Part - A

1. GENERAL INFORMATION

SR. NO	PARTICULAR	DETAILS
1.	Name, address, website and other contact details of the company indicating both registered office and corporate office	Name: Prateek Realtors India Private Limited CIN: U70101DL2009PTC197028 Registered Office Address: Plot No: 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, Delhi- 110092 Corporate Office Address: A-42 Sector 67 Noida- 201301 Email: info@prateekgroup.com Website: www.prateekgroup.com Contact No.: 9818400215
2.	Date of incorporation of the Company	16/12/2009
3.	Business carried on by the company and its subsidiaries with the details of branches or units, if any	Prateek Realtors India Private Limited is a company incorporated under the Companies Act, 1956 within the jurisdiction of the Registrar of Companies, Delhi. The Company and its subsidiaries are engaged in the business and activities of construction and developing real estate properties. The Company has one subsidiary company named JDR Builders and Developers Private Limited. The subsidiary company is also engaged in the business and activities of construction and developing real estate properties. The Company do not have any branch or units.
4.	Brief particulars of the management of the Company	Management of the Company rests with the Board of Directors (*list of directors is set out below* **Company Secretary and Compliance Officer:** Ms. Kanchan Pal **Email:** cskanchanpal@gmail.com **Telephone:** 9536137140 **Chief Financial Officer:** Mr Sarvan Gupta **Email:** sk.gupta@prateekgroup.com

SR. NO	PARTICULAR	DETAILS
		Telephone: 9599285446
5.	Names, addresses, DIN, and occupations of the Directors	1. **Name:** Mr. Prashant Kumar Tiwari **DIN**: 00024438 **Address**: H-15, Maharani Bagh, East of Kailash, Delhi **Occupation**: Business **2. Name:** Mr. Prateek Tiwari **DIN**: 02847113 **Address**: H-15, Maharani Bagh, East of Kailash, Delhi **Occupation**: Business
6.	Management's perception of risk factors	*Risks* *There are no generic or potential risks for the Issuer that could adversely affect the profitability of the Issuer or its future financial performance.* Please refer to section 3 of the Placement Memorandum – GID
7.	Details of default, if any, including therein the amount involved, duration of default and present status, in repayment of –	None
	Statutory dues;	
	Debentures and interest thereon;	
	Deposits and interest thereon;	
	Loan from any bank and financial institution and interest thereon	
8.	Names, designation, address and phone number, email ID of the nodal/ compliance officer/ Company Secreatry of the company, if any, for the private placement offer process	Details of Compliance Officer and Company Secretary are as follows: Name: Ms. Kanchan Pal Designation: Company Secretary Email: cskanchanpal@gmail.com Telephone: 9536137140 Address: 267/2, Sanjay Nagar, Meerut, Uttar Pradesh- 250001

SR. NO	PARTICULAR	DETAILS
9.	Any Default in Annual filing of the company under the Companies Act, 2013 or the rules made thereunder.	None

2. PARTICULARS OF THE OFFER

SR. NO.	PARTICULAR	DETAILS
1.	Financial position of the Company for the last 3 financial years	As per the balance sheets for the last three financial years FY 2020-21, 2021-22, FY 2022-23 (attached as ***Annexure I***)
2.	Date of passing of board resolution	05.02.2024 (Certified true copy of the board resolution has been annexed as ***Annexure IV***)
3.	Date of passing of resolution in the Extra Ordinary General Meeting, authorizing the offer of securities	09.02.2024 (Certified true copy of the shareholder's resolution has been annexed as ***Annexure IV***)
4.	Kinds of securities offered (i.e. whether share or debenture) and class of security; total number of shares and other securities to be issued;	**Non-Convertible Debentures** Up to 32500 (Thirty-two thousand and Five Hundred) listed, secured, rated, redeemable, non-convertible debentures having a face value of Rs. 1,00,000 (Rupees One Lakh only) each, at par, aggregating to Rs. 3,25,00,00,000/- (Rupees Three Hundred Twenty-Five Crores only), on a private placement basis.
5.	Price at which the security is being offered including the premium, if any, along with justification of the price.	The securities are proposed to be issued at par for Rs. 1,00,000/- (Rupees One Lakh only) per Debenture.
6.	The total number of shares or other securities to be issued	Up to 32,500 (Thirty-two thousand and Five Hundred) listed, secured, rated, redeemable, non-convertible debentures having face value of Rs. 1,00,000 (Rupees One Lakh only) each at par, aggregating to Rs. 3,25,00,00,000/- (Rupees Three Hundred Twenty-Five Crores only), on a private placement basis.
7.	Name and address of the valuer who performed valuation of the security offered, and basis on which the price has been arrived at along with report of the	NA

SR. NO.	PARTICULAR	DETAILS
	registered valuer.	
8.	Relevant date with reference to which the price has been arrived at.	Not Applicable
9.	The class or classes of persons to whom the allotment is proposed to be made	Alternative Investment Fund registered with Securities and Exchange Board of India (Alternative Investment Funds) Regulations, 2012 ("Identified Investors")
10.	Intention of promoters, directors or key managerial personnel to subscribe to the offer (applicable in case they intend to subscribe to the offer)	None of the Directors and KMP intend to make any contribution in the offer.
11.	The proposed time within which the allotment shall be completed	Within 1 (one) day from the Deemed Date of Allotment
12.	The change in control, if any, in the company that would occur consequent to the private placement.	On account of this private placement there will not be any change in control in the Company as it is related to issue of non-convertible debentures (Debentures).
13.	The number of persons to whom allotment on preferential basis/private placement/ rights issue has already been made during the year, in terms of number of securities as well as price.	Nil
14.	The names of the proposed allottees and the percentage of post private placement capital that may be held by them	Not applicable
15.	The justification for the allotment proposed to be made for consideration other than cash together with valuation report of the registered valuer	Not applicable as the proposed issue is for cash.
16.	Amount which the company intends to raise by way of proposed offer of securities	The Company intends to raise up to Rs. 32,500 (Thirty-two thousand and Five Hundred) listed, secured, rated, redeemable, non-convertible debentures of face value of Rs. 1,00,000 (Rupees One Lakh only) each at par, aggregating to Rs. 3,25,00,00,000/- (Rupees Three Hundred Twenty-Five Crores only)

<table>
<tr><th>SR. NO.</th><th>PARTICULAR</th><th>DETAILS</th></tr>
<tr><td></td><td></td><td>each.</td></tr>
<tr><td>17.</td><td>Terms of raising of securities: Duration, if applicable, Rate of dividend or rate of interest, mode of payment and repayment</td><td>Terms -
<table>
<tr><th colspan="2">Non-Convertible Debentures</th></tr>
<tr><td>Duration, if applicable (Tenor)</td><td>42 (forty-two) months from the Deemed Date of Allotment</td></tr>
<tr><td>Deemed Date of Allotment</td><td>March 28, 2024</td></tr>
<tr><td>Final Maturity Date</td><td>August 31, 2027</td></tr>
<tr><td>Coupon Rate</td><td>19.50% per annum.

On and from the occurrence of Phase III Funding Event, coupon rate will be 23.50% per annum on a retrospective basis</td></tr>
<tr><td>Coupon Payment Date(s)</td><td>Last day of each month for which Coupon is payable by the Company</td></tr>
<tr><td>Default Interest</td><td>In case of default in payment of interest and/or Redemption Amount on due dates, additional interest of 4% p.a. over the Coupon Rate will be payable by the Issuer for the period of default.</td></tr>
<tr><td>Mode of Payment</td><td>NEFT / RTGS / any other electronic mode / any other permissible mode.</td></tr>
<tr><td>Mode of Repayment</td><td>NEFT / RTGS / any other electronic mode / any other permissible mode.</td></tr>
<tr><td>Rating of Debentures</td><td>ACUITE C by Acuite Rating and Research Limited</td></tr>
<tr><td>Redemption Dates</td><td><table>
<tr><th>Particulars</th><th>INR Crores</th></tr>
<tr><td>28-02-2025</td><td>32.5</td></tr>
<tr><td>31-08-2025</td><td>32.5</td></tr>
<tr><td>28-02-2026</td><td>65.0</td></tr>
<tr><td>31-08-2026</td><td>65.0</td></tr>
<tr><td>28-02-2027</td><td>65.0</td></tr>
</table></td></tr>
</table></td></tr>
</table>

SR. NO.	PARTICULAR	DETAILS	
		Redemption Amount	All NCDs to be redeemed at par on the Redemption Date.
		Put Date	N.A.
		Put Price	N.A.
		Call Date	N.A.
		Call Price	N.A.
		Put Notification Time	N.A.
		Call Notification Time	N.A.
		Security	As per row 22 (*Principle terms of assets charged as security, if applicable*) below.
		Financial Covenants	Project Cash Flow Cover Ration to not be less than 1.9:1. Security Cover Ration to not be less than 1.9:1. **Definitions:** "**Project Cash Flow Cover**" means, in respect of the Project (Phase I) and the Project (Phase II), the aggregate of (a) expected cash flows in respect of future sales; (b) receivables in respect of units sold; and (c) cash balances available in the Accounts, minus (d) Estimated Project Cost yet to be incurred/paid, as of the Testing Date which shall be verified by an

31-08-2027	65.0
Total	325

SR. NO.	PARTICULAR	DETAILS	
			Independent Valuer appointed by the Trustee. "**Project Cash Flow Cover Ratio**" means ratio of (a) Project Cash Flow Cover to (b) Total Debt. "**Relevant Secured Assets**" means: (a) the Mortgaged Property; (b) any amount standing to the credit of the DSR Fixed Deposit(s) which is to be used only for the purpose of repayment of the principal amount on the Debentures; and (c) any Additional Security, in each case, which are subject to Security Interest created in favour of the Trustee for the benefit of the Secured Parties pursuant to the Security Documents. "**Security Cover Ratio**" means, at any time, the ratio of the aggregate Valuations of the Relevant Secured Assets to the outstanding Debt."
		Day Count Basis	Actual/Actual Basis
18.	Proposed time schedule for which the offer letter is valid	The offer letter is valid for a period of one year	
19.	Debenture Trustee	Catalyst Trusteeship Limited	

SR. NO.	PARTICULAR	DETAILS
20.	Purposes and objects of the offer	The Subscription Amount is proposed to be utilized towards: (a) an amount of up to Rs. 210,00,00,000 (Rupees Two Hundred and Ten Crores) towards repayment of identified existing financial indebtedness of the Company; (b) an amount of up to Rs. 55,00,00,000 (Rupees Fifty-Five Crores) towards approvals taken or to be taken in connection with the Project (Phase III); and (c) an amount of up to Rs. 60,00,00,000 (Rupees Sixty Crores) towards working capital requirements of the Company in connection with the Project (Phase I) and the Project (Phase II).
21.	Contribution being made by the promoters or directors either as part of the offer or separately in furtherance of such objects.	N/A
22.	Principle terms of assets charged as security, if applicable	**Security**: The Debentures shall be secured by the following Security Interest(s) created or to be created under or pursuant to the Security Documents or evidenced by the Security Documents: (a) an exclusive first ranking charge by way of hypothecation on the Hypothecated Assets (other than the Account Assets) pursuant to the Deed of Hypothecation on or prior to the Deemed Date of Allotment; (b) an exclusive first ranking charge by way of hypothecation on the Account Assets pursuant to the Deed of Hypothecation on or prior to the Deemed Date of Allotment;

				(c) an exclusive first ranking mortgage by the Company on the Mortgaged Property to be recorded under the Memorandum of Entry on or prior to the Deemed Date of Allotment; (d) signed undated cheque(s) in the form and manner acceptable to the Trustee, on or prior to the Deemed Date of Allotment; and (e) such other Security Interest on such assets as may be agreed between the Company and the Trustee (acting on Approved Instructions). On and from the date of occurrence of the Phase III Funding Event, in addition to the Security Interest(s) created under Paragraph 6.1 above, the Debt shall also be secured by an exclusive charge by way of hypothecation on the Phase III Hypothecated Assets, to the extent of 1.5 (one point five) times the Phase III Utilisation Amount.
			Effectiveness and Ranking of Security	On and from the Security Effective Date, the Security created or to be created on the Hypothecated Assets above in favour of the Debenture Trustee (for the benefit of the Secured Parties) shall be an exclusive first ranking Security and the charge of the trustee/debenture holders of the AIF Debentures on such Secured Assets shall be a second ranking charge (ranking second solely to the Security Interest created

SR. NO.	PARTICULAR	DETAILS	
			in favour of the Secured Parties to secure the Debt). On and from the Security Effective Date, the Security created or to be created on the Mortgaged Property in favour of the Common Security Trustee (for the benefit of the Secured Parties) shall be an exclusive first ranking Security and the charge of the trustee/debenture holders of the AIF Debentures on such Secured Assets shall be a second ranking charge (ranking second solely to the Security Interest created in favour of the Secured Parties to secure the Debt). On and from the date of occurrence of the Phase III Funding Event, in addition to the Security Interest(s) as mentioned above, the Debt shall also be secured by an exclusive charge by way of hypothecation on the Phase III Hypothecated Assets, to the extent of 1.5 (one point five) times the Phase III Utilisation Amount.
		Security Creation	Security under the Security Documents shall be created as a condition precedent to Deemed Date of Allotment. If not already executed, the Issuer shall execute the Debenture Trust Deed prior to listing of the Debenture issue in respect of the Debentures. In case of a delay in execution of Debenture Trust Deed and Security Documents, the Issuer will refund the subscription with agreed rate of interest or will pay penal interest of at least 2% p.a. over the Coupon Rate

SR. NO.	PARTICULAR	DETAILS	
			till these conditions are complied with at the option of the investor. While the debentures are secured to the tune of 100% of the principal and interest amount or as per the terms of Placement Memorandum – KID in favour of Debenture Trustee, it is the duty of the Debenture Trustee to monitor that the security is maintained.
		Guarantee and Sponsor Contribution	(a) Prateek Buildtech (India) Private Limited, holding company of the Company, will give an irrevocable and unconditional guarantee to secure all the obligations of the Company in relation to the Issue; and (b) Mr. Prashant Kumar Tiwari and Mr. Prateek Tiwari will also provide an irrevocable and unconditional personal guarantee guaranteeing the obligations of the Company, on a several basis, in relation to the Issue; and (c) All the promoters, sponsor or obligors (other than the Company) which have or may in future provide any financial indebtedness to the Company shall be required to enter into a subordination deed subordinating their indebtedness to the Debentures issued by the Company.

SR. NO.	PARTICULAR	DETAILS
23.	The details of significant and material orders passed by the Regulators, Courts and Tribunals impacting the going concern status of the company and its future operations	None

The pre-issue and post-issue shareholding pattern of the company in the following format:

Sr. No.	Category		Pre-Issue		Post-Issue	
			No. of Shares held	% of Share Holding	No. of Shares Held	% of Share Holding
A.	**Promoter's holding**					
1.	**Indian:**					
	Individual	Equity	2,22,200	7	2,22,200	7
		Preference	-	-	-	-
		NCDs	-	-	-	-
	Bodies Corporate (Trust)	Equity	29,93,300	93	29,93,300	93
		Preference	-	--	-	-
	Sub-total		3215500	100	3215500	100
2.	Foreign Promoters	Equity	-	-	-	-
		Preference	-	-	-	-
		CCDs	-	-	-	-
	Sub-total (A)		3215500	100	3215500	100
B	Non-Promoters' Shareholding:					
1.	Institutional Investors:		-	-	-	-
2.	Non-Institution:					
	Private Corporate Bodies	Equity	-	-	-	-
		Preference	-	-	-	-
		NCDs	-	-	-	-
		Equity	-	-	-	-

Sr. No.	Category		Pre-Issue		Post-Issue	
			No. of Shares held	% of Share Holding	No. of Shares Held	% of Share Holding
	Directors and Relatives	Preference	-	-	-	-
		NCDs	-	-	-	-
	Indian Public	Equity	-	-	-	-
		Preference	-	-	-	-
		NCDs	-	-	-	-
	Others (Including NRIs, AIF)	Equity	-	-	-	-
		Preference	-	-	-	-
						-
	Sub Total (B)		-	-	-	-

3. MODE OF PAYMENT FOR SUBSCRIPTION

SR. NO.	PARTICULAR	DETAILS
I	Mode of Payment	Demand draft, ECS, NEFT, RTGS, cheques or such other permissible banking modes of payment

4. DISCLOSURES WITH REGARD TO INTEREST OF DIRECTORS, LITIGATION, ETC.

SR. NO.	PARTICULAR	DETAILS
1.	Any financial or other material interest of the Directors, Promoters or Key Managerial Personnel in the offer and the effect of such interest in so far as it is different from the interests of other persons.	None
2.	Details of any litigation or legal action pending or taken by any Ministry or Department of the Government or a statutory authority against any promoter of the offeree company during the last three years immediately preceding the year of the circulation of the offer letter and any direction issued by such Ministry or Department or	None

SR. NO.	PARTICULAR	DETAILS				
	statutory authority upon conclusion of such litigation or legal action shall be disclosed.					
3.	Remuneration of directors (during the current year and last three financial years)	**Name of Directors**				
		Mr. Prashant Kumar Tiwari	**2023-24** **27,00,000/-**	**2022-23** **36.00.000/-**	**2021-22** **36,00,000/-**	**2020-21** **27,00,000/-**
		Mr. Prateek Kumar Tiwari	**NA**	**NA**	**NA**	**NA**
4.	Related party transactions entered during the last three financial years immediately preceding the year of circulation of offer letter including with regard to loans made or, guarantees given or securities provided.	Please refer the attached ***Annexure II***.				
5.	Summary of reservations or qualifications or adverse remarks of auditors in the last five financial years immediately preceding the year of circulation of offer letter and of their impact on the financial statements and financial position of the company and the corrective steps taken and proposed to be taken by the company for each of the said reservations or qualifications or adverse remark	None				
6.	Details of any inquiry, inspections or investigations initiated or conducted under the Companies Act or any previous company law in the last three years immediately preceding the year of circulation of offer letter in the case of company and all of its subsidiaries. Also, if there were any prosecutions	None				

SR. NO.	PARTICULAR	DETAILS
	filed (whether pending or not) fines imposed, compounding of offences in the last three years immediately preceding the year of the offer letter and if so, section-wise details thereof for the company and all of its subsidiaries	
7.	Details of acts of material frauds committed against the company in the last three years, if any, and if so, the action taken by the company	None

5. FINANCIAL POSITION OF THE COMPANY

(a) Capital Structure of the Company:

AUTHORIZED, ISSUED, SUBSCRIBED AND PAID-UP CAPITAL			
	Number of Securities	**Description (type of security)**	**Aggregate Nominal Value (in Rs.)**
Authorized Capital	5000000	Equity	5,00,00,000/-
Issued Capital	3215500	Equity	3,21,55,000/-
Subscribed Capital	3215500	Equity	3,21,55,000/-
Size of the Present Offer	Up to Rs. 325,00,00,000 (Rupees Three Hundred and Twenty Five Crores)		
Paid-up Capital			
a. After the offer	3215500	Equity	3,21,55,000/-
b. After conversion of convertible instruments if applicable	-	-	-
Share premium account	-	-	-

DETAILS OF EXISTING SHARE CAPITAL				
Date of Allotment	**Number of Shares Allotted**	**Face Value of Shares Allotted**	**Price**	**Form of Consideration (Details if other than cash)**
Initial Subscription 16.12.2009	17800	10	10	Cash
Further Allotment 16.12.2009	2200	10	10	Cash
Further Allotment (Bonus Shares) 15.02.2012	2000000	10	10	-
Further Allotment 22.07.2013	484000	10	310	Cash
Further Allotment 12.02.2016	250000	10	400	Cash
Further Allotment 28.03.2014	461500	10	325	Cash
Optionally Convertible Debentures are converted into Compulsorily Convertible Preference Shares – series A ("Series A CCPS") of Rs 10/- each ([●])	-	-	-	-
Allotment of Compulsorily Convertible Preference Shares – series B ([●])	-	-	-	-

(b) **Profits of the company, before and after making provision for tax, for the three financial years immediately preceding the date of issue of private placement offer cum application letter:**

Particulars	FY 2022-23 (Rs.)	FY 2021-22 (Rs.)	FY 2020-21 (Rs.)

Profit before tax	-1,53,50,21,577	-1,58,11,61,900	-1,23,24,97,288
Profit after tax	-1,14,40,92,337	-1,17,26,97,920	-92,54,81,210

(c) **Dividends declared by the company in respect of the said three financial years; interest coverage ratio for last three years (Cash profit after tax plus interest paid/interest paid):**

Particulars	**FY 2022-23 (Rs.)**	**FY 2021-22 (Rs.)**	**FY 2020-21 (Rs.)**
Dividend	-	-	-
Interest Coverage Ratio	-	-	-

(d) **A summary of the financial position of the company as in the three audited balance sheets immediately preceding the date of issue of private placement offer cum application letter:**

As per ***Annexure I***

(e) **Audited Cash Flow Statement for the three years immediately preceding the date of issue of private placement offer cum application letter:**

As per ***Annexure III***

(f) **Any change in accounting policies during the last three years and their effect on the profits and the reserves of the company:**

No

Part – B

(to be filled by the Applicant)

(i) Name
(ii) Father's name
(iii) Complete address including flat/house number, street, locality, pin code
(iv) Phone number, if any
(v) Email ID, if any
(vi) PAN number
(vii) Bank account details

Signature

Initial of the officer of the company designated to keep the record

SECTION-4 MANAGEMENT'S PERCEPTION OF RISK FACTORS

MANAGEMENT PERCEPTION OF RISK FACTORS

The management of the Issuer believe that the following factors may affect the Issuer's ability to fulfil its obligations under the Debentures. All of these factors are contingencies which may or may not occur and the Issuer is not in a position to express a view on the likelihood of any such contingency occurring. These risks may include, among others, business aspects, equity market, bond market, interest rate, market volatility and economic, political and regulatory risks and any combination of these and other risks. Prospective Investors should carefully consider all the information in this Private Placement Offer Letter, including the risks and uncertainties described below, before making an investment in the Debentures. To obtain a complete understanding, prospective Investors should read this section in conjunction with the remaining sections of this Private Placement Offer Letter, as well as the other financial and statistical information contained in this Private Placement Offer Letter. If any of the following risks, or other risks that are not currently known or are now deemed immaterial, actually occur, the Issuer's business, results of operations and financial condition could suffer, the price of the Debentures could decline, and the Investor may lose all or part of their investment. More than one risk factor may have simultaneous effect with regard to the Debentures such that the effect of a particular risk factor may not be predictable. In addition, more than one risk factor may have a compounding effect which may not be predictable. No assurance can be given as to the effect that any combination of risk factors may have on the value of the Debentures. The inability of the Issuer to pay interest, principal or other amounts on or in connection with the Debentures may occur for other reasons which may not be considered significant risks by the Issuer based on information currently available to them or which they may not currently be able to anticipate. You must rely on your own examination of the Issuer and this Issue, including the risks and uncertainties involved. The ordering of the risk factors is intended to facilitate ease of reading and reference and does not in any manner indicate the importance of one risk factor over another. The Investor should carefully consider all the information in this Private Placement Offer Letter, including the risks and uncertainties described below before making an investment in the Debentures. The risks and uncertainties described in this section are not the only risks that we currently face. Additional risks and uncertainties not known to us or that we currently believe to be immaterial may also have an adverse effect on our business, prospects, results of operations and financial condition.

RISK RELATING TO BUSINESS OR INDUSTRY

None

RISKS RELATING TO INVESTMENT IN The Debentures

None

EXTERNAL RISK FACTOR

None

SECTION-5 DECLARATION BY DIRECTORS

(a) The Company has complied with the provisions of the Companies Act and the rules made thereunder.

(b) The compliance with the Companies Act and the rules made thereunder do not imply that payment of dividend or interest or repayment of preference shares, if applicable, is guaranteed by the Central Government.

(c) The monies received under the offer shall be used only for the purposes and objects indicated in the Private Placement Offer Letter.

I am authorized by the Board of Directors of the Company vide resolution number dated February 5, 2024 to sign this form and declare that all the requirements of Companies Act and the rules made there under in respect of the subject matter of this form and matters incidental thereto have been complied with. Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the promoters subscribing to the Memorandum of Association and Articles of Association.

It is further declared and verified that all the required attachments have been completely, correctly and legibly attached to this form.

For Prateek Realtors India Private Limited

Prashant Kumar Tiwari **Date: 08 March 2024**

Director **Place: Delhi**

DIN: 00024438

Attachments: Copy of board resolution and shareholder's resolution

SUMMARY OF FINANCIAL POSITION OF THE COMPANY INCLUDING AUDITED CASH FLOW STATEMENT FOR THE LAST THREE FINANCIAL YEARS, PRECEDING THE DATE OF CIRCULATION OF PPOAL

(Rs. Hundred)

Particulars	**Quarter ended December 31, 2023**	**FY ended March 31, 2023**	**FY ended March 31, 2022**	**FY ended March 31, 2021**
Balance Sheet				
Property, Plant and Equipment (including Capital Work in Progress and Investment Property)	627628.18	69,18,21.98	19,99,692.10	24,34,303.95
Intangible Assets (including Intangible Assets under Development)	NA	NA	NA	NA
Financial Assets (Current and Non-current)	42241559.82	2,44,81,265.73	2,51,66,547.48	2,55,20,117.25
Other Non-Current Assets	130656.23	1,26,667.52	1,24,667.52	NA
Current Assets		9,99,18,160.19	11,00,13,696.99	11,75,34,536.50
Total assets	93897603.30	**12,52,17,915.42**	**13,73,04,604.09**	**14,54,88,957.70**
Financial Liabilities (Current and Non-Current) - Borrowings (including interest) - Other Financial Liabilities	127283211.75	12,39,59,659.71 NA	8,23,85,136.50 NA	7,98,05,643.07 NA
Non-current liabilities	NA	NA	NA	NA
Current Liabilities	38319957.63	34,32,087.59	44,71,789.05	53,12,324.55
Provisions	NA	NA	3,683.72	9,872.73

Particulars	Quarter ended December 31, 2023	FY ended March 31, 2023	FY ended March 31, 2022	FY ended March 31, 2021
Total Liabilities	**165603169.38**	**15,63,01,302.61**	**15,30,38,149.86**	**14,54,14,690.63**
Equity (equity share capital and other equity)	**-28705721.84**	**-1,93,27,731.19**	**-78,87,182.19**	**38,35,990.86**
Total Equity and Liabilities	**136897447.53**	**13,69,73,571.41**	**14,51,50,967.67**	**14,92,50,681.49**
	Profit and Loss			
Total revenue from operations	8942960.91	1,38,87,641.06	70,36,543.02	9,07,5025.22
Other income	45632.75	5,25,695.55	69,772.49	2,38,455.51
Total Income	8988593.66	1,44,13,336.61	71,06,315.50	93,13,480.73
Total Expenses	21661553.56	2,97,63,552.39	2,29,17,934.49	2,16,38,453.61
Profit / loss for the period	9377990.33	-1,14,40,923.37	-1,17,26,979.20	-92,54,812.10
Other comprehensive income	NA	NA	NA	NA
Total comprehensive income	**9377990.33**	**-1,14,40,923.37**	**-1,17,26,979.20**	**-92,54,812.10**
Earnings per equity share: (a) basic; and (b) diluted	-2.92	3.56	3.65	2.88
	Cash Flow			
Net cash (used in) / generated from operating activities (A)	-2634721.02	-4,34,54,911.66	-6823480.28	3,04,49,283.95
Net cash used in / generated from investing activities (B)	-120001.25	14,18,278.13	37,09,899.94	-3,10,777.73

Particulars	Quarter ended December 31, 2023	FY ended March 31, 2023	FY ended March 31, 2022	FY ended March 31, 2021
Net cash (used in) / generated from financing activities (C)	3322087.78	4,15,71,668.24	25,67,244.98	2,96,33,291.62
Net increase / (decrease) in cash and cash equivalents	567365.31	-4,64,965.28	-5,46,335.36	5,05,214.60
Opening balance of cash and cash equivalents	327704.89	7,92,670.18	13,39,005.51	8,33,790.91
Cash and cash equivalents at the end of the period	895070.20	3,27,704.89	7,92,670.18	13,39,005.51

Additional Information:

Net worth	-28705721.84	-1,93,27,731.19	-78,87,182.19	38,35,990.86
Cash and Cash Equivalents	895070.20	3,27,704.89	7,92,670.18	13,39,005.51
Current Investments	NA	NA	NA	NA
Net Sales	8358889.83	1,38,87,641.06	70,36,543.02	9,07,5025.22
Earnings before interest, taxes, depreciation, and amortization (EBITDA)	-12737392.92	-15694749.96	-15915159.01	-12478898.56
Earnings before interest and taxes (EBIT)	-12672959.90	-15350215.77	-1,58,11,619.00	-1,23,24,972.88
Dividend amounts	NA	NA	NA	NA
Debt to equity ratio	-4.43	-6.41	-10.45	20.80
Debt service coverage ratio	-0.10	-0.12	-0.19	-0.15
Current ratio	2.44	2.19	1.57	1.82
Interest service coverage ratio	-0.07	-0.11	-0.40	-0.15

Long term debt to working capital	2.04	1.87	1.85	1.45
Current liability ratio – current liabilities / non-current liabilities	0.34	0.45	0.94	0.84
Total debts to total assets	0.93	0.90	0.57	0.53

ANNEXURE – I

[*attached separately*]

ANNEXURE – II

[*attached separately*]

ANNEXURE – III

[*attached separately*]

ANNEXURE – IV

[*attached separately*]

M/s PRATEEK REALTORS INDIA PVT. LTD.

Annexure-1

DETAILS OF CONTINGENT LIABILITIES OF VAT/CST/ENTRY TAX AS ON 31.03.2023

Financial Year	No. of Cases	Related from	Cases	Demand Amount	Waiver Amt. During Appeal	Demand After Waiver	Total Deposit After ASMT. & Appeal	O/s Demand as on 31-03-2023
A.								
2010-2011	1	U.P.VAT	Assessment	45,979,096	33,021,195	12,957,901		12,957,901
2010-2011	1	U.P.Entry Tax	Assessment	10,979,537	4,108,442	6,871,095	2,198,000	4,673,095
Total(A)	**2**			**56,958,633**	**37,129,637**	**19,828,996**	**2,198,000**	**17,630,996**
B.								
2011-2012	1	U.P.VAT	Assessment	24,328,719	9,415,426	14,913,293	6,149,308	8,763,985
2011-2012	1	U.P.Entry Tax	Assessment	6,036,850	1,757,139	4,279,711	905,528	3,374,183
Total(B)	**2**			**30,365,569**	**11,172,565**	**19,193,004**	**7,054,836**	**12,138,168**
C.								
2012-2013	1	U.P.VAT	Assessment	41,263,708	14,142,064	27,121,644	19,126,371	7,995,273
2012-2013	1	U.P.Entry Tax	Assessment	5,539,889	-	5,539,889	3,853,989	1,685,900
Total(C)	**2**			**46,803,597**	**14,142,064**	**32,661,533**	**22,980,360**	**9,681,173**
D.								
2013-2014	1	U.P.VAT	Assessment	28,460,409	12,763,692	15,696,717		15,696,717
2013-2014	1	U.P.Entry Tax	Assessment	3,616,489	-	3,616,489	1,000,000	2,616,489
2013-2014	1	Penalty	Form 38	185,600	-	185,600	-	185,600
Total (D)	**3**			**32,262,498**	**12,763,692**	**19,498,806**	**1,000,000**	**18,498,806**
E.								
2014-2015	1	U.P.VAT	Assessment	42,805,023	10,586,504	32,218,519	4,022,143	28,196,376
2014-2015	1	U.P.Entry Tax	Assessment	2,370,659	-	2,370,659	355,529	2,015,130
Total E	**2**			**45,175,682**	**10,586,504**	**34,589,178**	**4,377,672**	**30,211,506**
F.								
2015-2016	1	U.P.VAT	Assessment	9,445,730	**4,683,876**	4,761,854	1,350,000	3,411,854
2015-2016	1	U.P.Entry Tax	Assessment	387,196	-	387,196	387,196	-
Total (F)	**2**			**9,832,926**	**4,683,876**	**5,149,050**	**1,737,196**	**3,411,854**
G.								
2016-2017	1	U.P.VAT	Assessment	9,445,730	**4,762,180**	4,683,550	1,044,934	3,638,616
2016-2017	1	U.P.Entry Tax	Assessment	551,628	-	551,628	551,628	-
Total (G)	**2**			**9,997,358**	**4,762,180**	**5,235,178**	**1,596,562**	**3,638,616**
2017-2018	1	U.P.VAT	Assessment	1,735,689	**900,168**	835,521	748,000	87,521
Total (G)	**2**			**1,735,689**	**900,168**	**835,521**	**748,000**	**87,521**
Grand Total(A+B+C+D+E+F+G)	**17**			**233,131,952**	**96,140,686**	**136,991,266**	**41,692,626**	**95,298,640**

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M/s PRATEEK REALTORS INDIA PVT. LTD.

DETAILS OF CONTINGENT LIABILITIES OF VAT/CST/ENTRY TAX AS ON 31.03.2022

Financial Year	No. of Cases	Related from	Cases	Demand Amount	Waiver Amt. During Appeal	Demand After Waiver	Total Deposit After ASMT. & Appeal	O/s Demand as on 31-03-2022
Amount in Hundred				Amt in (Hnd)	Amt in (Hnd)	Amt in (Hnd)	Amt in (Hnd)	Amt in (Hnd)
A.								
2010-2011	1	U.P.VAT	Assessment	459,791	-	459,791	-	459,791
2010-2011	1	U.P.Entry Tax	Assessment	109,795	-	109,795	21,980	87,815
Total(A)	**2**			**569,586**	**-**	**569,586**	**21,980**	**547,606**
B.								
2011-2012	1	U.P.VAT	Assessment	243,287	94,154	149,133	61,493	87,640
2011-2012	1	U.P.Entry Tax	Assessment	60,369	17,571	42,797	9,055	33,742
Total(B)	**2**			**303,656**	**111,726**	**191,930**	**70,548**	**121,382**
C.								
2012-2013	1	U.P.VAT	Assessment	412,637	141,421	271,216	181,264	89,953
2012-2013	1	U.P.Entry Tax	Assessment	55,399	-	55,399	38,540	16,859
Total(C)	**2**			**468,036**	**141,421**	**326,615**	**219,804**	**106,812**
D.								
2013-2014	1	U.P.VAT	Assessment	284,604	127,637	156,967	-	156,967
2013-2014	1	U.P.Entry Tax	Assessment	36,165	-	36,165	10,000	26,165
2013-2014	1	Penalty	Form 38	1,856	-	1,856	-	1,856
Total (D)	**3**			**322,625**	**127,637**	**194,988**	**10,000**	**184,988**
E.								
2014-2015	1	U.P.VAT	Assessment	428,050	105,865	322,185	40,221	281,964
2014-2015	1	U.P.Entry Tax	Assessment	23,707	-	23,707	3,555	20,151
Total E	**2**			**451,757**	**105,865**	**345,892**	**43,777**	**302,115**
F.								
2015-2016	1	U.P.VAT	Assessment	94,457	**46,839**	47,619	13,500	34,119
2015-2016	1	U.P.Entry Tax	Assessment	3,872	-	3,872	3,872	-
Total (F)	**2**			**98,329**	**46,839**	**51,491**	**17,372**	**34,119**
G.								
2016-2017	1	U.P.VAT	Assessment	94,457	**47,622**	46,836	10,449	36,386
2016-2017	1	U.P.Entry Tax	Assessment	5,516	-	5,516	5,516	-
Total (G)	**2**			**99,974**	**47,622**	**52,352**	**15,966**	**36,386**
H.								
2017-2018	1	U.P.VAT	Assessment	17,357	**9,002**	8,355	2,484	5,871
2017-2018	1	U.P.Entry Tax	Assessment	1,146	-	1,146	1,146	-
Total (G)	**2**			**18,503**	**9,002**	**9,501**	**3,630**	**5,871**
Grand Total(A+B+C+D+E+F+G)	**17**			**2,332,465**	**590,110**	**1,742,355**	**403,076**	**1,339,278**

Nishant Yagi & Associates Delhi

M/S PRATEEK REALTORS INDIA PRIVATE LIMITED

RELATED PARTY TRANSACTIONS AND BALANCES

Annexure - 2

Particulars	Enterprises over which Entity has direct or indirect control		Key Management Personnel		Total	
	2020-21	2019-20	2020-21	2019-20	2020-21	2019-20
Transaction during the year						
Rent Earned						
Glamour Creations Private Limited	3,181,500	5,302,500			3,181,500	5,302,500
Total	**3,181,500**	**5,302,500**	-	-	**3,181,500**	**5,302,500**
Expenses Incurred						
Director Remuneration Incurred						
Prashant Kumar Tiwari	-	-	2,700,000	8,000,000	2,700,000	8,000,000
Prateek Tiwari	-	-	-	-	-	-
Total	-	-	**2,700,000**	**8,000,000**	**2,700,000**	**8,000,000**
Salary To Related Parties						
Remika Tiwari	-	-	**900,000**	**2,850,000**	**900,000**	**2,850,000**
Rent Incurred						
Prateek Infratech India Pvt Ltd	3,600,000	4,800,000			3,600,000	4,800,000
Glamour Creations Private Limited	900,000	2,100,000			900,000	2,100,000
Total	**4,500,000**	**6,900,000**	-	-	**4,500,000**	**6,900,000**
Office Expenses						
Glamour Creations Private Limited	429,445	1,430,345			429,445	1,430,345
Total	**429,445**	**1,430,345**	-	-	**429,445**	**1,430,345**
Advertisement Expenses						
Prateek Digital Pvt Ltd.(Formerly Known as Innovative Homebuild Pvt Ltd)	-	**8,316,763.00**			-	**8,316,763.00**
Balance outstanding as on 31.03.2021						
Investments						
JDR Builders & Developers Pvt Ltd	2,250,000.00	2,250,000.00			2,250,000.00	2,250,000.00
Prateek Infrahomes India Pvt Ltd	-	100,000.00			-	100,000.00
Total	**2,250,000.00**	**2,350,000.00**	-	-	**2,250,000.00**	**2,350,000.00**
Amount (Payable)/Receivable						
Glamour Creations Private Limited	4,644,189	976,817			4,644,189	976,817
JDR Builder & Developers Pvt Ltd	40,214,630	40,157,360			40,214,630	40,157,360
Prateek Buildtech India Pvt Ltd	(1,024,788)	782,445			(1,024,788)	782,445
PRATEEK PROPBUILD IND PVT LTD(PRE ENTERTAINMENT)	8,620,266	8,619,357			8,620,266	8,619,357

GGMS & Co. Chartered Accountants CA FRN-028439C

Prateek Infratech India Pvt Ltd	(12,587,325)	(14,785,985)			(12,587,325)	(14,785,985)
Gromax Real Estate Pvt. Ltd. B&D	992,505	991,899			992,505	991,899
Rapid Real Estate Pvt. Ltd.	1,541,986	1,541,077			1,541,986	1,541,077
Glamour Creations Pvt. Ltd	(2,293,955)	(1,864,510)			(2,293,955)	(1,864,510)
Prateek Infraprojects India Pvt. Ltd.	40,887,027	7,853,063			40,887,027	7,853,063
Innovative Buildhome Pvt. Ltd.	-	8,181			-	8,181
Prateek Digital Pvt Ltd.(Formerly Known as Innovative Homebuild Pvt Ltd)	6,512,743	6,447,941			6,512,743	6,447,941
Prateek Infrahomes Pvt Ltd	-	15,814			-	15,814
Magitech Infradevelopers Pvt. Ltd.	6,363	5,151			6,363	5,151
Hypits Infrastructure Pvt. Ltd.	4,242	3,333			4,242	3,333
Innovative Infrahome Pvt. Ltd.	-	2,727			-	2,727
Jagdamba Quilts Pvt. Ltd.	11,593	10,684			11,593	10,684
Strongbiz Propbuild Pvt. Ltd.	6,676,621	400,901			6,676,621	400,901
Prateek Foundation	22,417	21,478			22,417	21,478
Total	94,228,514	51,187,732	-	-	94,228,514	51,187,732
Loans & Advance						
Prateek Buildtech India Pvt Ltd	(20,343,983)	(33,360,532)			(20,343,983)	(33,360,532)
Prateek Infraprojects India Pvt Ltd	(456,289,409)	(558,789,409)			(456,289,409)	(558,789,409)
JDR Builder & Developers Pvt Ltd	1,212,573,136	1,212,573,136			1,212,573,136	1,212,573,136
PRATEEK PROPBUILD IND PVT LTD(PRE ENTERTAINMENT)	461,020,255	461,020,255			461,020,255	461,020,255
Prateek Infratech India Pvt Ltd	361,122,244	363,084,931			361,122,244	363,084,931
Jagdamba Quilts India Pvt Ltd	22,165,000	22,165,000			22,165,000	22,165,000
Total	1,580,247,243	1,466,693,381	-	-	1,580,247,243	1,466,693,381

GGMS & Co. Chartered Accountants FRN-028439C

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M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Cash Flow Statement for the year ended as on 31 March 2023 **(Amount in '100')**

	Particulars	Note No.	As at 31 March 2023	As at 31st March 2022
(A)	**Cash Flow from Operating Activities**			
	Net profit as per The Statement of Profit & Loss before Tax		(15,350,215.77)	(15,811,619.00)
	Adjustment for:-			
	Interest Income		(6,159.43)	(6,243.06)
	Rent Income			(58,306.00)
	Provisions (other)		374.37	3,806.15
	Depreciation		344,534.19	437,579.76
	Profit on Sale of asset		(450,273.96)	-
	Expenses related with financing activities		2,854.97	12,248.44
	Operating Profit Before Working Capital Changes		**(15,458,885.63)**	**(15,422,533.70)**
	Adjustment for Current Assets & Liabilities			
	(Increase)/Decrease in trade receivable		(1,642,959.88)	9,598,941.10
	(Increase)/Decrease in short term loans & advances		221,807.65	(3,841,084.36)
	(Increase)/Decrease in stock in trade		11,682,032.77	(3,262,575.10)
	(Increase)/Decrease in other Current assets & non current assets		54,463.89	1,059,805.99
	Increase/(Decrease) in provisions		-	-
	Increase/(Decrease) in Other current liabilities & Non Current liabilities		(37,271,669.00)	5,884,501.29
	Increase/(Decrease) in trade payable		(1,039,701.47)	(840,535.49)
			(27,996,026.03)	**8,599,053.43**
	Cash Generated from (utilized in) Operating activities	(A)	**(43,454,911.66)**	**(6,823,480.28)**
(B)	**Cash flow from Investment Activities**			
	Rental Income		-	58,306.00
	Interest Income		6,159.43	6,243.06
	Sale of Investments		-	-
	Increase/(Decrease) in Long term loans & advances		(1,491.18)	3,648,318.80
	Cash receipts from loans and advances		-	-
	Sale of fixed assets		1,417,678.18	
	Purchase of fixed assets		(4,068.30)	(2,967.91)
	Cash generate from (utilised in) Investing activities	(B)	**1,418,278.13**	**3,709,899.94**
(C)	**Cash flow from Financing Activities**			
	Increase/(Decrease) in Short term borrowings		12,537,670.79	2,615,892.52
	Increase/(Decrease) in Long term borrowings		29,036,852.42	(36,399.10)
	Interest & other finance expenses paid		(2,854.97)	(12,248.44)
	Cash generated from (utilised in) Financing activities	(C)	**41,571,668.24**	**2,567,244.98**
	Effect Foreign Exchange fluctuation		-	-
	Net Increase (Decrease) in Cash and cash equivalents (A+B+C)		**(464,965.28)**	**(546,335.36)**
	Opening Cash & Cash Equivalents		792,670.18	1,339,005.51
	Closing Cash & Cash Equivalents		**327,704.89**	**792,670.18**

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi & Associates CA Delhi

Nishant Tyagi
Propreitor
Membership No. 544935
Place : New Delhi
Dated : 28/09/2023
UDIN: 23544935BGZNOP4964

For and on Behalf of Board of Directors
Prateek Realtors Inida Private Limited

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Cash Flow Statement for the year ended as on 31st March, 2022 (Amount in '100')

	Particulars	Note No.	As at 31st March 2022	As at 31st March 2021
(A)	**Cash Flow from Operating Activities**			
	Net profit as per The Statement of Profit & Loss before Tax		- 15,811,619.00	- 12,324,972.88
	Adjustment for:-			
	Interest Income		- 6,243.06	- 26,637.21
	Rent Income		- 58,306.00	- 28,971.00
	Provisions (other)		3,806.15	33,736.61
	Depreciation		437,579.76	558,621.27
	Expenses related with financing activities		12,248.44	17,816.61
	Operating Profit Before Working Capital Changes		**- 15,422,533.70**	**- 11,770,406.60**
	Adjustment for Current Assets & Liabilities			
	(Increase)/Decrease in trade receivable		9,598,941.10	3,668,105.52
	(Increase)/Decrease in short term loans & advances		- 3,841,084.36	-
	(Increase)/Decrease in stock in trade		- 3,262,575.10	1,371,256.98
	(Increase)/Decrease in other Current assets & non current assets		1,059,805.99	881,072.89
	Increase/(Decrease) in Other current liabilities & Non Current liabilities		5,884,501.29	36,387,148.83
	Increase/(Decrease) in trade payable		- 840,535.49	- 87,893.66
			8,599,053.43	**42,219,690.56**
	Cash Generated from (utilized in) Operating activities	**(A)**	**- 6,823,480.27**	**30,449,283.95**
(B)	**Cash flow from Investment Activities**			
	Rental Income		58,306.00	28,971.00
	Interest Income		6,243.06	26,637.21
	Sale of Investments		-	1,000.00
	Increase/(Decrease) in Long term loans & advances		3,648,318.80	-
	Cash receipts from loans and advances		-	- 185,823.13
	Purchase of fixed assets		- 2,967.91	- 181,562.81
	Cash generate from (utilised in) Investing activities	**(B)**	**3,709,899.94**	**- 310,777.73**
(C)	**Cash flow from Financing Activities**			
	Increase/(Decrease) in Short term borrowings		2,615,892.52	-
	Increase/(Decrease) in Long term borrowings		- 36,399.10	- 29,615,475.01
	Interest & other finance expenses paid		- 12,248.44	- 17,816.61
	Cash generated from (utilised in) Financing activities	**(C)**	**2,567,244.98**	**- 29,633,291.62**
	Effect Foreign Exchange fluctuation		-	-
	Net Increase (Decrease) in Cash and cash equivalents (A+B+C)		**- 546,335.33**	**505,214.60**
	Opening Cash & Cash Equivalents		1,339,005.51	833,790.91
	Closing Cash & Cash Equivalents		**792,670.18**	**1,339,005.51**

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi & Associates CA Delhi

Nishant Tyagi
Propreitor
Membership No. 544935
Place : New Delhi
Dated : 6th September 2022
UDIN: 22544935ASTPVM3309

For and on Behalf of Board of Directors

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

PRATEEK REALTORS INDIA PRIVATE LIMITED
Shop No.7,Ground Floor,CSC Plot,Rishabh Ipex Mall, Patparganj, Delhi-110092
CIN : - U70101DL2009PTC197028
Cash Flow Statement for the year ended on 31st March 2021

In ₹ unless otherwise stated

Particulars		2021 ₹	2020 ₹
CASH FLOW FROM OPERATING ACTIVITIES			
Net Profit before taxation & extraordinary items		(1,232,497,288)	(132,471,553)
Adjustment for :			
Depreciation		55,862,127	64,860,844
Loss/(Profit) on sale of assets(net)		-	(582,199)
Interest Income		(2,663,721)	(3,455,486)
Rental Income		(2,897,100)	(11,171,592)
Finance Cost		1,781,661	1,599,014
Provisions :- (Additions-Write back) (Including Provision for VAT)		3,373,661	-
Non Cash Items		-	-
Operating Profit before working capital changes		**(1,177,040,660)**	**(81,220,972)**
Adjustment for :			
Decrease/(Increase) in Trade Receivables		366,810,552	(537,580,928)
Decrease/(Increase) in Inventories		137,125,698	297,345,480
Decrease/(Increase) in Current Assets & other Assets		88,107,289	186,415,673
(Decrease)/Increase in Trade Payables		(8,789,366)	(230,414,410)
(Decrease)/Increase in Current Liabilities & Other Liabilities		3,638,714,883	270,282,394
		4,221,969,055	**(13,951,791)**
Cash generated from operation	(1+2)	**3,044,928,395**	**(95,172,763)**
Income Tax Paid		-	5,771,985
NET CASH FROM OPERATING ACTIVITIES	(A)	**3,044,928,395**	**(100,944,748)**
CASH FLOW FROM INVESTING ACTIVITIES			
Purchase of Fixed Assets including Capital WIP		(18,156,281)	(29,588,759)
Sale of Fixed Assets		-	967,035
Sale of Investment		100,000	-
Investment in Subsidiary		-	-
Interets Income		2,663,721	3,455,486
Rental Income		2,897,100	11,171,592
Cash Advance made		-	-
Cash receipts from loans and advances		(18,582,313)	14,619,443
NET CASH FROM INVESTING ACTIVITIES	(B)	**(31,077,773)**	**624,797**
CASH FLOW FROM FINANCING ACTIVIES			
Proceeds from Borrowings		(2,961,547,501)	1,268,530,157
Repayments of Borrowings		-	(1,252,493,228)
Finance Cost		(1,781,661)	(1,599,014)
NET CASH FROM FINANCING ACTIVITIES	(C)	**(2,963,329,163)**	**14,437,915**
NET INCREASE/(DECREASE) IN CASH & CASH EQUIVALENT	(A+B	**50,521,460**	**(85,882,037)**
CASH & CASH EQUIVALENT(OPENING)	(E)	83,379,091	169,261,128
CASH & CASH EQUIVALENT(CLOSING)	(F)	133,900,551	83,379,091
NET INCREASE/(DECREASE) IN CASH & CASH EQUIVALENT	(F-E)	**50,521,460**	**(85,882,037)**

As per our even dated report attached

For G G M S & Co.
Chartered Accountants
Firm Registration No.028439C

GGMS & Co. Chartered Accountants CA FRN-028439C

Mohit Kumar Sharma
Partner
Membership No. 527942
Place : New Delhi
Date : 7th September 2021
UDIN : 21527942AAAAJB7020

For and on Behalf of Board

Prashi Prashant Kumar Tiwari
Direct Director
DIN:0 DIN:00024438

Prateek Tiwari
Director
DIN : 02847113

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED UNANIMOUSLY BY THE SHAREHOLDERS OF PRATEEK REALTORS INDIA PRIVATE LIMITED ("COMPANY") IN ITS DULY CONVENED EXTRAORDINARY GENERAL MEETING HELD ON 9TH FEBRUARY, 2024AT THE A-42, SECTOR-67, NOIDA

ISSUE OF LISTED, SECURED, REDEEMABLE, NON-CONVERTIBLE DEBENTURES AGGREGATING UP TO INR 325,00,00,000 (INDIAN RUPEES THREE HUNDRED AND TWENTY FIVE CRORES)

"**RESOLVED THAT** pursuant to the provisions of Section 42, 62(3), 71 and all other applicable provisions, if any, of the Companies Act, 2013 ("**Act**") read with any other rules, made thereunder, including Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014 (including any statutory modification(s) or re-enactment(s), for the time being in force) and the enabling provisions of the memorandum and articles of association of the Company, and subject to such approvals, consents, permissions and/or sanctions of the Central Government, Reserve Bank of India and any other appropriate authorities as may be necessary, the consent of the members be and is hereby accorded to the board of directors of the Company ("**Board**") to create, offer, invite to subscribe, issue and allot listed, secured, redeemable, non-convertible debentures, having a face value of INR 1,00,000 (Indian Rupees One Lakh), aggregating up to INR 325,00,00,000 (Indian Rupees Three Hundred and Twenty Five Crores) on a private placement basis ("**Debentures**"), from time to time but within 1 (one) year from the date of this resolution, to **ISAF III Onshore Fund and India Special Assets Fund III**, or such other eligible investors as may be identified by the Board ("**Debenture Holders**") on such terms and conditions as the Board may, from time to time, determine and consider proper and most beneficial to the Company including as to when the said Debentures are to be issued, the consideration for the issue, coupon rate, redemption period, utilisation of the issue proceeds and all matters connected with or incidental thereto.

"**RESOLVED FURTHER THAT** the consent of the members be and is hereby accorded to the Board to determine in its absolute discretion the terms and quantum of each issue of the Debentures and of each series including the consideration and utilisation of proceeds, class of investors and to do all such acts and things and deal with all such matters and take all such steps as may be necessary to give effect to this resolution."

"**RESOLVED FURTHER THAT** for the purpose of giving effect to this resolution, the Board be and is hereby authorised to finalise the disclosure documents to be filed with the Registrar of Companies in the form and manner as prescribed under the Form PAS – 4 as set out in Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014 and under Section 42 of the Act and do all such acts, deeds, matters and things, as it may in its absolute discretion deem necessary, proper or desirable and to settle any question, difficulty or doubt that may arise in regard to the offer / issue, allotment, utilisation of the proceeds of the Debentures and redemption of the Debentures and to finalise and execute such documents and writings as may be necessary or desirable as the Board may deem fit without being required to seek any further consent or approval of its members or otherwise, to the end and intent that its members shall be deemed to have given their approval thereto expressly by the authority of this resolution."

"**RESOLVED FURTHER THAT** the Board is hereby authorized to undertake all such acts, deeds, matters and things; sign and/or execute any document/(s), writing/(s), agreement/(s), application/(s), to make necessary statutory filings inter-alia with Registrar of Companies or any other competent authority in

RATEEK REALTORS INDIA PRIVATE LIMITED
orporate Office: Prateek PRO-MENAGE, A-42, Sector - 67, Noida I Tel: +91 120-2595555 I Fax: +91 120-2595544 I Email: info@prateekgroup.com
egd. Office: Plot No: 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi- 110092
N : U70101DL2009PTC197028

connection with the proposed allotment of Debentures, as it may deem necessary, incidental, expedient or desirable to give effect to the foregoing resolution."

"**RESOLVED FURTHER** to furnish a certified true copy of the above resolutions to any persons concerned for their information and records."

"**RESOLVED FURTHER** that any of the directors or the company secretary be and are hereby severally authorized to issue a certified true copy of the above resolutions to any persons concerned for their information and records."

CERTIFIED TO BE TRUE

For PRATEEK REALTORS INDIA PRIVATE LIMITED

Prashant Kumar Tiwari
Director
DIN:00024438

Date: 09.02.2024

PRATEEK REALTORS INDIA PRIVATE LIMITED
Corporate Office: Prateek PRO-MENAGE, A-42, Sector - 67, Noida I Tel: +91 120-2595555 I Fax: +91 120-2595544 I Email: info@prateekgroup.com
Regd. Office: Plot No: 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi- 110092
CIN : U70101DL2009PTC197028

CERTIFIED TRUE COPY OF THE EXTRACTS FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF PRATEEK REALTORS INDIA PRIVATE LIMITED ("COMPANY") HELD ON 5TH DAY OF FEBRUARY, 2024 AT A-42, SECTOR-67, NOIDA

AUTHORIZATION FOR ISSUANCE OF NON-CONVERTIBLE DEBENTURES AND CREATION OF SECURITY

WHEREAS,

(A) The Company is engaged in the business of construction and development of real estate projects.

(B) The Company is proposing an issue of secured, listed, redeemable, non-convertible debentures of face value of Rs. 1,00,000 (Rupees One Lakh) each ("**Debentures**") aggregating for an amount of Rs. 325,00,00,000 (Rupees Three Hundred and Twenty-Five Crores) under a debenture trust deed ("**DTD**") and disclosure documents. Catalyst Trusteeship Limited is proposed to be appointed as the debenture trustee ("**Debenture Trustee**") in relation to the issue of Debentures. One of the terms of issue of the Debentures is that the Debentures shall be, *inter alia*, secured by the following security to be provided by the Company in favour of the Debenture Trustee or the Common Security Trustee (*as defined hereinafter*), in accordance with terms of the DTD:

(a) an exclusive first ranking charge by way of mortgage over all the rights, title and interest of the Company in the immovable properties located at Plot No. 4/BS-01 (admeasuring about 97,565.68 square meters) and Plot No. 4/BS-05 (admeasuring about 57,350.828 square meters), situated at Siddharth Vihar Scheme, Tehsil and District Ghaziabad, Uttar Pradesh ("**Project Land**"), together with all benefits and/or entitlements arising out of or in connection with the Project Land and structures thereon, along with corresponding leasehold rights, development rights and all future development potential, including unsold commercial area having a total surplus of Rs. 634,00,00,000 (Rupees Six Hundred and Thirty Four Crores), as more particularly set out in the mortgage documents;

(b) an exclusive first ranking charge by way of hypothecation on the moveable assets, receivables and cashflows (including additional cashflow), bank accounts, current assets and insurance policies in relation to Prateek Grand City - Phase-I project named 'Grand Carnesia' ("**Project (Phase I)**") and Prateek Grand City - Phase-II project named 'Grand Paeonia' ("**Project (Phase II)**") owned, constructed and developed by the Company on the Project Land;

(charge created by way of mortgage over the Project Land and by way of hypothecation over the assets of the Company in relation to Project (Phase I) and the Project (Phase II) in favour of IDBI Trusteeship Limited (as debenture trustee) in connection with senior, unlisted, redeemable, non-convertible debentures of face

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value of Rs. 10,00,000 (Indian Rupees Ten Lakh) each, issued by the Company in 2 (two) tranches to Asia Real Estate II India Opportunity Trust, aggregating up to Rs. 802,00,00,000 (Rupees Eight Hundred and Two Crore) on a private placement basis in accordance with the terms set out in the debenture trust deed dated December 21, 2021, will be a second ranking charge till the time the Debentures are fully redeemed)

(c) an exclusive first ranking charge on identified bank accounts held or to be held by the Company including any debt service reserve account, escrow account and/or any other bank accounts of the Company in relation to Project (Phase I) and the Project (Phase II) identified in the accounts agreement and all monies lying in such accounts;

(d) in the event ("**Phase III Funding Event**") of utilization of any cashflows arising from or generated by, or otherwise received by the Company in connection with the Project (Phase I) or Project (Phase II), for the purpose of making any payment in connection with the Project Land other than of Rs. 87,00,00,000 (Rupees Eighty Seven Crores) (as utilized from the proceeds of the Debentures) or for any other payments in connection with Prateek Grand City – Phase III project on the Project Land ("**Phase III Utilisation Amount**"), then the Debentures will also be secured by the following security interest(s) created under or pursuant to the security documents or evidenced by the security documents, to the extent of 1.5 (one point five) times the Phase III Utilisation Amount:

(i) an exclusive first ranking charge by way of hypothecation on the moveable assets, receivables and cashflows (including additional cashflow), bank accounts, current assets and insurance policies in relation to Prateek Grand City – Phase III Project owned/developed/constructed or to be developed/constructed by the Company on the Project Land ("**Project (Phase III)**"); and

(ii) an exclusive first ranking mortgage by the Company over all the rights, title and interest of the Company in the immovable properties (Project Land) in relation to Project (Phase III);

(e) any other security by way of charge, mortgage, pledge, lien or any other security interest over movable (tangible or intangible) or immovable properties of the Company as may be agreed between the Company and the Debenture Trustee from time to time.

(C) It is also proposed that:

(a) Prateek Buildtech (India) Private Limited, holding company of the Company, will give an irrevocable and unconditional guarantee to secure all the obligations of the Company in relation to the Issue (as defined below); and

(b) Mr. Prashant Kumar Tiwari and Mr. Prateek Tiwari will also provide an irrevocable and unconditional personal guarantee guaranteeing the obligations of the Company, on a several basis, in relation to the Issue (as defined below).

(D) All the promoters, sponsor or obligors (other than the Company) which have or may in future provide any financial indebtedness to the Company shall be required to enter into a subordination deed subordinating their indebtedness to the Debentures issued by the Company.

(The security/ guarantee/ obligations referred to in clause (B), (C) and (D) above are collectively referred to as the "**Security Interests**")

THE BOARD OF DIRECTORS OF THE COMPANY HEREBY RESOLVES AS FOLLOWS:

"**RESOLVED THAT** pursuant to the provisions of the Securities and Exchange Board of India (Issue and Listing of Non – Convertible Securities) Regulations, 2021, ("**Debt Listing Regulations**"), Section 179, Section 71 read with Companies (Share Capital and Debentures) Rules, 2014 and Section 42 read with the Companies (Prospectus and Allotment of Securities) Rules, 2014 and other applicable provisions of the Companies Act, 2013, and in accordance with the Memorandum and Articles of Association of the Company, and listing agreements to be entered into with the stock exchange where the non-convertible debentures of the Company are proposed to be listed, ("**Stock Exchange**"), the approval of the Board be and is hereby accorded for issue and allotment of secured, listed, redeemable, non-convertible debentures of face value of Rs. 1,00,000 (Rupees One Lakh) each ("**Debentures**") aggregating to an amount of Rs. 325,00,00,000 (Rupees Three Hundred and Twenty-Five Crores) (the **"Issue"**) to such prospective investors on a private placement basis, whose details will be disclosed to the Board at the time of allotment of the said Debentures."

"RESOLVED FURTHER THAT in accordance with the provisions of the Act and as required by the regulations framed by the SEBI (*as defined below*) including any other applicable laws and regulations, consent of the Board be and is hereby accorded for appointment of Vistra (ITCL) India Limited as the common security trustee ("**Common Security Trustee**") for the benefit of, *inter alia*, the holders of the Debentures in accordance with the Debenture Trust Deed and the other Transaction Documents (*as defined below*), on such terms and conditions as may be agreed between, *inter alios*, the Common Security Trustee, the Debenture Trustee and the Company."

"**RESOLVED FURTHER THAT** the Board be and is hereby authorized on behalf of the Company to do such acts, deeds and things as the Board in its absolute discretion deems necessary or desirable in connection with the Issue, including, without limitation the following:

(a) authorizing any one of the Mr. Prashant Kumar Tiwari, [*Director*], and Mr. Prateek Tiwari, [*Director*] (collectively the "**Authorised Signatories**"), including by the grant of power of attorneys, to do such act, deeds and things as such Authorized Signatories in his/her/its absolute discretion may deem necessary or desirable in connection with the issue, offer and allotment of the Debentures;

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(b) giving or authorizing the giving by concerned persons of such declarations, affidavit, certificates, consents and authorities as may be required from time to time;

(c) seeking, if required, any approval, consent or waiver from the Company's existing lenders, and/or parties with whom the Company has entered into various commercial and other agreements, and/or any/all concerned government and regulatory authorities in India, and/or any other approvals, consent or waivers that may be required in connection with the issue, offer and allotment of the Debentures;

(d) deciding the pricing and terms of the Debentures, and all other related matters;

(e) approving the placement memorandum or general information document or the key information document (including amending, varying or modifying the same, as may be considered desirable or expedient), in accordance with all applicable laws, rules, regulations and guidelines;

(f) seeking and procuring the listing of the Debentures on any recognized stock exchange in India, submitting the listing application to such stock exchange and taking all actions that may be necessary in connection with obtaining such listing;

(g) entering into arrangements with any depositories in connection with issue of Debentures in demat form;

(h) appointing the registrar and other intermediaries and service providers to the Issue, in accordance with the provisions of the Debt Listing Regulations;

(i) authorizing of the maintenance of a register of holders of the Debentures;

(j) doing all acts, deeds and things that may be required to be done by the Company (including signing of all release documents, filing of all forms with the relevant registrar of companies or any regulatory authority or any other person) to create security interests, in the manner agreed in the DTD, in favour of the Debenture Trustee, or the Common Security Trustee, as the case may be; and

(k) generally doing any other act and/or deed, negotiating and executing any document/s, application/s, agreement/s, undertaking/s, deed/s, affidavits, declarations and certificates and/or giving such direction as it deems fit or as may be necessary or desirable with regard the Issue."

"**RESOLVED FURTHER THAT** Mr. Naveen Kumar, Company Secretary be, and is hereby appointed as the Compliance Officer to the Issue w.e.f. 10th February, 2024."

"**RESOLVED FURTHER THAT** the approval of the Board be and is hereby accorded for appointing Catalyst Trusteeship Limited (a) as the Debenture Trustee in connection with the proposed Issue; and (b) as the Debenture Trustee in connection with any and all the Security Interest created or proposed to be created or any guarantee issued or proposed to be issued pursuant or in

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accordance with the DTD or any transactions contemplated under the Transaction Documents for the benefit of the holders of the Debentures.

"**RESOLVED FURTHER THAT** the approval of the Board be and is hereby accorded to the Company for:

(a) entering into, signing and executing a debenture trustee agreement appointing the Debenture Trustee;

(b) entering into, signing and executing a DTD in relation to the Issue;

(c) issuing a placement memorandum or general information document or a key information document in respect of the Debentures;

(d) entering into the documents creating or evidencing the creation of mortgage on the immovable properties of the Company;

(e) entering into subordination deed, subordinating the obligations of the Company under any financial indebtedness owed by the Company to any other person;

(f) entering into documents creating security in favour of the Debenture Trustee/Common Security Trustee on the movable properties (including, without limitation bank account(s) and receivables), tangible or intangible (both present and future) of the Company;

(g) entering into documents creating security in favour of the Debenture Trustee/Common Security Trustee on the current assets of the Company (including, without limitation receivables), tangible or intangible (both present and future) of the Company;

(h) entering into documents assigning by way of security in favour of the Debenture Trustee/Common Security Trustee all its rights, title and interests in relation to the insurance policies;

(i) entering into stamp duty indemnity as may be required by the Debenture Trustee;

(j) entering into escrow account agreement(s), debt service reserve account, or any other fund flow agreement;

(k) entering into a deed of subordination, subordinating the obligations of the Company to its promoters, shareholders or other group companies (as the case may be) to the Debentures;

(l) entering into such other documents, deeds, notices, letters, agreements, power of attorneys, declarations, memorandums, indentures, indemnities (including without limitation in respect of stamp duty), undertakings, instruments and forms as may be required in relation to the Issue of Debentures or for creation of any security interest or pursuant to any other purpose mentioned in these resolutions or to give effect to any transactions contemplated in such documents or the DTD for the benefit of the holder of the Debentures; and

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(The documents in (a) to (l) above are collectively referred to as the "**Transaction Documents**").

(m) amend, novate, supplement, extend, restate or make any other modification to the Transaction Documents as may be required, from time to time, in relation to the Transaction Documents or to give effect to any transactions contemplated in the Transaction Documents."

"**RESOLVED FURTHER THAT** the Authorized Signatories, be and are hereby authorized, to:

(a) negotiate, finalise, execute and deliver the above-mentioned Transaction Documents, draft of which have been tabled before the Board, on behalf of the Company, including any amendments, modifications, supplements, restatements or novations thereto (now or in the future);

(b) do all such acts, matters, deeds and things and to execute all documents, file forms with, make applications to, receive approvals from, any persons, authorized dealers, governmental / regulatory authorities, including but not limited to the Registrar of Companies and Reserve Bank of India / Securities and Exchange Board of India and Income Tax authorities or any Depository or Stock Exchange;;

(c) sign and/or dispatch all documents and notices to be signed and/or dispatched by the Company under or in connection with the Transaction Documents; and

(d) to take all steps and do all things and give such directions,

as may be required, necessary, expedient or desirable for giving effect to the Transaction Documents, the transactions contemplated therein and the resolutions mentioned herein."

"**RESOLVED FURTHER THAT** the aforesaid Authorised Signatories of the Company be and are hereby authorised to delegate to any other officers or employees of the Company, or any lawyers, consultants or advisors as may be deemed necessary or prudent by such Authorised Signatories, their power to execute and deliver or cause to be executed or delivered the Transaction Documents and any other documents in connection therewith as provided under these resolutions as may be deemed necessary or prudent by the aforesaid Authorised Signatories."

"**RESOLVED FURTHER THAT** the Common Seal of the Company, if required, be affixed as in presence of at least 2 (two) directors and the secretary of the Company, or such other person as the Board may appoint for the purpose, in accordance with Article 84 of Articles of Association of the Company."

"**RESOLVED FURTHER** that the Board is authorized to request any person to create any security interest, giving guarantee, entering into any subordination deed or furnishing any undertaking as may be required for the purpose of the Issue.

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"**RESOLVED FURTHER THAT** the Board be and is hereby authorized to open one or more bank accounts in the name of the Company ("**Accounts**") in Indian currency or foreign currency(ies) with such bank or banks in India as may be required in connection with the Issue and that any one of Authorized Signatories, be and are hereby authorized to sign and execute the application form and other documents required for opening the said account/s, to operate the said account/s, and to give such instructions including for closure of such accounts, as may be required and deemed appropriate by them, and that the said bank/s be and is/are hereby authorized to honor all cheques and other negotiable instruments drawn, accepted or endorsed and instructions given by the aforesaid Authorised Signatories on behalf of the Company."

"**RESOLVED FURTHER** to furnish a certified true copy of the above resolutions to any persons concerned for their information and records."

CERTIFIED TO BE TRUE

For Prateek Realtors India Private Limited

PKT

Prashant Kumar Tiwari
Director
DIN: 00024438

PT

Prateek Tiwari
Director
DIN: 02847113

Date: 05.02.2024

CERTIFIED TRUE COPY OF THE EXTRACTS FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF PRATEEK BUILDTECH (INDIA) PRIVATE LIMITED ("COMPANY") HELD ON 6TH FEBRUARY, 2024 AT A-42, SECTOR-67, NOIDA

(A) Prateek Realtors India Private Limited, a company incorporated under the Companies Act, 1956, and a validly existing company under the Companies Act, 2013, with corporate identification number U70101DL2009PTC197028 and having its registered office at Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, East Delhi, Delhi – 110092 ("**Issuer**"), is proposing the issue of listed, secured, redeemable, non-convertible debentures having a face value of INR 1,00,000 (Rupees One Lakh) each ("**Debentures**"), for an aggregate amount of up to INR 325,00,00,000 (Indian Rupees One Hundred and Twenty Crore) ("**Issue**"). Catalyst Trusteeship Limited is proposed to be appointed as the debenture trustee ("**Debenture Trustee**") in relation to the Issue of Debentures. One of the terms of the issue of the Debentures is that the due payment and discharge of the debt under the Debentures shall be guaranteed by an unconditional, irrevocable, secured and continuing corporate guarantee to be issued by the Company in favour of the Debenture Trustee (for the benefit of the secured parties) ("**Obligations**").

(B) The Chairman informed the Board that the issue of Debentures by the Issuer is in the best interest of the Company and the group.

THE BOARD OF DIRECTORS OF THE COMPANY ("BOARD") HEREBY UNANIMOUSLY RESOLVES AS FOLLOWS:

"**RESOLVED THAT** pursuant to the applicable provisions of the Companies Act, 2013 and in accordance with the Memorandum and Articles of Association of the Company and subject to approval of the shareholders, pursuant to Section 185 of the Companies Act, 2013, the approval of the Board be and is hereby accorded to the Company for issuing an unconditional, irrevocable, secured and continuing corporate guarantee to secure the Issue of Debentures.

"**RESOLVED FURTHER THAT** the approval of the Board be and is hereby accorded to the Company for:

(a) giving or authorizing the giving by concerned persons of such declarations, affidavit, certificates, consents and authorities as may be required from time to time;

(b) seeking, if required, any approval, consent or waiver from the Company's existing lenders, shareholders, investors and/or parties with whom the Company has entered into various commercial and other agreements, and/or any/all concerned government and regulatory authorities in India, and/or any other approvals, consent or waivers that may be required in connection with the issue, offer and allotment of the Debentures;

(c) entering into a deed of guarantee for issuing an irrevocable and unconditional guarantee to secure the Issue of Debentures;

(d) doing all acts, deeds and things that may be required to be done by the Company (including filing of all forms with the relevant registrar of companies or any regulatory

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authority or any other person, if applicable);

(e) generally doing any other act and/or deed, negotiating and executing any document/s, application/s, agreement/s, undertaking/s, deed/s, affidavits, declarations and certificates and/or giving such direction as it deems fit or as may be necessary or desirable with regard to the issuance of guarantee;

(f) entering into such other documents, deeds, notices, letters, agreements, power of attorneys, declarations, subordination deeds, memorandums, indentures, undertakings, instruments and forms as may be required in relation to the Obligations or pursuant to any other purpose mentioned in these resolutions or to give effect to any transactions contemplated in such documents or any other document in relation to the Issue of Debentures; and

(The documents in (a), (b), (c), (d), (e) and (f)) above are collectively referred to as the "**Transaction Documents**")

(g) amending, novating, supplementing, extending, restating or making any other modification to the Transaction Documents as may be required, from time to time, in relation to the Transaction Documents or to give effect to any transactions contemplated in the Transaction Documents."

"**RESOLVED FURTHER THAT** any one of the Mr. Prashant Kumar Tiwari, Director of the Company and Mr. Prateek Tiwari, Director of the Company "**Authorised Signatory**") be and are hereby severally authorized, to:

(a) negotiate, finalise, sign, execute and deliver the above-mentioned Transaction Documents on behalf of the Company, including any amendments, modifications, supplements, restatements or novations thereto (now or in the future);

(b) do all such acts, matters, deeds and things and to execute all documents, file forms with, make applications to, receive approvals from, any persons, authorized dealers, governmental / regulatory authorities, including but not limited to the Registrar of Companies and Reserve Bank of India of India, Income Tax authorities or any Depository, as may be required under applicable laws;

(c) sign and/or dispatch all documents and notices to be signed and/or dispatched by the Company under or in connection with the Transaction Documents; and

(d) to take all steps and do all things and give such directions,

as may be required, necessary, expedient or desirable for giving effect to the Transaction Documents, the transactions contemplated under such Transaction Documents and the resolutions mentioned herein."

"**RESOLVED FURTHER THAT** the aforesaid Authorised Signatories of the Company be and are hereby authorised to delegate to any other officers or employees of the Company, or any lawyers, consultants or advisors as may be deemed necessary or prudent by such Authorised Signatories, their power to execute and deliver or cause to be executed or delivered the Transaction Documents and any other documents in connection therewith as provided under

these resolutions as may be deemed necessary or prudent by the aforesaid Authorised Signatories."

"**RESOLVED FURTHER** to furnish a certified true copy of the above resolutions to any persons concerned for their information and records."

CERTIFIED TO BE TRUE

For PRATEEK BUILDTECH (INDIA) PRIVATE LIMITED

Prashant Kumar Tiwari
Director
DIN: 00024438

Prateek Tiwari
Director
DIN: 02847113

Date:06.02.2023

CL/23-24/ 05548 ***(Annexure IIA)***

DUE DILIGENCE CERTIFICATE TO BE GIVEN BY THE DEBENTURE TRUSTEE AT THE TIME OF FILING THE DRAFT OFFER DOCUMENT OR PRIVATE PLACEMENT MEMORANDUM/ INFORMATION MEMORANDUM
(Applicable for Secured and Unsecured Issuances)

To,
The Manager,
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street,
Mumbai- 400001.

Dear Sir / Madam,

SUB.: ISSUE AND ALLOT UPTO 32,500 (THIRTY TWO THOUSAND FIVE HUNDRED) SECURED, LISTED, RATED, REDEEMABLE, TAXABLE, NON-CONVERTIBLE DEBENTURES HAVING A FACE VALUE OF RS. 1,00,000 (RUPEES ONE LAKH) EACH, FOR CASH, AGGREGATING UP RS. 325,00,00,000 (RUPEES THREE HUNDRED AND TWENTY-FIVE CRORES) BY WAY OF PRIVATE PLACEMENT BY PRATEEK REALTORS INDIA PRIVATE LIMITED.

We, the debenture trustee(s) to the above-mentioned forthcoming issue state as follows:

1) We have examined documents pertaining to the said issue and other such relevant documents, reports and certifications.

2) On the basis of such examination and of the discussions with the Issuer, its directors and other officers, other agencies and on independent verification of the various relevant documents, reports and certifications:

We confirm that:

a) The Issuer has made adequate provisions for and/or has taken steps to provide for adequate security for the debt securities to be issued and listed.

b) The Issuer has obtained the permissions / consents necessary for creating security on the said property(ies).

c) The Issuer has made all the relevant disclosures about the security and its continued obligations towards the holders of debt securities.

d) Issuer has adequately disclosed all consents/ permissions required for creation of further charge on assets in offer document or private placement memorandum/ information memorandum and all disclosures made in the offer document or private placement memorandum/ information memorandum with respect to creation of security are in confirmation with the clauses of debenture trustee agreement.

e) Issuer has given an undertaking that charge shall be created in favour of debenture trustee as per terms of issue before filing of listing application.

f) Issuer has disclosed all covenants proposed to be included in debenture trust deed (including any side letter, accelerated payment clause etc.), offer document or private placement memorandum/ information memorandum and given an undertaking that debenture trust deed would be executed before filing of listing application.

g) All disclosures made in the draft offer document or private placement memorandum/ information memorandum with respect to the debt securities are true, fair and adequate to enable the investors to make a well-informed decision as to the investment in the proposed issue.

We have satisfied ourselves about the ability of the Issuer to service the debt securities.

Place: Mumbai
Date: 21th February, 2024

For Catalyst Trusteeship Limited

For CATALYST TRUSTEESHIP LIMITED

Authorised Signatory

Ms. Kalyani Pandey
Compliance Officer

RAJ GIRIKSHIT & ASSOCIATES
CHARTERED ACCOUNTANTS

RAJ GIRIKSHIT & ASSOCIATES
CHARTERED ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON AUDIT OF FINANCIAL RESULTS

UDIN: 24550823BKAPCJ3488

To
The Board of Directors of
M/S Prateek Realtors India Private Limited
CIN No. : U70101DL2009PTC197028
Delhi

Opinion

We have audited the accompanying special purpose financial statements of **M/S PRATEEK REALTORS INDIA PRIVATE LIMITED** which comprise the Balance Sheet as at 31st December 2023, the Statement of profit & loss and the Statement of Cash Flows for period 01- April 2023 to 31st December 2023 and notes to special purpose financial statements prepared for the purpose mentioned in other matters below.

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 Companies Act, 2013 (the"Act") in the manner so required and give a true and fair view in conformity with the Accounting Standards prescribed under Section 133 of the Act read with the rules 7 of the Companies (Accounts) Rules, 2014, and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st December, 2023 and its **Loss**; their statement of affairs and their cash flows for the period ended on that date.

Basis for Opinion

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

Management's Responsibilities for the special purpose Financial Statements

The Company's Board of Directors is responsible for the preparation and presentation of these special purpose financial statements that give a true and fair view of the financial position, financial performance, Statement of affairs and cash flows of the Company in accordance with the Accounting Standards prescribed under Section 133 of the Act read with the rules 7 of the Companies (Accounts) Rules, 2014 and other accounting principles generally accepted in India.

Raj Girikshit & Associates DELHI FRN-22280N Chartered Accountants

Head Office:
19, Third Floor, K.K. Business Center,
Veer Savarkar Block, Shakarpur, Delhi-110092

Second Office:
112A, First Floor, 19, Surya Kiran Building
KG Marg, New Delhi-110001

Telefax: 011-43045353
Email: rajgirikshit@yahoo.com

The respective Boards of Directors of the company is responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of special purpose financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the special purpose financial statements, the Board of Directors are 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 the Board of Directors 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 special purpose 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 SA's 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 special purpose financial statements.

As part of an audit in accordance with SA's, we exercise professional judgement and maintain professional scepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the special purpose 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.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' 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 special purpose Interim financial statements or, if such disclosures are inadequate, to modify our

Raj Chartered Accountants FRN-22

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 special purpose financial Statements, including the disclosures, and whether the financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the special purpose Financial Statements of the current period.

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.

Restriction of use

Our report has been issued solely for arranging fund by issuance of listed non-convertible debentures and should not be used for any other purpose or referred to in any other documents or distributed to any other person without our prior written consent.

For RAJ GIRIKSHIT & ASSOCIATES
Chartered Accountants
FRN 022280N

Raj Girikshit & Associates ★ Chartered Accountants ★ DELHI FRN-22280N

Place: Delhi
Dated: 15th Day of March, 2024

(CA UMANG JAIN)
PARTNER
M./No. - 550823
UDIN: 24550823BKAPCJ3488

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Balance Sheet as at 31 December 2023 **(Amount in '100')**

	Particulars	Note No.	As at 31 December 2023	As at 31st March 2023
I	**EQUITY AND LIABILITIES**			
1.	**Shareholders' Funds**			
	a. Share Capital	3	3,21,550.00	3,21,550.00
	b. Reserves and Surplus	4	(2,90,27,271.84)	(1,96,49,281.21)
2.	**Non-Current Liabilities**			
	a. Long-term borrowings	5	12,36,07,901.73	10,78,98,480.58
	b. Deferred tax liabilities (Net)	6	-	-
	c. Long Term Provisions	7	-	-
3.	**Current Liabilities**			
	a. Short-term borrowings	8	36,75,310.02	1,60,61,179.14
	b. Trade payables	9		
	-total outstanding dues of micro and small enterprises		0.00	0.00
	-total outstanding dues of creditors other than micro and small		27,57,283.06	34,32,087.59
	c. Other current liabilities	10	3,55,62,674.57	2,89,09,555.31
	d. Short - term provisions	11	-	0.00
			13,68,97,447.53	**13,69,73,571.41**
II	**ASSETS**			
1.	**Non-current assets**			
	a. Property, Plant & Equipments and Intangible assets	12		
	(i) Property, Plant and Equipment		6,27,628.18	6,91,821.98
	b. Non Current Investments	13	22,500.00	22,500.00
	c. Deferred tax assets (net)	6	1,50,50,625.56	1,17,55,655.99
	d. Long term loans and advances	14	1,84,31,978.73	1,83,56,978.73
	e. Other Non Current Assets	15	1,30,656.23	1,26,667.52
2.	**Current Assets**			
	a. Inventories	16	8,17,64,623.18	8,46,44,741.00
	b. Trade Receivables	17	92,74,993.72	1,25,82,052.26
	c. Cash and Bank Balance	18	8,95,070.20	3,27,704.89
	d. Short Term Loans and Advances	19	78,41,385.33	57,74,082.11
	e. Other Current Assets	20	28,57,986.40	26,91,366.93
			13,68,97,447.53	**13,69,73,571.41**
See accompanying notes forming part of the financial statements			0.00	0.00

As per our report of even date attached.
For Raj Girikshit & Associates
Chartered Accountants
Firm Registration No 022230N

UMANG JAIN
Partner
Membership No. 550823
Place : New Delhi
Dated : 15/03/2024
UDIN: 24550823BKAPCJ3488

For and on Behalf of Board of Directors
Prateek Realtors Inida Private Limited

Prateek Realtors India Pvt. Ltd.

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek

Prateek Tiwari
Director
DIN:02847113

Prateek Realtors India Pvt. Ltd.

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Statement of Profit & Loss for the Period ended on 31 December 2023 (Amount in '100')

	Particulars	Note No.	As at 31 December 2023	As at 31st March 2023
I	Revenue from Operations	21	89,42,960.91	1,38,87,641.06
II	Other Income	22	45,632.75	5,25,695.55
III	**Total Income**		**89,88,593.66**	**1,44,13,336.61**
IV	**EXPENSES**			
	Cost of Project	23	1,84,82,249.82	1,74,06,843.43
	Change in Inventories of FG, WIP and stock in trade	24	28,80,117.82	1,16,82,032.76
	Employee Benefits Expenses	25	27,000.00	36,000.00
	Finance Cost	26	1,464.24	2,854.97
	Depreciation and Amortization Expense	27	64,433.02	3,44,534.19
	Other Expenses	28	2,06,288.65	2,91,287.02
			2,16,61,553.56	**2,97,63,552.38**
V	**Profit before exceptional and extraordinary items and tax**		**(1,26,72,959.90)**	**(1,53,50,215.77)**
VI	Exceptional items		-	-
VII	**Profit before extraordinary items and tax**		**(1,26,72,959.90)**	**(1,53,50,215.77)**
VIII	Extraordinary items		-	-
IX	**Profit before tax**		**(1,26,72,959.90)**	**(1,53,50,215.77)**
X	**Tax Expense**			
	a. Current Tax (Net of Mat)	29	-	-
	b. Deferred Tax		(32,94,969.57)	(40,84,639.80)
	c. Tax related to Previous years		-	-
XI	**Profit (Loss) for the period from continuing operations**		**(93,77,990.33)**	**(1,12,65,575.97)**
XII	Profit/(loss) from discontinuing operations		-	-
XIII	Tax expense of discontinuing operations		-	-
XIV	Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)		-	-
XV	Profit/ (Loss) after tax (XI + XIV)		**(93,77,990.33)**	**(1,12,65,575.97)**
XVI	**Earning per equity share of Rs. 10/- each**			
	a. Basic		(2.92)	(3.50)
	b. Diluted		(2.92)	(3.50)
See accompanying notes forming part of the financial statements				

As per our report of even date attached.
For Raj Girikshit & Associates
Chartered Accountants
Firm Registration No 022280N

UMANG JAIN
Partner
Membership No 550823
Place New Delhi
Dated 15/03/2024
UDIN 24550823BKAPCJ3488

For and on Behalf of Board of Directors
Prateek Realtors Inida Private Limited

Prateek Realtors India Pvt. Ltd.

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN 02847113

Prateek Realtors India Pvt. Ltd.

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN - U70101DL2009PTC197028

Cash Flow Statement for the year ended as on 31 December 2023 (Amount in '100')

	Particulars	Note No.	As at 31 December 2023	As at 31st March 2023
(A)	**Cash Flow from Operating Activities**			
	Net profit as per The Statement of Profit & Loss before Tax		(1,26,72,959.90)	(1,53,50,215.77)
	Adjustment for:-			
	Interest Income		-	(6,159.43)
	Rent Income		44,761.93	
	Provisions (other)		-	374.37
	Depreciation		64,433.02	3,44,534.19
	Profit on Sale of asset			(4,50,273.96)
	Expenses related with financing activities		1,464.24	2,854.97
	Operating Profit Before Working Capital Changes		**(1,25,62,300.71)**	**(1,54,58,885.63)**
	Adjustment for Current Assets & Liabilities			
	(Increase)/Decrease in trade receivable		33,07,058.54	(16,42,959.88)
	(Increase)/Decrease in short term loans & advances		(20,67,303.22)	2,21,807.65
	(Increase)/Decrease in stock in trade		28,80,117.82	1,16,82,032.77
	(Increase)/Decrease in other Current assets & non current assets		(1,70,608.18)	54,463.89
	Increase/(Decrease) in provisions		-	-
	Increase/(Decrease) in Other current liabilities & Non Current liabilities		66,53,119.26	(3,72,71,669.00)
	Increase/(Decrease) in trade payable		(6,74,804.53)	(10,39,701.47)
			99,27,579.69	**(2,79,96,026.03)**
	Cash Generated from (utilized in) Operating activities	(A)	**(26,34,721.02)**	**(4,34,54,911.67)**
(B)	**Cash flow from Investment Activities**			
	Rental Income		(44,761.93)	-
	Interest Income		-	6,159.43
	Sale of Investments		-	-
	Increase/(Decrease) in Long term loans & advances		(75,000.00)	(1,491.18)
	Cash receipts from loans and advances		-	-
	Sale of fixed assets		1,796.58	14,17,678.18
	Purchase of fixed assets		(2,035.90)	(4,068.30)
	Cash generate from (utilised in) Investing activities	(B)	**(1,20,001.25)**	**14,18,278.13**
(C)	**Cash flow from Financing Activities**			
	Increase/(Decrease) in Short term borrowings		(1,23,85,869.12)	1,25,37,670.79
	Increase/(Decrease) in Long term borrowings		1,57,09,421.15	2,90,36,852.42
	Interest & other finance expenses paid		(1,464.24)	(2,854.97)
	Cash generated from (utilised in) Financing activities	(C)	**33,22,087.78**	**4,15,71,668.24**
	Effect Foreign Exchange fluctuation		-	-
Net Increase (Decrease) in Cash and cash equivalents		(A+B+C)	**5,67,365.31**	**(4,64,965.29)**
	Opening Cash & Cash Equivalents		3,27,704.89	7,92,670.18
	Closing Cash & Cash Equivalents		**8,95,070.20**	**3,27,704.89**

As per our report of even date attached.
For Raj Girikshit & Associates
Chartered Accountants
Firm Registration No.022280N

UMANG JAIN
Partner
Membership No. 550823
Place New Delhi
Dated 15/03/2024
UDIN 24550823BKAPCJ3488

For and on Behalf of Board of Directors
Prateek Realtors Inida Private Limited

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN . - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-12-2023

Note No. 1 : Corporate Information

Prateek Realtors India Private Limited ("the company")is a private limited company domiciled in India, incorporated under the provisions of Companies Act, 1956. The company is engaged in the business of constructing residential houses, commercial building, flats and factory sheds and building; the ongoing project of the company is "Prateek Grand City" in Siddhartha Vihar, Ghaziabad.

Note No. 2 : Significant Accounting Policies

a. **Basis of Accounting**

The financial statement of the company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 the Companies Act, 2013, read with Rule 7 of the Companies Accounting Rules, 2014 and the relevant provisions of the Companies Act ("the 2013Act"), 2013. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

b. **Inventories**

Inventory comprises raw materials, property held for development; properties under development and property held for sale

1. Raw Materials used for the construction activity of the Company are valued at the lower of cost and net realizable value with the cost being determined on a 'First In First Out' basis.
2. Work in Progress & Finished goods : Cost of Raw Material Consumed plus appropriate share of overheads.
3. Properties Held for Development represent land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, borrowing cost and other costs incurred to get the properties ready for their intended use.
4. Properties under Development represent various projects which are in process presently. Cost includes cost of land, construction related overhead expenditure and borrowing costs and other costs incurred till reported date in proportion of % of completed unsold area out of % of total completed area.
5. Properties held for Sale represent finished properties and land acquired for the purpose of future sale and not for development. Properties held for sale are stated at the lower of cost and net realizable value. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred during the period of development.
   Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and costs required to make the sale.

c. **Tangible Assets and Depreciation**

Fixed Assets are stated at cost less accumulated depreciation and impairment losses. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use. Advances paid towards acquisition of fixed assets before the period end are classified as capital work in progress. Borrowing costs directly attributable to acquisition or construction of those fixed assets which necessarily take a substantial period of time to get ready for their intended use are capitalized. Fixed assets purchased in foreign currency are recorded at the actual rupee cost incurred. Expenditure directly relating to expansion is capitalized only if it increases the life or functionality of an asset beyond its original standard of performance. The useful lives of intangible assets have been estimated 5 years.

Depreciation on fixed assets is provided on the written down value method, based on useful life of asset specified in Schedule II to the Companies Act, 2013.Management estimates the useful life of assets as per indicative useful life prescribed in Schedule II, of the Companies Act, 2013. Intangible assets are amortized on straight line method over the period of estimated useful life. Useful life of moulds has been change from four years to twelve years according to schedule II Companies Act 2013

Prateek Realtors India Pvt. Ltd.

d. **Impairment of Assets**

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the profit and loss account. If at the balance sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost. There is no impairment of assets in company during reported period.

e **Revenue Recognition**

Revenue from Projects

Revenue from sale of properties is recognized when the significant risks and rewards of ownership have been transferred to the customer, which coincide with entering into a legally binding agreement. The company follows percentage of completion method, based on the stage of completion at the balance sheet date, taking into account the contractual price and revision thereto by estimating total revenue and total cost till completion of the contract and the profit so determined has been accounted for proportionate to the percentage of the actual work done. Further, revenue is recognized only for the confirmed booked flats / stocks as on the date of Balance Sheet & appropriate contingency provision is made till the project is finally completed. Booking is confirmed when initial booking amount which is presently 10% of basic sale value is received from customers.

The estimates of the saleable area and total costs are reviewed by the management periodically and the cumulative effect in the changes in these estimates, if any, are recognized in the period in which these changes reliably measured.
Revenue from sale of land is recognized in the period in which the agreement to sell is entered into. Where there is remaining substantial obligation under the agreement, revenue is recognized on the fulfillment of such obligation.

During the year the company has given Rebate on account of implementation of Goods & Service Tax which has been reduced from the sales which is recognized as percentage completion method.

Other Income

Interest received from customer on late payment, income on cancellation of flats and sale of scrap are recognized on cash basis

f **Expenditure**

Expenditure is accounted on accrual basis and provision is made for all known losses and liabilities.

g **Employees Retirement Benefits**

Expenses and liabilities with respect to employee benefits are recorded in accordance with Accounting Standard Employee Benefits (AS 15).

Provident fund

The Company contributes to the statutory provident fund of the Regional Provident Fund Commissioner, in accordance with Employees Provident Fund and Miscellaneous Provision Act, 1952. The plan is a defined contribution plan and contribution paid or payable is recognized as an expense in the period in which the employee renders services.

Other short-term benefits

Expense in respect of other short-term benefits including performance bonus is recognized on the basis of amount paid or payable for the period during which the employees render services.

h. **Cash and Cash Equivalents**

Cash and Cash Equivalent include cash in hand, demand deposits with banks, other short term highly liquid investments with original maturity of three months or less.

i **Investments**

Long term investments are stated at cost less provision for permanent diminution in value, if any.

Prabek Realtors India Pvt. Ltd.
4

i **Borrowing Costs**

Borrowing costs that are attributable to the acquisition and/or construction of qualifying assets are capitalized as part of the cost of such assets, in accordance with the Accounting Standard 16 "Borrowing Costs". A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. All other borrowing costs are charged to the Statement of Profit and Loss as incurred.

k **Provisions, Contingent Liabilities and Contingent Assets**

The Company creates a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

l **Earning Per Share**

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all potential equity shares

m **Cash Flow Statements**

Cash flow are reported using indirect method, whereby net profit before tax is adjusted for the effects of transaction of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flow from regular revenue generating, investing and financing activities of the Company are segregated

n **Operating Cycle**

Based on the nature of products/activitiy of the company and the normal time between acquisition of assets and their realisation in cash or cash equvalents, the company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

o **Use of estimates**

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management of the company to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements and the results of the operations of reporting periods. Although these estimates are based upon management's best knowledge of current events and actions, actual result could differ from those estimates. Significant estimates used by the management in preparation of financial statements includes % of completion for project in progress, estimates of economic useful lives of fixed assets, provision for bad and doubtful debts and accrual for employee benefits.

The realizable value of moulds has been change from 30% to 10% under Companies act 2013

Prateek Realtors India Pvt. Ltd.

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-12-2023

(Amount in '100')

Note No.	Particulars	As at 31 December 2023	As at 31st March 2023
3	**Share Capital**		
3.1	Authorized Share Capital		
	5,000,000 (Previous Year 5,000,000) Equity Shares of Rs. 10/- each.	5,00,000.00	5,00,000.00
		5,00,000.00	**5,00,000.00**
3.2	Issued , Subscribed & Fully Paid up Capital		
	3,215,500 (Previous Year 3,215,500) Equity Shares of Rs. 10/- each	3,21,550.00	3,21,550.00
		3,21,550.00	**3,21,550.00**
3.3	Reconciliation Of Number of Shares		
	Number Of Equity Shares as at the beginning of the Financial year	32,15,500	32,15,500
	Add :- Number of Shares Issued during the period	-	-
	Number Of Equity Shares as at the end of the Financial Years	**32,15,500.00**	**32,15,500.00**

3.4 List of Shareholders holding more than 5% of Equity Shares of the company

Name	% of Shares		Number of Shares	
	31.12.2023	31.03.2023	31.12.2023	31.03.2023
Prateek Buildtech (India) Private Limited	93.00	93.00	29,93,300.00	29,93,300.00
Prashant Kumar Tiwari	7.00	7.00	2,22,200.00	2,22,200.00

3.5 **Details of Shares held by promoters**

Promoter Name	2023-24		
	No. of Shares**	%of total shares**	% Change during the year***
Prateek Buildtech (India) Private Limited	29,93,300.00	93	-
Prashant Kumar Tiwari	2,22,200	7	-

Details of Shares held by promoters

Promoter Name	2022-23		
	No. of Shares**	%of total shares**	% Change during the year***
Prateek Buildtech (India) Private Limited	29,93,300.00	93	-
Prashant Kumar Tiwari	2,22,200	7.00	-

3.5 Terms / Rights attached to Equity Shares

The company has only one class of equity share having par value of Rs.10 per share. Each holder of the equity share is entitled to one vote per share Whenever the company declares dividend it will be paid in Indian Rupees

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 distribution of all preferential amounts However, no such preferential amounts exist curently. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.

Realtors India Pvt. Ltd.

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-12-2023

(Amount in '100')

Note No.	Particulars	As at 31 December 2023	As at 31st March 2023
4	**Reserves & Surplus**		
4 1	**Securities Premium**		
	Opening balance	38,80,725 00	38,80,725 00
	Add : Addition during the year	-	-
	Less : Deduction during the year	-	-
	Closing balance	**38,80,725.00**	**38,80,725.00**
4 2	**Surplus (Statement of Profit & Loss)**		
	Opening balance	-2,35,30,006 21	-1,20,89,457 19
	Add: Excess Provision Adjusted	-	374.35
	Add Profit During the Year	-	-
	Less Loss during the year / Appropriations	93,77,990.63	1,14,40,923 37
	Closing balance	-3,29,07,996 84	-2,35,30,006 21
	Total	**-2,90,27,271.84**	**-1,96,49,281.21**
5	**Long Term Borrowings**		
5.1	**Term Loan**		
	SECURED LOANS FROM FINANCIAL INSTITUTIONS:		
	(i) Loan Against Property from Indiabulls		
	HLAPLAJ00159067	2,01,960.96	3,03,382 14
	(Mortgage of Property Plot No H-15, Maharani Bagh New Delhi)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 18.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159103	11,03,084 35	14,02,000 87
	(Mortgage of Property Plot No H-15, Maharani Bagh New Delhi)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013		
	Rate of Interest : 20.00 % per annum (previous year 17 75 % per annum)		
	HLAPLAJ00159179	94,974.24	1,31,273.86
	(Mortgage of Property Plot No 15, Sector-52, Noida)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159204	1,33,703.16	1,82,118 12
	(Mortgage of Property Plot No. B-1, Sector-30, Noida)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year . 17.75 % per annum)		
	(All above loans are secured by personal guarantee of Mr Prashant Kumar Tiwari, Mrs Kalpana Tiwari and Mr. Prateek Tiwari.)		

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-12-2023

(Amount in '100')

Note No.	Particulars	As at 31 December 2023	As at 31st March 2023
	(ii) Loan Against Property from Piramal Capital & Housing Finance Pvt Ltd		
	Piramal Capital & Housing Finance Pvt Ltd (A) Second pari passu charge by way of equitable mortgage of leasehold land of area 49500 sq. mtrs.at Grand City, Plot No-4/BS-01 , Sidhhartha Vihar, Ghaziabad, U.P. First pari pasu charge on super structure of the project, all book debts, operating cash flows, receivables, commissions, company's all all rights, titles, benefits that accrues to the borrower, and first charge by way of hypothecation of the entire movable assets of the project. (Instalments due within 12 months has been transferred to short term borrowings) Rate of Interest : 16.05% p.a. (previous year :15.15 % p.a.)	-	-
	Piramal Capital & Housing Finance Pvt Ltd (B) Second pari passu charge by way of equitable mortgage of leasehold land of area 49500 sq. mtrs.at Grand City, Plot No-4/BS-01 , Sidhhartha Vihar, Ghaziabad, U.P. First pari pasu charge on super structure of the project, all book debts, operating cash flows, receivables, commissions, company's all all rights, titles, benefits that accrues to the borrower, and first charge by way of hypothecation of the entire movable assets of the project. (Instalments due within 12 months has been transferred to short term borrowings) Rate of Interest : 14.00% p.a. (previous year :13.50 % p.a.)	-	-
5.2	**Bond/Debentures**		
	Secured		
	16.9% Senior, unlisted, redeemable, non-convertible debentures Issue of 16.9% senior, unlisted, redeemable, non-convertible debentures of a face value of INR 10,00,000 (Indian Rupees Ten Lakh) each ("Face Value") aggregating up to INR 802,00,00,000/- (Indian Rupees Eight Hundred and Two Crore) to be issued in 2 (two) tranches to the Debenture Holders namely Asia Real Estate II India Opportunity Trust wherein Trance I means 7,200 (seven thousand two hundred) Debentures Repayment will be done on the basis of quarterly installments in a period of 5 years. The Charge is secured by way of mortgage over Residential Group Housing Project being developed over land admeasuring 1,54,916.508 square meters (38.281 acres approx.) comprised of: (a) plot bearing number 04/BS-01 (97,565.68 square meters) (hereinafter referred to as the "Plot-1"), and (b) plot bearing number 04/BS-05 (57,350 828 square meters) (hereinafter referred to as the "Plot-2"), both situated in Siddhartha Vihar, N.H 24, Ghaziabad, Uttar Pradesh value of INR 10,00,000 (Indian Rupees Ten Lakh) each aggregating to INR 720,00,00,000/- (Indian Rupees Seven Hundred Twenty Crores) is issued on 30th December, 2021 Debentures are also secured by personal guarantee of Mr. Prashant Kumar Tiwari and Mrs Kalpana Tiwari. (Payments due within 12 months has been transferred to short term borrowings)	8,65,53,388.85	6,77,71,769.60
	Land Dues Payable to UPAVP UPAVP Dues are secured by First Charge on lease hold property at Plot No.4/ BS-05 & Plot No. 4/BS-01, Siddhartha Vihar, Ghaziabad, Uttar Pradesh. repayment schedule, total outstanding dues are required to be paid with 19 half yearly equl installments. Principal amount payable within next 12 months has been transferred to Note No-8 under the head current maturity of long term debts. (Rate of Interest-9.35%)	3,03,45,217.75	3,29,32,363.56

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-12-2023

(Amount in '100')

Note No.	Particulars	As at 31 December 2023	As at 31st March 2023
	UNSECURED LOANS		
5.3	**Loans & Advances From Related Parties:**		
	-Unsecured Loan		
	Inter Corporate Loans	46,75,572.42	46,75,572.42
5.4	**Loans & Advances From Others**	5,00,000.00	5,00,000.00
	Total	**12,36,07,901.73**	**10,78,98,480.57**
6	**Deferred Tax Liability (Net)**		
6.1	Deferred Tax Liability		
	Opening balance	-	-
	During the Year	-	-
	Closing balance (A)	-	-
6.2	Deferred Tax Asset		
	Opening balance	1,17,55,655.99	78,46,363.59
	During the Year	32,94,969.57	39,09,292.40
	Closing balance (B)	**1,50,50,625.56**	**1,17,55,655.99**
	Net (A - B)	**-1,50,50,625.56**	**-1,17,55,655.99**
7	**Other Long term Liabilities**		
7.1	Trade Payables	-	-
7.2	Other	-	-
	Total	-	-
7	**Long Term Provisions**		
7.1	Provision for Employee Benefits	-	-
7.2	Provision for Sales Tax (Net)	-	-
	Total	-	-
8	**Short Term Borrowings**		
	(Secured Unsecured)		
8.1	Current Maturity of Long Term Debt-Secured- Refer to Note No-5	-	-
	Secured loans		
	(i) Secured Loan From Indiabull Housing Finance Limited	6,07,453.29	5,25,130.64
	(ii) Car Loans	-	-
	(iii) Asia Real Estate	-	1,27,31,247.64
	(iv) Loan from UPAVP	28,89,358.90	26,98,682.97
8.2	Loans and advances from related parties	1,78,497.83	1,06,117.89
	Total	**36,75,310.02**	**1,60,61,179.14**

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-12-2023

(Amount in '100')

Note No.	Particulars	As at 31 December 2023	As at 31st March 2023
9	**Trade Payables**		
9.1	Due to Others	27,57,283.06	34,32,087.59
	Total	**27,57,283.06**	**34,32,087.59**
10	**Other Current Liabilities**		
10.1	Installments due but not paid-NOIDA	70,62,825.45	71,12,825.45
10.2	Installments due but not paid-UPAVP-(Refer to Note-5)	13,48,779.97	-
10.3	Interest accrued but not due on borrowings	8,63,032.44	8,63,032.44
10.4	Interest accrued and due on borrowings	79,22,400.14	73,35,592.04
10.5	Income received in advance (Advance from Customers)	1,52,52,217.45	1,08,74,710.02
10.6	Income received in advance (Advance from Sundry Debtors)	1,47,543.62	1,18,671.31
10.7	Retention Money	14,67,119.97	13,77,660.33
10.8	Security Deposit Received	-	15,000.00
10.9	Statutory Dues Payable	13,73,306.35	10,75,839.55
10.10	Audit Fee Payable	7,200.00	7,200.00
10.11	Salary Payable	1,18,249.17	1,29,024.16
	Total	**3,55,62,674.57**	**2,89,09,555.31**
11	**Short Term Provisions**		
11.1	Provision for Expenses	-	-
	Total	0.00	**0.00**
13	**Non Current Investments**		
13.1	Investment property	0.00	-
13.2	Investment In Equity Instruments	0.00	-
	(Unquoted, Trade and Valued at cost)		
	In Subsidiary/JV/Associates/Controlled Companies		
	Investment in Fully paid up equity shares in M/s JDR Builder and Developers Private Limited	22,500.00	22,500.00
	(15000 (P.Y. 15000) Equity Shares of Rs. 10/- each of 150.00 per share)	0.00	0.00
13.3	Investments in partnership firms	0.00	0.00
13.4	Other non-current investments (specify nature)	0.00	0.00
	Total	**22,500.00**	**22,500.00**
	Aggregate amount of quoted investments and market value	-	-
	Aggregate amount of Unquoted Investment	22,500.00	22,500.00
	Details of partnership firm inculding capital, Ratio, Profit	-	-

Prateek Realtors India

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN - U70101DL2009PTC197028
Notes Forming Part of the Financial Statements as at 31-12-2023

Note No. 12 : Property, Plant & Equipments

(Amount in '100')

Particulars		Gross Block				Accumulated Depreciation				Net Block	
		As on 01.04.2023	Addition during the year	Deduction during the year	As on 31.12.2023	As on 01.04.2023	Addition during the year	Deduction during the year	As on 31.12.2023	As on 31.12.2023	As on 31.03.2023
12.1	Tangible Assets										
a	Computers	67,672.66	1,529.80	26.66	69,175.80	60,684.13	1,397.94	-	62,082.07	7,093.73	6,988.53
b	Furniture & Fittings	34,893.78		-	34,893.78	30,847.11	700.78	-	31,547.89	3,345.89	4,046.67
c	Leasehold Land	-		-	-	-	-	-	-	-	-
c	Freehold Land	1,79,259.44		-	1,79,259.44	-	-	-	-	1,79,259.44	1,79,259.44
d	Motor Vehicles	12,78,297.75		-	12,78,297.75	11,19,021.10	34,272.35	-	11,53,293.45	1,25,004.30	1,59,276.65
e	Office Equipments	58,773.56	431.00	-	59,204.56	55,020.22	705.17	-	55,725.39	3,479.17	3,753.34
f	Plant & Machinery	12,37,850.73	-	1,694.92	12,36,155.81	8,99,353.38	27,356.78		9,26,710.16	3,09,445.65	3,38,497.35
	Total	28,56,747.92	1,960.80	1,721.58	28,56,987.14	21,64,925.94	64,433.02	-	22,29,358.96	6,27,628.18	6,91,821.98

Prateek Realtors India Pvt. Ltd.

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-12-2023

(Amount in '100')

Note No.	Particulars	As at 31 December 2023	As at 31st March 2023
14	**Long Term Loans & Advances**		
14.1	Loans and advances to Related Parties	1,72,62,152.23	1,72,62,152.23
14.2	Loans and advances to Others	11,69,826.50	10,94,826.50
	Total	**1,84,31,978.73**	**1,83,56,978.73**
Note* :	**Repayable on demand(Unsecured Considered good)**		

S.No.	Particulars	Type of Borrower	Current Period		Previous Period	
			Amount outstanding in the nature of loan	% of Total loan & Advances in the nature of	Amount outstanding in the nature of loan	% of Total loan & Advances in the nature of loan
1	Promoters	Promoters	-	-	-	-
2	Directors	Directors	-	-	-	-
3	KMPs	KMPs	-	-	-	-
4	Related Parties- Inter Corporate Advance	Related Parties-Inter	1,72,62,152.23	100	1,72,62,152.23	100.00
	Total		**1,72,62,152.23**	**100**	**1,72,62,152.23**	**100.00**

15	**Other non current assets**		
15.1	Long Term Trade Receivables (including trade receivables on deferred credit terms)	-	-
15.2	Security Deposits	1,30,656.23	1,26,667.52
	Total	**1,30,656.23**	**1,26,667.52**
16	**Inventories**		
	(Refer to Note No. 2 b for method of valuation)		
16.1	Work-in-Progress	8,01,47,647.10	8,30,27,764.92
16.2	Finished Goods	16,16,976.07	16,16,976.07
	(Ready to Move Flats)		
	Total	**8,17,64,623.18**	**8,46,44,741.00**
17	**Trade Receivables**		
17.1	Unsecured, considered good		
	-with related parties	0.00	0.00
	-with others	92,74,993.72	1,25,82,052.26
	Total	**92,74,993.72**	**1,25,82,052.26**
17.2	Debts due by directors or other officers of the company or any of them either severally or jointly with any other person or debts due by firms or private companies respectively in which any director is a partner or a director or a member should be separately stated.--- **N A----**		
18	**Cash and cash equivalents**		
18.1	Balances with Banks		
	- in current account	8,84,480.66	3,17,115.35
18.2	Cash in hand	10,589.54	10,589.54
	Total	**8,95,070.20**	**3,27,704.89**

Realtors India Pvt. Ltd. Delhi

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-12-2023

(Amount in '100')

Note No.	Particulars	As at 31 December 2023	As at 31st March 2023
19	**Short term Loan & Advances**		
19.1	**Loans & Advances (Unsecured, Considered Good)**		
	-to related parties	56,68,591.40	39,95,424.84
19.2	**Others (specify nature)**		
	Loans & Advances to employees/other	6,43,009.18	6,12,602.61
	Advances to Suppliers & Contractors	3,50,819.32	1,39,996.30
	Mobilization Advance Paid to Contractors	6,27,133.63	6,11,103.17
	Income Tax Refund	37,082.87	37,082.87
	Balance with Revenue/Statutory Authorities	5,13,953.09	3,70,541.38
	Prepaid Expenses	795.85	7,330.95
	Total	**78,41,385.33**	**57,74,082.11**
19.3	Loans and advances due by directors or other officers of the company or any of them either severally or jointly with any other person or amounts due by firms or private companies respectively in which any director is a partner or a director or a member shall be separately stated		
20	**Other Current Assets**		
20.1	Security Deposits_	0.00	0.00
20.2	Tax Recoverable from Customer	0.00	-310.02
20.3	GST Input Tax Credit	2,43,647.84	83,399.68
20.4	Interest Accrued on Fixed deposits	0.00	0.00
20.5	Interest Accrued on Security Deposit	0.00	3,938.71
20.6	Interest Recoverable	25,53,494.62	25,53,494.62
20.7	Vat piad under protest (Net of sales tax provisions)	60,843.94	50,843.94
	Total	**28,57,986.40**	**26,91,366.93**

Prateek Realtors India Pvt. Ltd.

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-12-2023

(Amount in '100')

Note No.	Particulars	As at 31 December 2023	As at 31st March 2023
21	**Revenue from Operations**		
21.1	Sale of Services	83,58,889.83	1,34,29,463.73
21.2	Other Operating Revenues	5,84,071.07	4,58,177.33
	Total	**89,42,960.91**	**1,38,87,641.06**
Note :	**Sale of Services Comprise of**		
	Sale of Flats	83,58,889.83	1,34,29,463.73
	Total	**83,58,889.83**	**1,34,29,463.73**
Note :	**Other Operating Revenue comprise of**		
	Flat transfer charges	63,476.04	1,17,599.25
	Car Parking	0.00	1,500.00
	Sale of Scrap & Wastages	2,36,814.05	1,36,724.51
	Legal Charges for Registration	1,89,823.76	87,473.59
	Interest on delayed payment by customers	73,460.30	95,750.98
	Processing Fee	17,960.88	9,165.98
	Flats Cancellation Charges	2,536.04	6,954.99
	Late Payment Charges	0.00	3,008.02
	Total	**5,84,071.07**	**4,58,177.33**
22	**Other Income**		
22.1	Interest Income	0.00	6,159.43
22.2	Rental Income	44,761.93	68,741.00
22.3	Income related to forfeited and written off accounts	514.56	-2,705.77
22.4	Amount Written off	356.25	3,226.93
22.5	Profit and Gain on Sale of Fixed Asses	0.00	4,50,273.96
22.6	Other Non Operating Income	0.00	0.00
	Total	**45,632.75**	**5,25,695.55**
23	**Cost of Project**		
23.1	Interest on Loan to Noida Authority and Avas Vikas	28,53,306.49	-28,53,664.35
23.2	Cost of Material & Other Cost	38,08,616.99	41,88,100.83
23.3	Depreciation on Moulds	0.00	0.00
23.4	Advertisement Expenses	57,553.92	3,12,274.65
23.5	Broker's Commission	69,014.40	2,21,234.36
23.6	Interest and Processing Fee on Other Loans	1,04,99,971.45	1,38,25,773.36
23.7	Professional Charges	1,15,871.08	1,05,540.10
23.8	Electricity Charges	1,71,684.26	2,25,953.72
23.9	Labour Cess	1,25,000.00	55,711.00
23.10	Map Approval Fees	0.00	66,687.32
23.11	Staff Cost	4,46,791.47	6,42,756.18
23.12	Watch & Wards	42,686.39	60,557.38
23.13	Power & Fuel	9,757.04	16,829.38
23.14	Other Cost	2,81,996.34	5,39,089.50
	Cost of Project	**1,84,82,249.82**	**1,74,06,843.43**
24	**Changes in Inventories of Finished Goods, Work in Progress and Stock in trade**		
	Inventories at the end of the year	8,17,64,623.18	8,46,44,741.00
	Inventories at the beginning of the year	8,46,44,741.00	9,63,26,773.77
	Sub Total (B)	**8,46,44,741.00**	**9,63,26,773.77**
	Net Increase / (Decrease) (A - B)	**28,80,117.82**	**1,16,82,032.77**
25	**Employee Benefit Expenses**		
25.2	Director's Salary	27,000.00	36,000.00
	Total	**27,000.00**	**36,000.00**
26	**Finance Costs**		
26.1	Interest Expense	0.00	2,005.27
26.2	Bank Charges	1,464.24	849.71
	Total	**1,464.24**	**2,854.97**

Prateek Realtors India Pvt. Ltd.

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-12-2023

(Amount in '100')

Note No.	Particulars	As at 31 December 2023	As at 31st March 2023
27	**Depreciation and Amortization Expense**		
27.1	Depreciation	64,433.02	3,44,534.19
		64,433.02	**3,44,534.19**
28	**Other Expenses**		
28.1	Amount Written off	39.59	-
28.2	Annual Maintainence Charges	8,368.96	9,853.43
28.3	Audit Fee	0.00	4,000.00
28.4	Business Promotion	15,068.32	42,063.21
28.5	Vehicle Running & Maintenance Expenses	9,039.05	12,152.10
28.6	Office Running Expenses	31,963.46	43,494.68
28.7	Professional Charges-Other	24,460.00	14,075.00
28.8	ROC Expenses	0.00	123.23
28.9	Interest and Late fee on Direct Tax	7,412.01	13,250.97
28.10	Interest & late fee on Indirect Tax	35,345.66	17,996.35
28.11	Rent Paid	10,440.00	49,920.00
28.12	Internet Expenses	2,729.23	2,832.00
28.13	Charity Expenses	610.00	0.00
28.14	Electricity and Power & Fuel	34,748.60	41,667.19
28.15	Insurance	4,001.48	16,062.63
28.16	Repair and Maintenance	11,156.41	7,042.56
28.17	Prior Period Items	0.00	50.74
28.18	Website Maintenance	4,665.00	6,349.79
28.19	Diwali Expenses	0.00	3,885.70
28.20	Others	6,240.89	6,467.44
	Total	**2,06,288.65**	**2,91,287.02**
29	**Current tax**		
29.01	Current tax (MAT)	-	-
29.02	Less : MAT credit entitlement	-	-
29.03	Net Current tax	-	-

As per our report of even date attached.
For Raj Girikshit & Associates
Chartered Accountants
Firm Registration No.022280N

UMANG JAIN
Partner
Membership No. 550823
Place : New Delhi
Dated : 15/03/2024
UDIN: 24550823BKAPCJ3488

For and on Behalf of Board of Directors
Prateek Realtors Inida Private Limited

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

Nishant Tyagi & Associates
Chartered Accountants
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INDEPENDENT AUDITORS' REPORT

To,
The Members
of **Prateek Realtors India Private Limited**

Report on the Audit of Financial Statements

Opinion

We have audited the financial statements of **Prateek Realtors India Private Limited** ("the Company"), which comprise the balance sheet as at 31st March 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** 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, and its financial performance, and its cash flows for the year endedon that date.

Basis for Opinion

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

Emphasis of Matter

The company's net worth is negative and the company has also taken secured loans from NBFC and unsecured loans from sister companies. As per the management, the company is still a going concern entity because it is in process of identifying new plans to improve the performance of the company.

Instead of the above factors there is no uncertainty on the company's ability to continue as a going concern. The company has prepared its financial statements on a going concern basis

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Delhi

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Information other than the Financial Statements and Auditors' Report thereon

The Company's management and Board of Directors are responsible for the other information. The otherinformation comprises the information included in the Company's annual report, but does not include the financial statements and our auditors' 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, indoing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

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

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

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these 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 tothe 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 Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are freefrom 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.

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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 thatare appropriate in the circumstances.
- 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, basedon 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.

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 thatwe 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 thatmay reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by **the Companies (Auditor's Report) Order, 2020** ("the Order"), issued by the CentralGovernment of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "**Annexure A**" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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

(1) 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.

(2) 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.

(3) 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.

(4) 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.

(5) On the basis of the written representations received from the directors as on 31st March, 2023 taken onrecord by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164(2) of the Act.

(6) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in **"Annexure B"**. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting;

(7) 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 has disclosed details regarding pending litigations in note 30 of financial statements, which would impact its financial position.

(b) The Company does not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

(c) There were no amounts which were 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 it's 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 otherperson(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 investin other persons or entities identified in any manner whatsoever by or on behalf of the company ("UltimateBeneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

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

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

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

For Nishant Tyagi & Associate
Chartered Accountants
Firm Registration No. : 039175N

Nishant Tyagi & Associates
Delhi

CA Nishant Tyagi
Proprietor
Membership No.:544935
Place: New Delhi
Date : 28/09/2023
UDIN : 23544935BGZNOP4964

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ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

Report as required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013 (Refer to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)With reference to the Annexure A referred to in the Independent Auditors' Report to the members of the Company on the financial statements for the year ended March 31, 2023, we report the following:

(i) (a) (A) The Company has proper records related to full particulars including quantitative details and situation of Property, Plant and Equipment.

(B) The Company has proper records related to full particulars of intangible asset.

(b) In our opinion Property, Plant and Equipment have been physically verified by the management at reasonableintervals. No material discrepancies were noticed on such verification during the year.

(c) The company does not have any immovable property which are not held in the name of company, hence this clause is not applicable to the company.

(d) The company has not revalued its Property, Plant and Equipment during the year. Therefore, the provisions of Clause (i)(d) of paragraph 3 of the order are not applicable to the company.

(e) No proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder. Therefore, the provisions of Clause (i)(e) of paragraph 3 of the order are not applicable to the company.

(ii) (a) In our opinion, physical verification of inventory has been conducted at reasonable intervals by the management and the coverage and procedure of such verification by the management is appropriate. No materialdiscrepancies were noticed on such verification.

(b) During any point of time of the year, the company has not been sanctioned any working capital limits, from banks or financial institutions on the basis of security of current assets. Therefore, the provisions of Clause(ii)(b) of paragraph 3 of the order are not applicable to the company.

(iii) Yes, the company has made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, LimitedLiability Partnerships or any other parties, details of which are as follows:

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(a) whether during the year the company has provided loans or provided advances in the nature of loans, or stood guarantee, or provided security to any other entity [not applicable to companies whose principal business is to give loans], if so, indicate- **Yes**

Particulars	(A) the aggregate amount during the year, and balance outstanding at the balance sheet date with respect to such loans or advances and guarantees or security to subsidiaries, joint ventures and associates;		(B) the aggregate amount during the year, and balance outstanding at the balance sheet date with respect to such loans or advances and guarantees or security to parties other than subsidiaries, joint ventures and associates;	
	aggregate amount during the year	balance outstanding at the balance sheet date	aggregate amount during the year	balance outstanding at the balance sheet date
Investments	-	22,50,000	-	-
Guarantee or security	-	-	-	-
Loan or Advances-LT (Interest Free)	-	1,21,25,73,136	43,24,549	62,31,24,737
Loan or Advances-ST (Interest Free)	809	4,02,15,439	60,53,80,657	35,93,27,045

(b) No, the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided are not prejudicial to the company's interest;

(c) in respect of loans and advances in the nature of loans, schedule of repayment of principal and payment of interest has been stipulated and the repayments or receipts are regular;

(d) Since no amount is overdue, hence this clause is not applicable to company;

(e) Since no loan or advance in the nature of loan granted has fallen due during the year, hence this clause is not applicable to the company.

(f)The company has granted aggregate amount of Rs. 2,23,52,40,357.00 as loans or advances in the nature of loans repayable on demand which is 100% to the total loans granted and Rs. 2,12,57,57,707.20 granted to Promoters, related parties as defined in clause (76) of section 2 of the Companies Act, 2013;

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(iv) Yes, in respect of loans, investments, guarantees, and security, provisions of sections 185 and 186 of the Companies Act have been complied with.

(v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from public. Therefore, the provisions of Clause (v) of paragraph 3 of the order are not applicableto the Company.

(vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148 of the Act, and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not carried out a detailed examination of the same.

(vii) (a) The Company is generally regular in depositing undisputed statutory dues including Provident Fund, Employees State Insurance, Income tax, Sales Tax, Wealth tax, Service tax, Duty of Customs, duty of Excise, Value Added Tax, GST, Cess and other statutory dues with the appropriate authorities to the extent applicable to it. There are no undisputed amounts payable in respect of income tax, wealth tax, service tax, sales tax, value added tax, duty of customs, duty of excise or cess which have remained outstanding as at March 31, 2023 for a period of more than 6 months from the date they became payable **except as specified in "Appendix-1" to the audit report.**

(b) According to the information and explanations given to us, there are not any statutory dues referred in sub- clause (a) which have not been deposited on account of any dispute except as specified in "**Annexure -1" of Note 30 to the notes to accounts.**

(viii) In our opinion and according to the information and explanations given to us, there is no any transaction not recorded in the books of account have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

(ix) (a) In our opinion and according to the information and explanations given to us, the Company has defaulted in repayment of dues payable to NOIDA as per repayment schedule issued by Noida Authority. Details of repayment defaults are as follows:

Nature of borrowing, including debt securities	Name of lender*	Whether principal or interest	Amount not paid on due date (In Rs.)	No. of days delay or unpaid	Remark s, if any
Dues against purchase of land-120	Noida Authority	Both	3,97,78,649	1756	-
Dues against purchase of land-120	Noida Authority	Both	6,85,49,686	1573	-
Dues against purchase of land-120	Noida Authority	Both	6,53,13,435	1391	-
Dues against purchase of land-120	Noida Authority	Both	6,20,77,183	1208	-
Dues against purchase of land-77	Noida Authority	Both	10,02,43,078	2192	-

Nishant Tyagi & Associates Delhi

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Dues against purchase of land-77	Noida Authority	Both	9,65,66,060	2008	-
Dues against purchase of land-77	Noida Authority	Both	92,572,727	1827	-
Dues against purchase of land-77	Noida Authority	Both	88,579,393	1643	-
Dues against purchase of land-77	Noida Authority	Both	84,586,060	1462	-
Dues against purchase of land-77	Noida Authority	Both	80,592,727	1278	-
Dues against purchase of land-77	Noida Authority	Both	76,599,393	1096	-

(b) In our opinion and according to the information and explanations given to us, the company has not been a declared willful defaulter by any bank or financial institution or other lender.

(c) In our opinion and according to the information and explanations given to us, the loans were applied for the purpose for which the loans were obtained.

(d) In our opinion and according to the information and explanations given to us, there are no funds raised on short term basis which have been utilised for long term purposes.

(e) In our opinion and according to the information and explanations given to us, the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

(f) In our opinion and according to the information and explanations given to us, the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

(x)(a) The Company has not raised money by way of initial public offer or further public offer (including debt instruments). Therefore, the provisions of Clause (x)(a) of paragraph 3 of the order are not applicable to the Company.

(b) In our opinion and according to the information and explanations given to us, the company has not made preferential allotment or private placement of shares during the year and the requirements of section 42 and section 62 of the Companies Act, 2013 have been complied with and the funds raised have been used for the purposes for which the funds were raised.

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(xi) (a) We have not noticed any case of fraud by the company or any fraud on the Company by its officers or employees during the year. The management has also not reported any case of fraud during the year.

(b) During the year no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
(c) As auditor, we did not receive any whistle- blower complaint during the year.

(xii) The company is not a Nidhi Company. Therefore, the provisions of Clause (xii) of paragraph 3 of the order are not applicable to the Company.

(xiii) As per the information and explanations received to us all transactions with the related parties are in compliance with sections 177 and 188 of Companies Act where applicable, and the details have been disclosed in the financial statements, etc., as required by the applicable accounting standards. Identification of related parties were made and provided by the management of the company.

(xiv) (a)Yes, the company has an internal audit system commensurate with the size and nature of its business;
(b) Yes, the reports of the Internal Auditors for the period under audit were considered by the statutory auditor;

(xv) The Company has not entered into any non-cash transactions with directors or persons connected with him for the year under review. Therefore, the provisions of Clause (xv) of paragraph 3 of the order are not applicable to the Company.
(xvi) (a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence this clause is not applicable to the company.

(b) The company has not conducted any Non-Banking Financial or Housing Finance activities during the year.

(c) The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.(d) As per the information and explanations received, the group does not have any CIC as part of the group.

(xvii) Yes, the company has incurred cash loss of Rs. 1,50,05,68,158/- in current financial year and Rs.1,53,74,03,924/in immediately preceding financial year.

(xviii) No, there has not been any resignation of the statutory auditors during the year. Hence point of no issues, objections or concerns raised by the outgoing auditors not applicable to the company;

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(xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and paymentof financial liabilities, other information accompanying the financial statements, the auditor's knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on thedate of the audit report that company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.

(xx) Section 135 of the Companies Act, 2013 not applicable to the company relating to Corporate Social Responsibility. Therefore, the provisions of Clause (xx) of paragraph 3 of the order are not applicable to the Company.

(xxi) Since company has prepared its financial statements on standalone basis, hence this point is not applicable to the company.

For Nishant Tyagi & Associate
Chartered Accountants
Firm Registration No. : 039175N

Nishant Tyagi & Associates
Delhi

CA Nishant Tyagi
Proprietor
Membership No.:544935
Place: New Delhi
Date: 28/09/2023
UDIN : 23544935BGZNOP4964

Nishant Tyagi & Associates
Chartered Accountants
H.O : - 863/4, Sant Nagar, Delhi-110084

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Annexure "B" to the Independent Auditor's Report

(Referred to in paragraph 2 (f) under 'Report on other legal and regulatory requirements' section of our report to the Members of Prateek Realtors India Private Limited of even date)

Report on the internal financial controls over financial reporting 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 Prateek Realtors India Private Limited ("the Company") as at March 31, 2023, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's responsibility for internal financial controls

The board of directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. 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, 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 internal financial controls over financial reporting of the Company 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") issued by the Institute of Chartered Accountants of India and the standards on auditing prescribed under Section 143 (10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those standards and the guidance note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting were established and maintained and if such controls operated effectively in all material respects.
Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement in the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained, is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial control system over financial reporting.

Nishant Tyagi & Associates
Delhi

Nishant Tyagi & Associates
Chartered Accountants
H.O : - 863/4, Sant Nagar, Delhi-110084

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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 (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (ii) 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 (iii) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

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 of 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 and according to the information and explanations given to us, the Company has, in all material respects, an adequate internal financial control system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Nishant Tyagi & Associate
Chartered Accountants
Firm Registration No. : 039175N

Nishant Tyagi & Associates
CA
Delhi

CA Nishant Tyagi
Proprietor
Membership No.:544935
Place: New Delhi
Date: 28/09/2023
UDIN : 23544935BGZNOP4964

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED Appendix -1

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

TDS Ageing for FY 22-23

Name of the Statute	Nature Of Dues	Period to Which the amount relates	Amount due (In Rs.)	Amount Paid	Net Due in (Rs)	Due Date
Income Tax Act	TDS	Apr-19	659,077		659,077	07/05/2020
Income Tax Act	TDS	Jun-19	652,794		652,794	07/07/2020
Income Tax Act	TDS	Jul-19	649,566		649,566	07/08/2020
Income Tax Act	TDS	Aug-19	646,284		646,284	07/09/2020
Income Tax Act	TDS	Sep-19	642,943		642,943	07/10/2020
Income Tax Act	TDS	Oct-19	658,012	18,468	639,544	07/11/2020
Income Tax Act	TDS	Nov-19	639,513	3,430	636,083	07/12/2020
Income Tax Act	TDS	Dec-19	632,562		632,562	07/01/2020
Income Tax Act	TDS	Jan-20	966,332	337,355	628,977	07/02/2020
Income Tax Act	TDS	Feb-20	1,037,669	412,339	625,330	07/03/2020
Income Tax Act	TDS	Mar-20	1,589,438	475,673	1,113,765	30/04/2020
Total	**TDS**	**FY 19-20**	**8,774,190**	**1,247,265**	**7,526,925**	
Income Tax Act	TDS	Apr-20	633,082		633,082	07/05/2020
Income Tax Act	TDS	May-20	644,984		644,984	07/06/2020
Income Tax Act	TDS	Jun-20	-		-	07/07/2020
Income Tax Act	TDS	Jul-20	1,015,327		1,015,327	07/08/2020
Income Tax Act	TDS	Aug-20	1,007,755	6,641	1,001,114	07/09/2020
Income Tax Act	TDS	Sep-20	1,166,985	193,943	973,042	07/10/2020
Income Tax Act	TDS	Oct-20	773,295	24,618	748,677	07/11/2020
Income Tax Act	TDS	Nov-20	1,014,668	19,010	995,658	07/12/2020
Income Tax Act	TDS	Dec-20	417,242		417,242	07/01/2021
Income Tax Act	TDS	Jan-21	856,946	70,616	786,330	07/02/2021
Income Tax Act	TDS	Feb-21	1,469,270	85,774	1,383,496	07/03/2021
Income Tax Act	TDS	Mar-21	679,332	271,560	407,772	30/04/2021
Total	**TDS**	**FY 20-21**	**9,678,886**	**672,162**	**9,006,724**	
Income Tax Act	TDS	Apr-21	1,202,387	693,794	508,593	07/05/2021
Income Tax Act	TDS	May-21	713,106	178,175	534,931	07/06/2021
Income Tax Act	TDS	Jun-21	890,962	360,519	530,443	07/07/2021
Income Tax Act	TDS	Jul-21	1,391,694	865,814	525,880	07/08/2021
Income Tax Act	TDS	Aug-21	1,134,279	613,039	521,240	07/09/2021
Income Tax Act	TDS	Sep-21	1,691,013	560,358	1,130,655	07/10/2021
Income Tax Act	TDS	Oct-21	2,487,338	664,973	1,822,365	07/11/2021
Income Tax Act	TDS	Nov-21	919,127	377,145	541,982	07/12/2021
Income Tax Act	TDS	Dec-21	24,880,830	10,981,104	13,899,726	07/01/2022
Income Tax Act	TDS	Jan-22	846,837	309,464	537,373	07/02/2022
Income Tax Act	TDS	Feb-22	1,315,271	823,488	491,783	07/03/2022
Income Tax Act	TDS	Mar-22	1,590,285	729,402	860,883	30/04/2022
Total	**TDS**	**FY 21-22**	**39,063,129**	**17,157,275**	**21,905,854**	
Income Tax Act	TDS	Apr-22	1,269,140	629,518	639,622	07/05/2022
Income Tax Act	TDS	May-22	1,228,226	752,281	475,945	07/06/2022
Income Tax Act	TDS	Jun-22	1,762,157	1,291,664	470,493	07/07/2022
Income Tax Act	TDS	Jul-22	1,687,950	1,098,814	589,136	07/08/2022
Income Tax Act	TDS	Aug-22	1,311,700	852,381	459,319	07/09/2022
Income Tax Act	TDS	Sep-22	2,118,433	1,664,837	453,596	07/10/2022
Total	**TDS**	**FY 22-23**	**9,377,606**	**6,289,495**	**3,088,111**	

Nishant Tyagi & Associates
Delhi

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Balance Sheet as at 31 March 2023 **(Amount in '100')**

	Particulars	Note No.	As at 31 March 2023	As at 31st March 2022
I	**EQUITY AND LIABILITIES**			
1.	**Shareholders' Funds**			
	a. Share Capital	3	321,550.00	321,550.00
	b. Reserves and Surplus	4	(19,649,281.19)	(8,208,732.19)
2.	**Non-Current Liabilities**			
	a. Long-term borrowings	5	107,898,480.57	78,861,628.15
	b. Deferred tax liabilities (Net)	6	-	-
	c. Long Term Provisions	7	-	-
3.	**Current Liabilities**			
	a. Short-term borrowings	8	16,061,179.14	3,523,508.35
	b. Trade payables	9		
	-total outstanding dues of micro and small enterprises		0.00	37,154.18
	-total outstanding dues of creditors other than micro and small enterprises		3,432,087.59	4,434,634.87
	c. Other current liabilities	10	28,909,555.31	66,177,540.59
	d. Short - term provisions	11	-	3,683.72
			136,973,571.41	**145,150,967.67**
II	**ASSETS**			
1.	**Non-current assets**			
	a. Property, Plant & Equipments and Intangible assets	12		
	(i) Property, Plant and Equipment		691,821.98	1,999,692.10
	b. Non Current Investments	13	22,500.00	22,500.00
	c. Deferred tax assets (net)	6	11,755,655.99	7,846,363.59
	d. Long term loans and advances	14	18,356,978.73	18,355,487.55
	e. Other Non Current Assets	15	126,667.52	124,667.52
2.	**Current Assets**			
	a. Inventories	16	84,644,741.00	96,326,773.77
	b. Trade Receivables	17	12,582,052.26	10,939,092.39
	c. Cash and Bank Balance	18	327,704.89	792,670.18
	d. Short Term Loans and Advances	19	5,774,082.11	5,995,889.75
	e. Other Current Assets	20	2,691,366.93	2,747,830.83
			136,973,571.41	**145,150,967.67**
See accompanying notes forming part of the financial statements		1-57		

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No 039175N

Nishant Tyagi & Associates CA Delhi

Nishant Tyagi
Propreitor
Membership No. 544935
Place : New Delhi
Dated : 28/09/2023
UDIN: 23544935BGZNOP4964

For and on Behalf of Board of Directors
Prateek Realtors Inida Private Limited

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Statement of Profit & Loss for the Period ended on 31 March 2023 **(Amount in '100')**

	Particulars	Note No.	As at 31 March 2023	As at 31st March 2022
I	Revenue from Operations	21	13,887,641.06	7,036,543.02
II	Other Income	22	525,695.55	69,772.49
III	**Total Income**		**14,413,336.61**	**7,106,315.50**
IV	**EXPENSES**			
	Cost of Project	23	17,406,843.43	25,654,669.36
	Change in Inventories of FG, WIP and stock in trade	24	11,682,032.77	-3,262,575.10
	Employee Benefits Expenses	25	36,000.00	36,000.00
	Finance Cost	26	2,854.97	12,248.44
	Depreciation and Amortization Expense	27	344,534.19	103,540.01
	Other Expenses	28	291,287.02	374,051.79
			29,763,552.39	**22,917,934.49**
V	**Profit before exceptional and extraordinary items and tax**		**(15,350,215.77)**	**(15,811,619.00)**
VI	Exceptional items		-	-
VII	**Profit before extraordinary items and tax**		**(15,350,215.77)**	**(15,811,619.00)**
VIII	Extraordinary items		-	-
IX	**Profit before tax**		**(15,350,215.77)**	**(15,811,619.00)**
X	**Tax Expense**			
	a. Current Tax (Net of Mat)	29	-	-
	b. Deferred Tax		(3,909,292.40)	(4,084,639.80)
	c. Tax related to Previous years		-	-
XI	**Profit (Loss) for the period from continuing operations**		**(11,440,923.37)**	**(11,726,979.20)**
XII	Profit/(loss) from discontinuing operations		-	-
XIII	Tax expense of discontinuing operations		-	-
XIV	Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)		-	-
XV	Profit/ (Loss) after tax (XI + XIV)		**(11,440,923.37)**	**(11,726,979.20)**
XVI	**Earning per equity share of Rs. 10/- each**			
	a. Basic		(3.56)	(3.65)
	b. Diluted		(3.56)	(3.65)
See accompanying notes forming part of the financial statements		1-57		

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi & Associates CA Delhi

Nishant Tyagi
Propreitor
Membership No. 544935
Place : New Delhi
Dated : 28/09/2023
UDIN: 23544935BGZNOP4964

For and on Behalf of Board of Directors
Prateek Realtors Inida Private Limited

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Cash Flow Statement for the year ended as on 31 March 2023 **(Amount in '100')**

	Particulars	Note No.	As at 31 March 2023	As at 31st March 2022
(A)	**Cash Flow from Operating Activities**			
	Net profit as per The Statement of Profit & Loss before Tax		(15,350,215.77)	(15,811,619.00)
	Adjustment for:-			
	Interest Income		(6,159.43)	(6,243.06)
	Rent Income			(58,306.00)
	Provisions (other)		374.37	3,806.15
	Depreciation		344,534.19	437,579.76
	Profit on Sale of asset		(450,273.96)	-
	Expenses related with financing activities		2,854.97	12,248.44
	Operating Profit Before Working Capital Changes		**(15,458,885.63)**	**(15,422,533.70)**
	Adjustment for Current Assets & Liabilities			
	(Increase)/Decrease in trade receivable		(1,642,959.88)	9,598,941.10
	(Increase)/Decrease in short term loans & advances		221,807.65	(3,841,084.36)
	(Increase)/Decrease in stock in trade		11,682,032.77	(3,262,575.10)
	(Increase)/Decrease in other Current assets & non current assets		54,463.89	1,059,805.99
	Increase/(Decrease) in provisions		-	-
	Increase/(Decrease) in Other current liabilities & Non Current liabilities		(37,271,669.00)	5,884,501.29
	Increase/(Decrease) in trade payable		(1,039,701.47)	(840,535.49)
			(27,996,026.03)	**8,599,053.43**
	Cash Generated from (utilized in) Operating activities	(A)	**(43,454,911.66)**	**(6,823,480.28)**
(B)	**Cash flow from Investment Activities**			
	Rental Income		-	58,306.00
	Interest Income		6,159.43	6,243.06
	Sale of Investments		-	-
	Increase/(Decrease) in Long term loans & advances		(1,491.18)	3,648,318.80
	Cash receipts from loans and advances		-	-
	Sale of fixed assets		1,417,678.18	
	Purchase of fixed assets		(4,068.30)	(2,967.91)
	Cash generate from (utilised in) Investing activities	(B)	**1,418,278.13**	**3,709,899.94**
(C)	**Cash flow from Financing Activities**			
	Increase/(Decrease) in Short term borrowings		12,537,670.79	2,615,892.52
	Increase/(Decrease) in Long term borrowings		29,036,852.42	(36,399.10)
	Interest & other finance expenses paid		(2,854.97)	(12,248.44)
	Cash generated from (utilised in) Financing activities	(C)	**41,571,668.24**	**2,567,244.98**
	Effect Foreign Exchange fluctuation		-	-
	Net Increase (Decrease) in Cash and cash equivalents (A+B+C)		**(464,965.28)**	**(546,335.36)**
	Opening Cash & Cash Equivalents		792,670.18	1,339,005.51
	Closing Cash & Cash Equivalents		**327,704.89**	**792,670.18**

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi & Associates CA Delhi

Nishant Tyagi
Propreitor
Membership No. 544935
Place : New Delhi
Dated : 28/09/2023
UDIN: 23544935BGZNOP4964

For and on Behalf of Board of Directors
Prateek Realtors Inida Private Limited

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-3-2023

Note No. 1 : Corporate Information

Prateek Realtors India Private Limited ("the company")is a private limited company domiciled in India, incorporated under the provisions of Companies Act, 1956. The company is engaged in the business of constructing residential houses, commercial building, flats and factory sheds and building; the ongoing project of the company is "Prateek Grand City" in Siddhartha Vihar, Ghaziabad.

Note No. 2 : Significant Accounting Policies

a. **Basis of Accounting**

The financial statement of the company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 the Companies Act, 2013, read with Rule 7 of the Companies Accounting Rules, 2014 and the relevant provisions of the Companies Act ("the 2013Act"), 2013. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

b. **Inventories**

Inventory comprises raw materials, property held for development; properties under development and property held for sale.

1. Raw Materials used for the construction activity of the Company are valued at the lower of cost and net realizable value with the cost being determined on a 'First In First Out' basis.
2. Work in Progress & Finished goods : Cost of Raw Material Consumed plus appropriate share of overheads.
3. Properties Held for Development represent land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, borrowing cost and other costs incurred to get the properties ready for their intended use.
4. Properties under Development represent various projects which are in process presently. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred till reported date in proportion of % of completed unsold area out of % of total completed area.
5. Properties held for Sale represent finished properties and land acquired for the purpose of future sale and not for development. Properties held for sale are stated at the lower of cost and net realizable value. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred during the period of development. Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and costs required to make the sale.

c. **Tangible Assets and Depreciation**

Fixed Assets are stated at cost less accumulated depreciation and impairment losses. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use. Advances paid towards acquisition of fixed assets before the period end are classified as capital work in progress. Borrowing costs directly attributable to acquisition or construction of those fixed assets which necessarily take a substantial period of time to get ready for their intended use are capitalized. Fixed assets purchased in foreign currency are recorded at the actual rupee cost incurred. Expenditure directly relating to expansion is capitalized only if it increases the life or functionality of an asset beyond its original standard of performance. The useful lives of intangible assets have been estimated 5 years.

Depreciation on fixed assets is provided on the written down value method, based on useful life of asset specified in Schedule II to the Companies Act, 2013.Management estimates the useful life of assets as per indicative useful life prescribed in Schedule II, of the Companies Act, 2013. Intangible assets are amortized on straight line method over the period of estimated useful life. Useful life of moulds has been change from four years to twelve years according to schedule II Companies Act 2013.

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d. **Impairment of Assets**

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the profit and loss account. If at the balance sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost. There is no impairment of assets in company during reported period.

e. **Revenue Recognition**

Revenue from Projects

Revenue from sale of properties is recognized when the significant risks and rewards of ownership have been transferred to the customer, which coincide with entering into a legally binding agreement. The company follows percentage of completion method, based on the stage of completion at the balance sheet date, taking into account the contractual price and revision thereto by estimating total revenue and total cost till completion of the contract and the profit so determined has been accounted for proportionate to the percentage of the actual work done. Further, revenue is recognized only for the confirmed booked flats / stocks as on the date of Balance Sheet & appropriate contingency provision is made till the project is finally completed. Booking is confirmed when initial booking amount which is presently 10% of basic sale value is received from customers.

The estimates of the saleable area and total costs are reviewed by the management periodically and the cumulative effect in the changes in these estimates, if any, are recognized in the period in which these changes reliably measured.
Revenue from sale of land is recognized in the period in which the agreement to sell is entered into. Where there is remaining substantial obligation under the agreement, revenue is recognized on the fulfillment of such obligation.

During the year the company has given Rebate on account of implementation of Goods & Service Tax which has been reduced from the sales which is recognized as percentage completion method.

Other Income

Interest received from customer on late payment, income on cancellation of flats and sale of scrap are recognized on cash basis.

f. **Expenditure**

Expenditure is accounted on accrual basis and provision is made for all known losses and liabilities.

g. **Employees Retirement Benefits**

Expenses and liabilities with respect to employee benefits are recorded in accordance with Accounting Standard Employee Benefits (AS 15).

Provident fund

The Company contributes to the statutory provident fund of the Regional Provident Fund Commissioner, in accordance with Employees Provident Fund and Miscellaneous Provision Act, 1952. The plan is a defined contribution plan and contribution paid or payable is recognized as an expense in the period in which the employee renders services.

Other short-term benefits

Expense in respect of other short-term benefits including performance bonus is recognized on the basis of amount paid or payable for the period during which the employees render services.

h. **Cash and Cash Equivalents**

Cash and Cash Equivalent include cash in hand, demand deposits with banks, other short term highly liquid investments with original maturity of three months or less.

i. **Investments**

Long term investments are stated at cost less provision for permanent diminution in value, if any.

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j. **Taxation**

1. Tax expense comprises both current and deferred taxes. The current charge for income taxes is calculated in accordance with the relevant tax regulations. Deferred income taxes reflect the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the balance sheet date.

2. Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are recognized on carry forward of unabsorbed depreciation and tax losses only if there is virtual certainty that such deferred tax assets can be realized against future taxable profits.
   Unrecognized deferred tax assets of earlier years are re-assessed and recognized to the extent that it has become reasonably certain that future taxable income will be available against which such deferred tax assets can be realized.
   forward only to the extent that they can be realized.

k. **Borrowing Costs**

Borrowing costs that are attributable to the acquisition and/or construction of qualifying assets are capitalized as part of the cost of such assets, in accordance with the Accounting Standard 16 "Borrowing Costs". A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. All other borrowing costs are charged to the Statement of Profit and Loss as incurred.

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

The Company creates a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation.
A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

n. **Earning Per Share**

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.
For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all potential equity shares.

o. **Cash Flow Statements**

Cash flow are reported using indirect method, whereby net profit before tax is adjusted for the effects of transaction of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flow from regular revenue generating, investing and financing activities of the Company are segregated.

p. **Operating Cycle**

Based on the nature of products/activitiy of the company and the normal time between acquisition of assets and their realisation in cash or cash equvalents, the company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

q. **Use of estimates**

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management of the company to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements and the results of the operations of reporting periods. Although these estimates are based upon management's best knowledge of current events and actions, actual result could differ from those estimates. Significant estimates used by the management in preparation of financial statements includes % of completion for project in progress, estimates of economic useful lives of fixed assets, provision for bad and doubtful debts and accrual for employee benefits.
The realizable value of moulds has been change from 30% to 10% under Companies act 2013.

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M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	As at 31 March 2023	As at 31st March, 2022
3	**Share Capital**		
3.1	Authorized Share Capital		
	5,000,000 (Previous Year 5,000,000) Equity Shares of Rs. 10/- each.	500,000.00	500,000.00
		500,000.00	**500,000.00**
3.2	Issued , Subscribed & Fully Paid up Capital		
	3,215,500 (Previous Year 3,215,500) Equity Shares of Rs. 10/- each.	321,550.00	321,550.00
		321,550.00	**321,550.00**
3.3	Reconciliation Of Number of Shares		
	Number Of Equity Shares as at the beginning of the Financial year	3,215,500	3,215,500
	Add :- Number of Shares Issued during the period	-	-
	Number Of Equity Shares as at the end of the Financial Years	**3,215,500.00**	**3,215,500.00**

3.4 List of Shareholders holding more than 5% of Equity Shares of the company

Name	% of Shares		Number of Shares	
	31.03.2023	31.03.2022	31.03.2023	31.03.2022
Prateek Buildtech (India) Private Limited	93.00	93.00	2,993,300.00	2,993,300.00
Prashant Kumar Tiwari	7.00	7.00	222,200.00	222,200.00

3.5 **Details of Shares held by promoters**

Promoter Name	2022-23		
	No. of Shares**	%of total shares**	% Change during the year***
Prateek Buildtech (India) Private Limited	2,993,300.00	93	-
Prashant Kumar Tiwari	222,200	7	-

Details of Shares held by promoters

Promoter Name	2021-22		
	No. of Shares**	%of total shares**	% Change during the year***
Prateek Buildtech (India) Private Limited	2,993,300.00	93	-
Prashant Kumar Tiwari	222,200	7.00	-

3.5 **Terms / Rights attached to Equity Shares**

The company has only one class of equity share having par value of Rs.10 per share. Each holder of the equity share is entilted to one vote per share. Whenever the company declares dividend it will be paid in Indian Rupees.

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 distribution of all preferential amounts. However, no such preferential amounts exist curently. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.

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M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	As at 31 March 2023	As at 31st March, 2022
4	**Reserves & Surplus**		
4.1	**Securities Premium**		
	Opening balance	3,880,725.00	3,880,725.00
	Add : Addition during the year	-	-
	Less : Deduction during the year	-	-
	Closing balance	**3,880,725.00**	**3,880,725.00**
4.2	**Surplus (Statement of Profit & Loss)**		
	Opening balance	-12,089,457.19	-366,284.14
	Add: Excess Provision Adjusted	374.37	3,806.15
	Add : Profit During the Year	0.00	0.00
	Less : Loss during the year / Appropriations	11,440,923.37	11,726,979.20
	Closing balance	-23,530,006.19	-12,089,457.19
	Total	**-19,649,281.19**	**-8,208,732.19**

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M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	As at 31 March 2023	As at 31st March, 2022
5	**Long Term Borrowings**		
5.1	**Term Loan**		
	SECURED LOANS FROM FINANCIAL INSTITUTIONS:		
	(i) Loan Against Property from Indiabulls		
	HLAPLAJ00159067	303,382.14	422,038.70
	(Mortgage of Property Plot No H-15, Maharani Bagh New Delhi)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 18.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159103	1,402,000.87	1,730,291.37
	(Mortgage of Property Plot No H-15, Maharani Bagh New Delhi)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159179	131,273.86	171,571.88
	(Mortgage of Property Plot No 15, Sector-52, Noida)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159204	182,118.12	238,151.03
	(Mortgage of Property Plot No. B-1, Sector-30, Noida)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)		
	(All above loans are secured by personal guarantee of Mr. Prashant Kumar Tiwari, Mrs. Kalpana Tiwari and Mr. Prateek Tiwari.)		

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M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	As at 31 March 2023	As at 31st March, 2022
5.2	**Bond/Debentures**		
	Secured		
	16.9% Senior, unlisted, redeemable, non-convertible debentures Issue of 16.9% senior, unlisted, redeemable, non-convertible debentures of a face value of INR 10,00,000 (Indian Rupees Ten Lakh) each ("Face Value") aggregating up to INR 802,00,00,000/- (Indian Rupees Eight Hundred and Two Crore) to be issued in 2 (two) tranches to the Debenture Holders namely Asia Real Estate II India Opportunity Trust wherein Trance I means 7,200 (seven thousand two hundred) Debentures Repayment will be done on the basis of quarterly installments in a period of 5 years. The Charge is secured by way of mortgage over Residential Group Housing Project being developed over land admeasuring 1,54,916.508 square meters (38.281 acres approx.) comprised of: (a) plot bearing number 04/BS-01 (97,565.68 square meters) (hereinafter referred to as the "Plot-1"); and (b) plot bearing number 04/BS-05 (57,350.828 square meters) (hereinafter referred to as the "Plot-2"), both situated in Siddhartha Vihar, N.H. 24, Ghaziabad, Uttar Pradesh. Further Tranche I consisting of 7200 (Seven Two Hundred) Debentures of a face value of INR 10,00,000 (Indian Rupees Ten Lakh) each aggregating to INR 720,00,00,000/- (Indian Rupees Seven Hundred Twenty Crores) is issued on 30th December, 2021. Debentures are also secured by personal guarantee of Mr. Prashant Kumar Tiwari and Mrs. Kalpana Tiwari. (Payments due within 12 months has been transferred to short term borrowings)	67,771,769.60	71,185,002.74
	Land Dues Payable to UPAVP UPAVP Dues are secured by First Charge on lease hold property at Plot No.4/ BS-05 & Plot No. 4/BS-01, Siddhartha Vihar, Ghaziabad, Uttar Pradesh. Repayment schedule has been revised by UPAVP vide letter dated 28.07.2022. According to new repayment schedule, total outstanding dues are required to be paid with 19 half yearly equl installments. Principal amount payable within next 12 months has been transferred to Note No-8 under the head current maturity of long term debts. (Rate of Interest-9.35%)	32,932,363.56	0.00
	UNSECURED LOANS		
5.3	**Loans & Advances From Related Parties:**		
	-Unsecured Loan		
	Inter Corporate Loans	4,675,572.42	4,614,572.42
5.4	**Loans & Advances From Others**	500,000.00	500,000.00
	Total	**107,898,480.57**	**78,861,628.14**
6	**Deferred Tax Liability (Net)**		
6.1	Deferred Tax Liability		
	Opening balance		-
	During the Year		-
	Closing balance (A)	-	-
6.2	Deferred Tax Asset		
	Opening balance	7,846,363.59	3,761,723.79
	During the Year	3,909,292.40	4,084,639.80
	Closing balance (B)	**11,755,655.99**	**7,846,363.59**
	Net (A - B)	**-11,755,655.99**	**-7,846,363.59**

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M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	As at 31 March 2023	As at 31st March, 2022
7	**Other Long term Liabilities**		
7.1	Trade Payables	-	-
7.2	Other	-	-
	Total	-	-
7	**Long Term Provisions**		
7.1	Provision for Employee Benefits	-	-
7.2	Provision for Sales Tax (Net)	-	-
	Total	-	-
8	**Short Term Borrowings**		
	(Secured/Unsecured)		
8.1	Current Maturity of Long Term Debt-Secured- Refer to Note No-5		
	Secured loans		
	(i) Secured Loan From Indiabull Housing Finance Limited	525,130.64	414,408.39
	(ii) Car Loans	0.00	64,794.93
	(iii) Asia Real Estate	12,731,247.64	2,860,000.00
	(iv) Loan from UPAVP	2,698,682.97	0.00
8.2	Loans and advances from related parties	106,117.89	184,305.03
	Total	**16,061,179.14**	**3,523,508.35**
9	**Trade Payables**		
9.1	Due to Micro and Small enterprises (refer note no. 9.3)	0.00	37,154.18
9.2	Due to Others	3,432,087.59	4,434,634.87
	Total	**3,432,087.59**	**4,471,789.05**
9.3	Based on the information available with the company, the balance due to Micro, Small and Medium Enterprises as defined under the MSMED Act 2006 is Rs. 0 (Previous Year Rs. 3,715,418.00) and no interest has been paid or is payable under the terms of the MSMED Act 2006.		

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Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	As at 31 March 2023	As at 31st March, 2022
10	**Other Current Liabilities**		
10.1	Installments due but not paid-NOIDA	7,112,825.45	7,112,825.45
10.2	Installments due but not paid-UPAVP-(Refer to Note-5)	0.00	32,498,033.00
10.3	Interest accrued but not due on borrowings	863,032.44	40,709.69
10.4	Interest accrued and due on borrowings	7,335,592.04	16,609,110.06
10.5	Income received in advance (Advance from Customers)	10,874,710.02	7,611,586.77
10.6	Income received in advance (Advance from Sundry Debtors)	118,671.31	101,693.93
10.7	Retention Money	1,377,660.33	1,359,642.96
10.8	Security Deposit Received	15,000.00	15,000.00
10.9	Statutory Dues Payable	1,075,839.55	643,509.36
10.10	Audit Fee Payable	7,200.00	3,600.00
10.11	Salary Payable	129,024.16	181,829.37
	Total	**28,909,555.31**	**66,177,540.59**
11	**Short Term Provisions**		
11.1	Provision for Expenses	0.00	3,683.72
	Total	0.00	**3,683.72**
13	**Non Current Investments**		
13.1	Investment property	0.00	0.00
13.2	Investment In Equity Instruments		
	(Unquoted, Trade and Valued at cost)		
	In Subsidiary/JV/Associates/Controlled Companies		
	Investment in Fully paid up equity shares in M/s JDR Builder and Developers Private Limited	22,500.00	22,500.00
	(15000 (P.Y. 15000) Equity Shares of Rs. 10/- each of 150.00 per share)	0.00	-
13.3	Investments in partnership firms	0.00	0.00
13.4	Other non-current investments (specify nature)	0.00	0.00
	Total	**22,500.00**	**22,500.00**
	Aggregate amount of quoted investments and market value	0.00	0.00
	Aggregate amount of Unquoted Investment	22,500.00	22,500.00
	Details of partnership firm inculding capital, Ratio, Profit	0.00	0.00

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M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

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Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	As at 31 March 2023	As at 31st March, 2022
14	**Long Term Loans & Advances**		
14.1	Loans and advances to Related Parties	17,262,152.23	17,262,152.23
14.2	Loans and advances to Others	1,094,826.50	1,093,335.32
	Total	**18,356,978.73**	**18,355,487.55**
Note* :	**Repayable on demand(Unsecured Considered good)**		

S.No.	Particulars	Type of Borrower	Current Period		Previous Period	
			Amount outstanding in the nature of loan	% of Total loan & Advances in the nature of loan	Amount outstanding in the nature of loan	% of Total loan & Advances in the nature of loan
1	Promoters	Promoters	-	-	-	-
2	Directors	Directors	-	-	-	-
3	KMPs	KMPs	-	-	-	-
4	Related Parties- Inter Corporate Advance	Related Parties-Inter	17,262,152.23	100	17,262,152.23	100.00
	Total		**17,262,152.23**	**100**	**17,262,152.23**	**100.00**

15	**Other non current assets**		
15.1	Long Term Trade Receivables (including trade receivables on deferred credit terms)	-	-
15.2	Security Deposits	126,667.52	124,667.52
	Total	**126,667.52**	**124,667.52**
16	**Current Investments**		
	Investment In Equity Instruments	0.00	0.00
	Investments in partnership firms	0.00	0.00
	Other current investments (specify nature)	0.00	0.00
	Total	0.00	0.00
	The basis of valuation of individual investments		
	Aggregate amount of quoted investments and market value	0.00	0.00
	Aggregate amount of Unquoted Investment	0.00	0.00
16	**Inventories**		
	(Refer to Note No. 2 b for method of valuation)		
16.1	Work-in-Progress	83,027,764.92	94,709,797.70
16.2	Finished Goods	1,616,976.07	1,616,976.08
	(Ready to Move Flats)		
	Total	**84,644,741.00**	**96,326,773.77**

Nishant Tyagi & Associates Delhi

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

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CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	As at 31 March 2023	As at 31st March, 2022
17	**Trade Receivables**		
17.1	Unsecured, considered good		
	-with related parties	-	-
	-with others	12,582,052.26	10,939,092.39
	Total	**12,582,052.26**	**10,939,092.39**
17.2	Debts due by directors or other officers of the company or any of them either severally or jointly with any other person or debts due by firms or private companies respectively in which any director is a partner or a director or a member should be separately stated.--- **N A----**		
18	**Cash and cash equivalents**		
18.1	Balances with Banks		
	- in current account	317,115.35	782,080.64
18.2	Cash in hand	10,589.54	10,589.54
	Total	**327,704.89**	**792,670.18**
19	**Short term Loan & Advances**		
19.1	**Loans & Advances (Unsecured, Considered Good)**		
	-to related parties	3,995,424.84	4,090,316.88
19.2	**Others (specify nature)**		
	Loans & Advances to employees/other	612,602.61	558,038.24
	Advances to Suppliers & Contractors	139,996.30	378,762.17
	Mobilization Advance Paid to Contractors	611,103.17	640,571.84
	Income Tax Refund	37,082.87	37,082.87
	Balance with Revenue/Statutory Authorities	370,541.38	275,867.39
	Prepaid Expenses	7,330.95	15,250.36
	Total	**5,774,082.11**	**5,995,889.75**
19.3	Loans and advances due by directors or other officers of the company or any of them either severally or jointly with any other person or amounts due by firms or private companies respectively in which any director is a partner or a director or a member shall be separately stated. **{Refers to RPT Annexre-1}**		
20	**Other Current Assets**		
20.1	Security Deposits_	0.00	0.00
20.2	Tax Recoverable from Customer	-310.02	123,586.99
20.3	GST Input Tax Credit	83,399.68	31,593.77
20.4	Interest Accrued on Fixed deposits	0.00	0.00
20.5	Interest Accrued on Security Deposit	3,938.71	3,938.71
20.6	Interest Recoverable	2,553,494.62	2,551,487.63
20.7	Vat piad under protest (Net of sales tax provisions)	50,843.94	37,223.72
	Total	**2,691,366.93**	**2,747,830.83**

Nishant Tyagi & Associates Delhi

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028
Notes Forming Part of the Financial Statements as at 31-03-2023

Note No. 12 : Property, Plant & Equipments

(Amount in '100')

Particulars		Gross Block				Accumulated Depreciation				Net Block	
		As on 01.04.2022	Addition during the year	Deduction during the year	As on 31.03.2023	As on 01.04.2022	Addition during the year	Deduction during the year	As on 31.03.2023	As on 31.03.2023	As on 31.03.2022
12.1	**Tangible Assets**										
a.	Computers	63,830.26	3,842.40	-	67,672.66	58,718.61	1,965.52	-	60,684.13	6,988.53	5,111.65
b.	Furniture & Fittings	34,893.78	-	-	34,893.78	29,632.08	1,215.03	-	30,847.11	4,046.67	5,261.70
c.	Freehold Land	179,259.44	-	-	179,259.44	-		-	-	179,259.44	179,259.44
d.	Motor Vehicles	1,278,297.75	-	-	1,278,297.75	1,054,938.29	64,082.81	-	1,119,021.10	159,276.65	223,359.46
e.	Office Equipments	58,547.66	225.90	-	58,773.56	53,932.25	1,087.97	-	55,020.22	3,753.34	4,615.41
f.	Plant & Machinery	5,763,563.54	-	4,525,712.81	1,237,850.73	4,181,479.10	276,182.86	3,558,308.58	899,353.38	338,497.35	1,582,084.44
	Total	**7,378,392.43**	**4,068.30**	**4,525,712.81**	**2,856,747.92**	**5,378,700.33**	**344,534.19**	**3,558,308.58**	**2,164,925.94**	**691,821.98**	**1,999,692.10**

Nishant Tyagi & Associates
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M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	Period ended 31 March 2023	Year ended 31st March, 2022
21	**Revenue from Operations**		
21.1	Sale of Services	13,429,463.73	6,804,731.14
21.2	Other Operating Revenues	458,177.33	231,811.87
	Total	**13,887,641.06**	**7,036,543.02**
Note :	**Sale of Services Comprise of**		
	Sale of Flats	13,429,463.73	6,804,731.14
	Total	**13,429,463.73**	**6,804,731.14**
Note :	**Other Operating Revenue comprise of**		
	Flat transfer charges	117,599.25	47,847.86
	Car Parking	1,500.00	0.00
	Sale of Scrap & Wastages	136,724.51	51,845.13
	Legal Charges for Registration	87,473.59	15,602.31
	Interest on delayed payment by customers	95,750.98	86,976.01
	Processing Fee	9,165.98	7,455.78
	Flats Cancellation Charges	6,954.99	20,663.56
	Late Payment Charges	3,008.02	1,421.22
	Total	**458,177.33**	**231,811.87**
22	**Other Income**		
22.1	Interest Income	6,159.43	6,243.06
22.2	Rental Income	68,741.00	58,306.00
22.3	Income related to forfeited and written off accounts	(2,705.77)	3,285.69
22.4	Amount Written off	3,226.93	-
22.5	Profit and Gain on Sale of Fixed Asses	450,273.96	-
22.6	Other Non Operating Income	-	1,937.74
	Total	**525,695.55**	**69,772.49**
23	**Cost of Project**		
23.1	Interest on Loan to Noida Authority and Avas Vikas	(2,853,664.35)	5,659,052.81
23.2	Cost of Material & Other Cost	4,188,100.83	6,752,352.58
23.3	Depreciation on Moulds	0.00	334,039.75
23.4	Advertisement Expenses	312,274.65	239,314.09
23.5	Broker's Commission	221,234.36	87,707.03
23.6	Interest and Processing Fee on Other Loans	13,825,773.36	11,256,643.64
23.7	Professional Charges	105,540.10	118,768.24
23.8	Electricity Charges	225,953.72	302,436.50
23.9	Labour Cess	55,711.00	0.00
23.10	Map Approval Fees	66,687.32	0.00
23.11	Staff Cost	642,756.18	625,467.90
23.12	Watch & Wards	60,557.38	72,863.66
23.13	Power & Fuel	16,829.38	38,128.61
23.14	Other Cost	539,089.50	167,894.56
	Cost of Project	**17,406,843.43**	**25,654,669.36**
24	**Changes in Inventories of Finished Goods, Work in Progress and Stock in trade**		
	Inventories at the end of the year	84,644,741.00	96,326,773.77
	Inventories at the beginning of the year	96,326,773.77	93,064,198.68
	Sub Total (B)	**96,326,773.77**	**93,064,198.68**
	Net Increase / (Decrease) (A - B)	**11,682,032.77**	**-3,262,575.09**
25	**Employee Benefit Expenses**		
25.2	Director's Salary	36,000.00	36,000.00
	Total	**36,000.00**	**36,000.00**
26	**Finance Costs**		
26.1	Interest Expense	2,005.27	10,424.68
26.2	Bank Charges	849.71	1,823.76
	Total	**2,854.97**	**12,248.44**

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Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

Note No.	Particulars	Period ended 31 March 2023	Year ended 31st March, 2022
27	**Depreciation and Amortization Expense**		
27.1	Depreciation	344,534.19	103,540.01
		344,534.19	**103,540.01**
28	**Other Expenses**		
28.1	Amount Written off_	0.00	108,309.44
28.2	Annual Maintainence Charges	9,853.43	14,492.37
28.3	Audit Fee	4,000.00	4,000.00
28.4	Business Promotion	42,063.21	1,893.82
28.5	Vehicle Running & Maintenance Expenses	12,152.10	10,248.25
28.6	Office Running Expenses	43,494.68	42,132.43
28.7	Professional Charges-Other	14,075.00	3,630.14
28.8	ROC Expenses	123.23	262.84
28.9	Fees and Late fee on Direct Tax	13,250.97	4,388.22
28.10	Interest & late fee on Indirect Tax	17,996.35	788.15
28.11	Rent Paid	49,920.00	49,890.00
28.12	Internet Expenses	2,832.00	2,832.00
28.13	Charity Expenses	0.00	1,000.00
28.14	Electricity and Power & Fuel	41,667.19	39,800.56
28.15	Insurance	16,062.63	23,554.21
28.16	Repair and Maintenance	7,042.56	3,391.18
28.17	Prior Period Items	50.74	5,623.45
28.18	Website Maintenance	6,349.79	4,445.21
28.19	Diwali Expenses	3,885.70	8,822.10
28.20	Others	6,467.44	44,547.42
	Total	**291,287.02**	**374,051.79**
29	**Current tax**		
29.01	Current tax (MAT)	-	-
29.02	Less : MAT credit entitlement	-	-
29.03	Net Current tax	-	-

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Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
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Notes Forming Part of the Financial Statements as at 31-03-2023

(Amount in '100')

30	**Contingent liabilities and commitments (to the extent not provided for)**	**As at 31st March, 2023**	**As at 31st March, 2022**
30.1	**Contingent liabilities**		
	Claims against the company not acknowledged as debt	NIL	NIL
	Guarantees	NIL	NIL
	Other money for which the company is contingently liable **(Refer to Contingent Liabilties Annexure-1).**		
30.2	Commitments		
	Estimated amount of contracts remaining to be executed on capital account and not provided for;	NIL	NIL
	Uncalled liability on shares and other investments partly paid	NIL	NIL
	Other commitments		

31 **Title deeds of Immovable Property not held in name of the Company: NIL**

Relevant line item in the Balance sheet	Description of item of property	Gross carrying value	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative# of promoter*/director or employee of promoter/	Property held since which date	Reason for not being held in the name of the company**
PPE	Land Building					
Investment property	Land Building					
PPE retired from active use and held for disposal	Land Building		NIL			
others						

32 Where the Company has revalued its Property, Plant and Equipment, the company shall disclose as to whether the revaluation is based on the valuation by a registered valuer as defined under rule 2 of the Companies (Registered Valuers and Valuation) Rules, 2017.-**Not Applicable**

33 **Relationship with Struck off Companies. The details are as follows:**

Name of the struck off company	Nature of transactions with struck off company	Balance outstanding as at current period	Relationship with the struck off company, if any, to be disclosed	Balance outstanding as at previous period	Relationship with the struck off company, if any, to be disclosed
Prateek Infrahomes India Private Limited	Investment in securities	-	Wholly Owned Subsidiary Company	-	Wholly Owned Subsidiary Company

34 **Disclosure Regarding analytical ratios:**

Ratio	Numerator	Denominator	Current Period	Previous Period	% Variance
Current Ratio	Current Assets	Current Liabilities	2.19	1.57	0.40
Debt-equity ratio	Total Debt	Shareholder's Equity	-6.41	-10.45	-0.39
Debt service coverage ratio	Earnings available for	Debt Service	-0.12	-0.19	-0.35
Return on equity ratio	Net Profits after taxes – Preference	Average Shareholder's Equity	1.13	7.81	-0.86
Inventory turnover ratio	Cost of goods sold OR sales	Average Inventory	0.15	0.07	1.12
Trade receivables turnover ratio	Net Credit Sales	Average Accounts Receivable	1.14	0.43	1.66
Trade payables turnover ratio	Net Credit Purchases	Average Trade Payables	51.79	41.84	0.24
Net capital turnover ratio	Net Sales	Average Working Capital	0.27	0.14	0.91
Net profit ratio	Net Profit	Net Sales	-0.85	-1.72	-0.50
Return on capital employed	Earning before interest and taxes	Capital Employed	-0.13	-0.17	-0.24

35 Details of Benami Property held-Where any proceedings have been initiated or pending against the company for holding any benami property

Details of such property, including year of acquisition	Amount	Details of Beneficiaries	If property is in the books, then reference to BS	If property is not in the books, then the fact shall be stated with reasons	If any proceeding against the company then disclose the details	Nature of proceedings, status of same and company's view on same
			NIL			

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CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2023

36 Details where company is Wilful defualter- Not Applicable.

Name of Lender	Date of Declaration as a wilful defaulter	Amount	Nature of Defaults
Bank			
Financial Institution			
Other Lender			

37 Security of current assets against borrowings from banks or financial institutions on the basis of security of current assets: N.A. (There is no requirement to submit quarterly returns with the Banks/ Financial institutions)

Quarter	Name of bank	Particulars of Securities Provided	Amount as per books of account	Amount as reported in the quarterly return/ statement	Amount of difference	Reason for material discrepancies
-	-	-	-	-	-	-

38 Registration of charges or satisfaction with Registrar of Companies

Name of Charge	description of the charges or satisfaction	Statutory Date	the location of the Registrar	period (in days or months) by which such charge had to be registered	reason for delay in registration
		NIL			

39 Utilisation of Borrowed funds and share premium-Given or taken both- NIL

40 Disclosure regarding undisclosed income

Assessment Year	Section of the Act	Amount disclosed in tax return	Transaction description along with value treated as income	Assessment status	Whether transaction recorded in books of accounts?	FY in which transaction is recorded
			NIL			

In case the company has not recorded / disclosed in the books of accounts – reason for not recording / disclosing.

41 Disclosure regarding details of crypto currency or virtual currency: NIL

Crypto Currency or Virtual Currency	Sale	Purchase	profit or loss on transactions	amount of currency held as at the reporting date
	NIL			

42 In the opinion of the board of directors the current assets, loan & advances are realisable in ordinary course of business at least equal to the amount at which they are stated in the Balance Sheet.

43 Details of MSME

(Amount in 100')

Particulars	2022-23	2021-22
The principal amount remaining unpaid to any supplier as at the end of accounting year	-	37,154.18
The interest due thereon remaining unpaid to any supplier as at the end of accounting year	-	-
The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
The amount of interest due and payable for the period (where the principal has been paid but interest under the MSMED Act, 2006 but interest not paid)	-	-
The amount of interest accrued and remaining unpaid at the end of accounting year	-	-
The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible	-	-

44 Related Party Disclosure

44.1 Details of Related Parties

Nature of Relationship	Name of Related Party
Entities over which Company, or key management personnel or their relatives, exercise significant influence:	
Holding Company	Prateek Buildtech(India) Private Limited
Subsidiary Company	JDR Builders & Developers Pvt Ltd
Key Managerial Personnel	Mr. Prashant Kumar Tiwari
Relative of Key Managerial Personnel	Remika Tiwari
Under Common Control with the Company/Under Same Management	Glamour Creations Private Limited
	Magitech Infradevelopers Private Limited
	Prateek Infraprojects India Private Limited
	Prateek Propbuild India Private Limited
	Hyptis Infrastructure Private Limited
	Prateek Digital Private Limited
	Prateek Foundation
	Strongbiz Propbuild Private Limited
	Prateek Infratech India Private Limited
	Rapid Real Estate Private Limited
	Gromax Real Estate Private Limited
	Jagdamba Quilts Private Limited

44.2 The company has entered into transactions with the related parties- **As per RPT Annexure - 2**

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Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
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Notes Forming Part of the Financial Statements as at 31-03-2023

45 No employee is in receipt of remuneration exceeding in aggregate of Rs. 1,02,00,000/- if employed throughout the year or Rs. 8,50,000/- per month if employed for a part of the year.

46 Net Profit after tax for the year has been used as the numerator and number of shares has been used as denominator for calculating the basic and diluted earnings per shares

(Amount in 100')

	Particulars	As at 31st March, 2023	As at 31st March, 2022
a.	Face Value Per Share	0.10	0.10
b.	Net Profit/(Loss) after tax	-11,440,923	-11,726,979
c.	Weighted average number of Equity Share (Nos.)	3,215,500	3,215,500
d.	Basic and Diluted Earnings per share	-3.56	-3.65

47 The Directors have waived off their right to claim the sitting fees for the Board Meeting attended by them. - N.A

48 There are no indications of impairment on any individual cash generating assets or on cash generating units in the opinion of management and therefore no test of impairment is carried out.

49 Details of loans given, investments made and security provided covered under section 186(4) of the Companies Act, 2013:-

49.1 Loan Given - Year end Balances

(Amount in 100')

	Name of Party	Purpose	As at 31st March, 2023	As at 31st March, 2022
Long Term Loans & Advances				
i	JDR Builders & Developers Pvt Ltd	Business Purpose	12,125,731.36	12,125,731.36
ii	Prateek Propbuild India Private Limited	Business Purpose	4,610,202.55	4,610,202.55
iii	Prateek Infratech India Pvt Ltd	Business Purpose	304,568.32	304,568.32
iv	Jagdamba Quilts Pvt Ltd	Business Purpose	221,650.00	221,650.00
Short Term Loans & Advances				
i	Glamour Creations Private Limited	Business Purpose	991,857.13	446,157.74
ii	JDR Builders & Developers Pvt Ltd	Business Purpose	402,154.39	402,146.30
iii	Prateek Propbuild India Private Limited	Business Purpose	86,208.73	86,202.66
iv	Prateek Infratech India Pvt Ltd	Business Purpose	2,265,591.10	2,949,188.89
v	Gromax Real Estate Pvt. Ltd.	Business Purpose	9,931.12	9,925.05
vi	Rapid Real Estate Pvt. Ltd.	Business Purpose	15,425.93	15,419.86
vii	Prateek Digital Pvt Ltd.(Formerly Known	Business Purpose	69,481.99	69,709.45
viii	Magitech Infradevelopers Pvt. Ltd.	Business Purpose	75.70	69.63
ix	Hypits Infrastructure Pvt. Ltd.	Business Purpose	555.29	42.42
x	Jagdamba Quilts Pvt. Ltd.	Business Purpose	122.00	115.93
xi	Strongbiz Propbuild Pvt. Ltd.	Business Purpose	116,512.98	111,115.08
xii	PRATEEK BUILDTECH (INDIA) PVT.	Business Purpose	37,278.54	-
xiii	Prateek Foundation	Business Purpose	229.94	223.87
		Total	**21,257,577.07**	**21,352,469.11**

49.2 Loan Given - Amount given in current year

(Amount in 100')

	Name of Party	Purpose	During 2022-23	During 2021-22
Long Term Loans & Advances				
i	Prateek Infratech India Pvt Ltd	Business Purpose		471,568.32
ii	Prashant Kumar Tiwari	Business Purpose	61,000.00	-
Short Term Loans & Advances				
i	Glamour Creations Private Limited	Business Purpose	559,199.39	912,079.36
ii	Gromax Real Estate Pvt. Ltd.	Business Purpose	6.07	-
iii	Hypits Infrastructure Pvt. Ltd.	Business Purpose	612.87	9.09
iv	Jagdamba Quilts Pvt. Ltd.	Business Purpose	6.07	9.09
v	JDR Builders & Developers Pvt Ltd	Business Purpose	8.09	20.20
vi	Magitech Infradevelopers Pvt. Ltd.	Business Purpose	6.07	12.12
vii	Prateek Digital Pvt Ltd. -B&D	Business Purpose	12,772.54	4,624.44
viii	Prateek Foundation	Business Purpose	6.07	9.09
ix	PRATEEK BUILDTECH (INDIA) PVT.	Business Purpose	501,621.96	-
x	Prateek Infraproject India Private Limited	Business Purpose	268,154.27	-
xi	Prateek Propbuild India Private Limited	Business Purpose	6.07	9.09
xii	Rapid Real Estate Pvt. Ltd.	Business Purpose	6.07	9.09
xiii	Strongbiz Propbuild Pvt. Ltd.	Business Purpose	9,138.28	145,115.08
iv	Prateek Infratech India Pvt Ltd	Business Purpose	4,970,425.11	2,949,188.89
			6,321,968.93	**4,482,653.86**

Nishant Tyagi & Associates
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Notes Forming Part of the Financial Statements as at 31-03-2023

50	In the opinion of the Board, the Current Assets, Loans & Advances are approximately of the value stated, if released in the ordinary course of business except otherwise stated. The Provision for all known liabilities is adequate and not in excess of amount considered reasonable necessary.
51	All the known income and expenditure and assets and liabilities have been taken into account and that all the expenditure debited to the profit and loss account have been exclusively incurred for the purpose of the company's business.
52	Balance in the accounts of debtors, creditors and advances are subject to confirmation/ reconciliation/adjustment from the respective parties.
53	The loans and advances made by company are unsecured and treated as current assets and not prejudicial to the interest of the company.
54	Employee Benefits : The company is not mainting any provisions of gratuity for its emplyoyees.
55	Previous's Year Figures have been regrouped/reclassified wherever necessary to correspond with the current year's classification/disclosure.
56	Corporate Social Responsibility- Section 135 of the companies act,2013 is not applicable on Prateek Realtors India Private Limited
57	The Company has not obtained any advance from its directors , hence the company is not required obtained the declaration from Directors stating therein that the amount so advanced to the company has not been given out of the funds borrowed/acquired from others by them.

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi & Associates CA Delhi

Nishant Tyagi
Proprietor
Membership No. 544935
Place : New Delhi
Dated : 28/09/2023
UDIN: 23544935BGZNOP4964

For and on Behalf of Board of Directors
Prateek Realtors Inida Private Limited

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PVT. LTD.

Annexure-1

DETAILS OF CONTINGENT LIABILITIES OF VAT/CST/ENTRY TAX AS ON 31.03.2023

Financial Year	No. of Cases	Related from	Cases	Demand Amount	Waiver Amt. During Appeal	Demand After Waiver	Total Deposit After ASMT. & Appeal	O/s Demand as on 31-03-2023
A.								
2010-2011	1	U.P.VAT	Assessment	45,979,096	33,021,195	12,957,901		12,957,901
2010-2011	1	U.P.Entry Tax	Assessment	10,979,537	4,108,442	6,871,095	2,198,000	4,673,095
Total(A)	**2**			**56,958,633**	**37,129,637**	**19,828,996**	**2,198,000**	**17,630,996**
B.								
2011-2012	1	U.P.VAT	Assessment	24,328,719	9,415,426	14,913,293	6,149,308	8,763,985
2011-2012	1	U.P.Entry Tax	Assessment	6,036,850	1,757,139	4,279,711	905,528	3,374,183
Total(B)	**2**			**30,365,569**	**11,172,565**	**19,193,004**	**7,054,836**	**12,138,168**
C.								
2012-2013	1	U.P.VAT	Assessment	41,263,708	14,142,064	27,121,644	19,126,371	7,995,273
2012-2013	1	U.P.Entry Tax	Assessment	5,539,889	-	5,539,889	3,853,989	1,685,900
Total(C)	**2**			**46,803,597**	**14,142,064**	**32,661,533**	**22,980,360**	**9,681,173**
D.								
2013-2014	1	U.P.VAT	Assessment	28,460,409	12,763,692	15,696,717		15,696,717
2013-2014	1	U.P.Entry Tax	Assessment	3,616,489	-	3,616,489	1,000,000	2,616,489
2013-2014	1	Penalty	Form 38	185,600	-	185,600	-	185,600
Total (D)	**3**			**32,262,498**	**12,763,692**	**19,498,806**	**1,000,000**	**18,498,806**
E.								
2014-2015	1	U.P.VAT	Assessment	42,805,023	10,586,504	32,218,519	4,022,143	28,196,376
2014-2015	1	U.P.Entry Tax	Assessment	2,370,659	-	2,370,659	355,529	2,015,130
Total E	**2**			**45,175,682**	**10,586,504**	**34,589,178**	**4,377,672**	**30,211,506**
F.								
2015-2016	1	U.P.VAT	Assessment	9,445,730	**4,683,876**	4,761,854	1,350,000	3,411,854
2015-2016	1	U.P.Entry Tax	Assessment	387,196	-	387,196	387,196	-
Total (F)	**2**			**9,832,926**	**4,683,876**	**5,149,050**	**1,737,196**	**3,411,854**
G.								
2016-2017	1	U.P.VAT	Assessment	9,445,730	**4,762,180**	4,683,550	1,044,934	3,638,616
2016-2017	1	U.P.Entry Tax	Assessment	551,628	-	551,628	551,628	-
Total (G)	**2**			**9,997,358**	**4,762,180**	**5,235,178**	**1,596,562**	**3,638,616**
2017-2018	1	U.P.VAT	Assessment	1,735,689	**900,168**	835,521	748,000	87,521
Total (G)	**2**			**1,735,689**	**900,168**	**835,521**	**748,000**	**87,521**
Grand Total(A+B+C+D+E+F+G)	**17**			**233,131,952**	**96,140,686**	**136,991,266**	**41,692,626**	**95,298,640**

Nishant Tyagi & Associates Delhi

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

RELATED PARTY TRANSACTIONS AND BALANCES

Annexure - 2
(Amount in 100')

Particulars	Enterprises over which Entity has direct or indirect control		Key Management Personnel		Total	
	2022-23	2021-22	2022-23	2021-22	2022-23	2021-22
Transaction during the year						
Rent Earned						
Glamour Creations Private Limited	0.00	17,675.00			0.00	17,675.00
Total	**0.00**	**17,675.00**	**0.00**	**0.00**	**0.00**	**17,675.00**
Expenses Incurred						
Director Remuneration Incurred						
Prashant Kumar Tiwari	-	-	36,000.00	36,000.00	36,000.00	36,000.00
Total	-	-	**36,000.00**	**36,000.00**	**36,000.00**	**36,000.00**
Salary To Related Parties						
Remika Tiwari	-	-	12,000.00	12,000.00	12,000.00	12,000.00
Total			**12,000.00**	**12,000.00**	**12,000.00**	**12,000.00**
Rent Incurred						
Prateek Infratech India Pvt Ltd	36,000.00	36,000.00			36,000.00	36,000.00
Glamour Creations Private Limited	12,000.00	12,000.00			12,000.00	12,000.00
Total	**48,000.00**	**48,000.00**	-	-	**48,000.00**	**48,000.00**
Office Expenses						
Glamour Creations Private Limited	0.00	2,259.75			0.00	2,259.75
Total	**0.00**	**2,259.75**	-	-	**0.00**	**2,259.75**
Advertisement Expenses						
Prateek Digital Pvt Ltd.(Formerly Known as Innovative Homebuild Pvt Ltd)	29,484.01	24,246.54			**29,484.01**	**24,246.54**
Balance outstanding as on 31.03.2023						
Investments						
JDR Builders & Developers Pvt Ltd	22,500.00	22,500.00			22,500.00	22,500.00
Prateek Infrahomes India Pvt Ltd	-	-			-	-
Total	**22,500.00**	**22,500.00**	-	-	**22,500.00**	**22,500.00**
Amount (Payable)/Receivable						
Glamour Creations Private Limited	988,054.67	466,036.58			988,054.67	466,036.58
JDR Builder & Developers Pvt Ltd	402,154.39	402,146.30			402,154.39	402,146.30
Prateek Buildtech India Pvt Ltd	37,278.54	-75,032.87			37,278.54	-75,032.87
PRATEEK PROPBUILD IND PVT LTD(PRE ENTERTAINMENT)	86,208.73	86,202.66			86,208.73	86,202.66
Prateek Infratech India Pvt Ltd	2,265,591.10	2,949,188.89			2,265,591.10	2,949,188.89
Gromax Real Estate Pvt. Ltd. B&D	9,931.12	9,925.05			9,931.12	9,925.05
Rapid Real Estate Pvt. Ltd.	15,425.93	15,419.86			15,425.93	15,419.86
Glamour Creations Pvt. Ltd	3,802.46	-19,878.84			3,802.46	-19,878.84
Prateek Infraprojects India Pvt. Ltd.	-106,117.89	-109,272.16			-106,117.89	-109,272.16
Prateek Digital Pvt Ltd.(Formerly Known as Innovative Homebuild Pvt Ltd)	69,481.99	69,709.45			69,481.99	69,709.45
Magitech Infradevelopers Pvt. Ltd.	75.70	69.63			75.70	69.63
Hypits Infrastructure Pvt. Ltd.	555.29	42.42			555.29	42.42
Jagdamba Quilts Pvt. Ltd.	122.00	115.93			122.00	115.93
Strongbiz Propbuild Pvt. Ltd.	116,512.98	111,115.08			116,512.98	111,115.08
Prateek Foundation	229.93	223.87			229.93	223.87
Total	**3,889,306.94**	**3,906,011.85**	-	-	**3,889,306.94**	**3,906,011.85**
Loans & Advance						
Prateek Buildtech India Pvt Ltd	-37,499.99	-37,499.99			-37,499.99	-37,499.99
Prateek Infraprojects India Pvt Ltd	-4,638,072.42	-4,577,072.43			-4,638,072.42	-4,577,072.43
JDR Builder & Developers Pvt Ltd	12,125,731.36	12,125,731.36			12,125,731.36	12,125,731.36
PRATEEK PROPBUILD IND PVT LTD(PRATEEK ENTERTAINMENT)	4,610,202.55	4,610,202.55			4,610,202.55	4,610,202.55
Prateek Infratech India Pvt Ltd	304,568.32	304,568.32			304,568.32	304,568.32
Jagdamba Quilts India Pvt Ltd	221,650.00	221,650.00			221,650.00	221,650.00
Prashant Kumar Tiwari			61,000.00	0.00	61,000.00	0.00
Total	**12,586,579.82**	**12,647,579.81**	**61,000.00**	**0.00**	**12,647,579.82**	**12,647,579.81**

Nishant Tyagi & Associates
Delhi

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Financial Year 2022-23 (31/03/2023) **Assessment Year 2023-24**

COMPUTATION OF TAXABLE INCOME

Income from Business or Profession			
Net Profit (Loss) before Tax as per Statement of Profit & Loss			(15,350,216)
Add :			
1 Donation		-	
2 Interest & Late Fee On TDS		13,251	
3 Depreciation as per companies Act 2013		344,534	
4 Amount Written off		-	
5 Prior Period Item		51	
	Total	**357,836**	
Less :			
1 Income from house property		68,741	
2 Income from other source (Interest Income)		6,159	
4 Depreciation As Per Income Tax Act		183,635	
	Total	**258,536**	
Total Income from Business or profession			**(15,250,916)**
Income from House Property			
Gross Rent Earned		68,741	
Less : Statndard Deduction @30%		20,622	**48,119**
Income from Other Sources			
Interest Income		6,159	**6,159**
Gross total Income			**(15,196,637)**
Less Deduction under Section 80G			-
Donation Made		-	
Percent of deduction		50%	
Net Taxable Income (Rounded Off)			**(15,196,637)**
Tax @ 25% on Net Taxable Income			-
Add Surcharge @ 12%			-
Add Education cess @ 4%			-
Total tax as per general provision			-
Tax Calculation as per MAT (If applicable)			
Profit as per profit & Loss account			-
Add Interest on Direct Taxes			-
			-
Tax @ 15%			-
Add Surcharge @ 12%			-
Add Education cess @ 4%			-
Total Tax as per MAT			-
Tax presumed on higher side			-
Less TDS			-
Less Advance Tax			-
Tax Payable (Refundable)			-

Calculation of deferred tax

On account of depreciation		
Depreciation as per Companies act (excluding land)		344,534.19
Depreciation as per Income Tax act (excluding land)		183,635.31
Difference		(160,899)
Required amount of deferred tax liability @ 26% as on 20.03.2023	-	41,834.00
On account of Provision of Sales Tax		
Provisions for Sales Tax for 31.01.2023		-
Required amount of deferred tax liability @ 26% as on 20.03.2023		-
On account of Loss	-	15,196,640.00
Required amount of deferred tax asset @ 26% as on 20.03.2023	-	3,951,126.40
Current Year DTA		3,909,292.40
Add: Opening Balance of DTA		7,846,363.59
Balance		11,755,655.99

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INDEPENDENT AUDITORS' REPORT

To,
The Members
of **Prateek Realtors India Private Limited**

Report on the Audit of Financial Statements

Opinion

We have audited the financial statements of **Prateek Realtors India Private Limited** ("the Company"), which comprise the balance sheet as at 31st March 2022, 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** in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, and its financial performance, and its cash flows for the year endedon that date.

Basis for Opinion

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

Emphasis of Matter

The company's net worth is negative and the company has also taken secured loans from NBFC and unsecured loans from sister companies. As per the management, the company is still a going concern entity because it is in process of identifying new plans to improve the performance of the company.

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Instead of the above factors there is no uncertainty on the company's ability to continue as a going concern. The company has prepared its financial statements on a going concern basis.

Information other than the Financial Statements and Auditors' Report thereon

The Company's management and Board of Directors are responsible for the other information. The otherinformation comprises the information included in the Company's annual report, but does not include the financial statements and our auditors' 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, indoing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

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

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

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these 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 tothe 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.

In preparing the financial statements, the Board of Directors is responsible for assessing the Company's abilityto continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors 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.

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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 freefrom 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 thatare appropriate in the circumstances.
- 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, basedon 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.

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 thatwe identify during our audit.

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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 thatmay reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by **the Companies (Auditor's Report) Order, 2020** ("the Order"), issued by the CentralGovernment of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "**Annexure A**" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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

(1) 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.

(2) 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.

(3) 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.

(4) 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.

(5) On the basis of the written representations received from the directors as on 31st March, 2022 taken onrecord by the Board of Directors, none of the directors is disqualified as on 31st March, 2022 from being appointed as a director in terms of Section 164(2) of the Act.

(6) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in **"Annexure B"**. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting;
(7) 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 has disclosed details regarding pending litigations in note 30 of financial statements, which would impact its financial position.

(b) The Company does not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

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(c) There were no amounts which were 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 it's 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 otherperson(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 investin other persons or entities identified in any manner whatsoever by or on behalf of the company ("UltimateBeneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(ii) The management has represented, that, to the best of it's 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 personsor 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 audit procedures which we considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement

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

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

For Nishant Tyagi & Associate
Chartered Accountants
Firm Registration No. : 039175N

Nishant Tyagi & Associates
CA
Delhi

CA Nishant Tyagi
Proprietor
Membership No.:544935
Place: New Delhi
Date: 06/09/2022
UDIN : 22544935ASTPVM3309

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ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

Report as required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013 (Refer to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)With reference to the Annexure A referred to in the Independent Auditors' Report to the members of the Company on the financial statements for the year ended March 31, 2022, we report the following:

(i) (a) (A) The Company has proper records related to full particulars including quantitative details and situation of Property, Plant and Equipment.

(B) The Company has proper records related to full particulars of intangible asset.

(b) In our opinion Property, Plant and Equipment have been physically verified by the management at reasonableintervals. No material discrepancies were noticed on such verification during the year.

(c) The company does not have any immovable property which are not held in the name of company, hence this clause is not applicable to the company.

(d) The company has not revalued its Property, Plant and Equipment during the year. Therefore, the provisions of Clause (i)(d) of paragraph 3 of the order are not applicable to the company.

(e) No proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder. Therefore, the provisions of Clause (i)(e) of paragraph 3 of the order are not applicable to the company.

(ii) (a) In our opinion, physical verification of inventory has been conducted at reasonable intervals by the management and the coverage and procedure of such verification by the management is appropriate. No materialdiscrepancies were noticed on such verification.

(b) During any point of time of the year, the company has not been sanctioned any working capital limits, from banks or financial institutions on the basis of security of current assets. Therefore, the provisions of Clause(ii)(b) of paragraph 3 of the order are not applicable to the company.

(iii) Yes, the company has made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, LimitedLiability Partnerships or any other parties, details of which are as follows:

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(a) whether during the year the company has provided loans or provided advances in the nature of loans, or stood guarantee, or provided security to any other entity [not applicable to companies whose principal business is to give loans], if so, indicate- **Yes**

Particulars	(A) the aggregate amount during the year, and balance outstanding at the balance sheet date with respect to such loans or advances and guarantees or security to subsidiaries, joint ventures and associates;		(B) the aggregate amount during the year, and balance outstanding at the balance sheet date with respect to such loans or advances and guarantees or security to parties other than subsidiaries, joint ventures and associates;	
	aggregate amount during the year	balance outstanding at the balance sheet date	aggregate amount during the year	balance outstanding at the balance sheet date
Investments	-	22,50,000	-	-
Guarantee or security	-	-	-	-
Loan or Advances-LT (Interest Free)	-	1,21,25,73,136	-	62,29,75,619
Loan or Advances-ST (Interest Free)	-	4,02,14,630	30,11,91,061	36,88,17,058

(b) No, the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided are not prejudicial to the company's interest;

(c) in respect of loans and advances in the nature of loans, schedule of repayment of principal and payment of interest has been stipulated and the repayments or receipts are regular;

(d) Since no amount is overdue, hence this clause is not applicable to company;

(e) Since no loan or advance in the nature of loan granted has fallen due during the year, hence this clause is not applicable to the company.

(f)The company has granted aggregate amount of Rs. 2,24,45,80,443.00 as loans or advances in the nature of loans repayable on demand which is 100% to the total loans granted And Rs. 2,13,52,46,911 granted to Promoters, related parties as defined in clause (76) of section 2 of the Companies Act, 2013;

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(iv) Yes, in respect of loans, investments, guarantees, and security, provisions of sections 185 and 186 of the Companies Act have been complied with.

(v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from public. Therefore, the provisions of Clause (v) of paragraph 3 of the order are not applicableto the Company.

(vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148 of the Act, and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not carried out a detailed examination of the same.

(vii) (a) The Company is generally regular in depositing undisputed statutory dues including Provident Fund, Employees State Insurance, Income tax, Sales Tax, Wealth tax, Service tax, Duty of Customs, duty of Excise, Value Added Tax, GST, Cess and other statutory dues with the appropriate authorities to the extent applicable to it. There are no undisputed amounts payable in respect of income tax, wealth tax, service tax, sales tax, value added tax, duty of customs, duty of excise or cess which have remained outstanding as at March 31, 2022 for a period of more than 6 months from the date they became payable **except the following TDS dues**:

Name of the statute	**Nature of dues**	**Period to which the amount relates**	**Amount due (In Rs.)**	**Due date**	**Date of payment**
Income Tax Act	TDS	April 2021	1312346	07/05/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	May 2021	844631	07/06/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	June 2021	965386	07/07/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	July 2021	1804477	07/08/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	Aug 2021	1963690	07/09/2021	Unpaid till the date of audit report.

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Income Tax Act	TDS	Sep 2021	2207531	07/10/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	Aril 2020	633082	07/05/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	May 2020	644984	07/06/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	July 2020	1015327	07/08/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Aug 2020	1007755	07/09/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Sep 2020	1166985	07/10/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Oct 2020	773295	07/11/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Nov 2020	1014668	07/12/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Dec 2020	417242	07/01/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	Jan 2021	811946	07/02/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	Feb 2021	1469270	07/03/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	Mar 2021	679332	30/04/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	April 2019	659077	07/05/2019	Unpaid till the date of audit report.

Nishant Tyagi & Associates
Delhi

Nishant Tyagi & Associates
Chartered Accountants
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Income Tax Act	TDS	June 2019	652794	07/07/2019	Unpaid till the date of audit report.
Income Tax Act	TDS	July 2019	649566	07/08/2019	Unpaid till the date of audit report.
Income Tax Act	TDS	Aug 2019	646284	07/09/2019	Unpaid till the date of audit report.
Income Tax Act	TDS	Sep 2019	642943	07/10/2019	Unpaid till the date of audit report.
Income Tax Act	TDS	Oct 2019	639544	07/11/2019	Unpaid till the date of audit report.
Income Tax Act	TDS	Nov 2019	636083	07/12/2019	Unpaid till the date of audit report.
Income Tax Act	TDS	Dec 2019	632562	07/01/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Jan 2020	966332	07/02/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Feb 2020	1037669	07/03/2020	Unpaid till the date of audit report.
Income Tax Act	TDS	Mar 2020	1533522	30/04/2020	Unpaid till the date of audit report.

(b) According to the information and explanations given to us, there are not any statutory dues referred in sub-clause (a) which have not been deposited on account of any dispute except following dues:

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Statute	Nature of dues	Amount (Rs.in lakhs)	Period to which the amount relates	Forum where the dispute is pending
UP-VAT	VAT and Entry Tax	547.61	2010-11	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT and Entry Tax	121.38	2021-12	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	106.81	2012-13	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT , Entry Tax and penalty	184.99	2013-14	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	302.12	2014-15	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	34.12	2015-16	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	36.39	2016-17	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	5.87	2017-18	Tribunal, Commercial Tax Department, Ghaziabad

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(viii) In our opinion and according to the information and explanations given to us, there is no any transactionnot recorded in the books of account have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

(ix) (a) In our opinion and according to the information and explanations given to us, the Company has defaulted in repayment of dues payable to NOIDA details of which are as follows:

Nature of borrowing, including debt securities	Name of lender*	Whether principal or interest	Amount not paid on due date (In Rs.)	No. of days delay or unpaid	Remark s, if any
Dues against purchase of land	UPAVP	Both	65,85,18,706	1399	Refer to note no-51of notes to accounts.
Dues against purchase of land	UPAVP	Both	65,85,18,706	1216	Refer to note no-51of notes to accounts.
Dues against purchase of land	UPAVP	Both	65,85,18,706	1034	Refer to note no-51of notes to accounts.
Dues against purchase of land	UPAVP	Both	65,85,18,706	851	Refer to note no-51of notes to accounts.
Dues against purchase of land	UPAVP	Both	65,85,18,706	668	Refer to note no-51of notes to accounts.
Dues against purchase of land	UPAVP	Both	65,85,18,706	485	Refer to note no-51of notes to accounts.
Dues against purchase of land	UPAVP	Both	65,85,18,706	303	Refer to note no-51of notes to accounts.
Dues against purchase of land-120	Noida Authority	Both	39778649	1391	Refer to note no-51of notes to accounts.
Dues against purchase of land-120	Noida Authority	Both	68549686	1208	Refer to note no-51of notes to accounts.

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Dues against purchase of land-120	Noida Authority	Both	65313435	1026	Refer to note no-51of notes to accounts.
Dues against purchase of land-120	Noida Authority	Both	62077183	843	Refer to note no-51of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	100,243,078	1827	Refer to note no-51of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	96,566,060	1643	Refer to note no-51of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	92,572,727	1462	Refer to note no-51of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	88,579,393	1278	Refer to note no-51of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	84,586,060	1097	Refer to note no-51of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	80,592,727	913	Refer to note no-51of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	76,599,393	731	Refer to note no-51of notes to accounts.

(b) In our opinion and according to the information and explanations given to us, the company has not been a declared willful defaulter by any bank or financial institution or other lender.

(c) In our opinion and according to the information and explanations given to us, the loans were applied for the purpose for which the loans were obtained.

(d) In our opinion and according to the information and explanations given to us, there are no funds raised on short term basis which have been utilised for long term purposes.

(e) In our opinion and according to the information and explanations given to us, the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

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(f) In our opinion and according to the information and explanations given to us, the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

(x)(a) The Company has not raised money by way of initial public offer or further public offer (including debt instruments). Therefore, the provisions of Clause (x)(a) of paragraph 3 of the order are not applicable to the Company.

(b) In our opinion and according to the information and explanations given to us, the company has not made preferential allotment or private placement of shares during the year and the requirements of section 42 and section 62 of the Companies Act, 2013 have been complied with and the funds raised have been used for the purposes for which the funds were raised.

(xi) (a) We have not noticed any case of fraud by the company or any fraud on the Company by its officers or employees during the year. The management has also not reported any case of fraud during the year.

(b) During the year no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) As auditor, we did not receive any whistle- blower complaint during the year.

(xii) The company is not a Nidhi Company. Therefore, the provisions of Clause (xii) of paragraph 3 of the order are not applicable to the Company.

(xiii) As per the information and explanations received to us all transactions with the related parties are in compliance with sections 177 and 188 of Companies Act where applicable, and the details have been disclosed in the financial statements, etc., as required by the applicable accounting standards. Identification of related parties were made and provided by the management of the company.

(xiv) (a)Yes, the company has an internal audit system commensurate with the size and nature of its business;

(b) Yes, the reports of the Internal Auditors for the period under audit were considered by the statutory auditor;

(xv) The Company has not entered into any non-cash transactions with directors or persons connected with him for the year under review. Therefore, the provisions of Clause (xv) of paragraph 3 of the order are not applicable to the Company.

(xvi) (a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence this clause is not applicable to the company.

(b) The company has not conducted any Non-Banking Financial or Housing Finance activities during the year.

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(c) The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.(d) As per the information and explanations received, the group does not have any CIC as part of the group.

(xvii) Yes, the company has incurred cash loss of Rs.1,53,74,03,924/- in current financial year and Rs.1,17,66,35,161/- in immediately preceding financial year.

(xviii) Yes, there has been any resignation of the statutory auditors during the year. No issues, objections or concerns raised by the outgoing auditors;

(xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and paymentof financial liabilities, other information accompanying the financial statements, the auditor's knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on thedate of the audit report that company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.

(xx) Section 135 of the Companies Act, 2013 not applicable to the company relating to Corporate Social Responsibility. Therefore, the provisions of Clause (xx) of paragraph 3 of the order are not applicable to the Company.

(xxi) There have not been any qualifications or adverse remarks by the respective auditors in the Companies (Auditor's Report) Order (CARO) reports of the companies.

For Nishant Tyagi & Associate
Chartered Accountants
Firm Registration No. : 039175N

Nishant Tyagi & Asso

CA Nishant Tyagi
Proprietor
Membership No.:544935
Place: New Delhi
Date: 06/09/2022
UDIN : 22544935ASTPVM3309

Nishant Tyagi & Associates
Chartered Accountants
H.O : - 863/4, Sant Nagar, Delhi-110084

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Annexure "B" to the Independent Auditor's Report

(Referred to in paragraph 2 (f) under 'Report on other legal and regulatory requirements' section of our report to the Members of Prateek Realtors India Private Limited of even date)

Report on the internal financial controls over financial reporting 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 Prateek Realtors India Private Limited ("the Company") as at March 31, 2022, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's responsibility for internal financial controls

The board of directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. 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, 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 internal financial controls over financial reporting of the Company 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") issued by the Institute of Chartered Accountants of India and the standards on auditing prescribed under Section 143 (10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those standards and the guidance note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting were established and maintained and if such controls operated effectively in all material respects.

Nishant Tyagi & Associates

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Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement in the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained, is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial control 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 (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (ii) 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 (iii) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

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 of 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.

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Opinion

In our opinion and according to the information and explanations given to us, the Company has, in all material respects, an adequate internal financial control system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022, 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.

For Nishant Tyagi & Associate
Chartered Accountants
Firm Registration No. : 039175N

Nishant Tyagi & Associates CA Delhi

CA Nishant Tyagi
Proprietor
Membership No.:544935
Place: New Delhi
Date: 06/09/2022
UDIN : 22544935ASTPVM3309

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Balance Sheet as at 31st March 2022 **(Amount in '100')**

	Particulars	Note No.	As at 31st March 2022	As at 31st March 2021
I	**EQUITY AND LIABILITIES**			
1.	**Shareholders' Funds**			
	a. Share Capital	3	321,550.00	321,550.00
	b. Reserves and Surplus	4	(8,208,732.19)	3,514,440.86
2.	**Non-Current Liabilities**			
	a. Long-term borrowings	5	78,861,628.14	78,898,027.24
	b. Deferred tax liabilities (Net)	6	-	-
	c. Long Term Provisions	7	-	9,872.73
3.	**Current Liabilities**			
	a. Short-term borrowings	8	3,523,508.35	907,615.83
	b. Trade payables	9		
	-total outstanding dues of micro and small enterprises		37,154.18	-
	-total outstanding dues of creditors other than micro and small enterprises		4,434,634.87	5,312,324.55
	c. Other current liabilities	10	66,177,540.59	60,286,850.29
	d. Short - term provisions	11	3,683.72	-
			145,150,967.67	**149,250,681.49**
II	**ASSETS**			
1.	**Non-current assets**			
	a. Property, Plant & Equipments and Intangible assets	12		
	(i) Property, Plant and Equipment		1,999,692.10	2,434,303.95
	b. Non Current Investments	13	22,500.00	22,500.00
	c. Deferred tax assets (net)	6	7,846,363.59	3,761,723.79
	d. Long term loans and advances	14	18,355,487.55	22,003,806.35
	e. Other Non Current Assets	15	124,667.52	-
2.	**Current Assets**			
	a. Inventories	16	96,326,773.77	93,064,198.67
	b. Trade Receivables	17	10,939,092.39	20,538,033.49
	c. Cash and Bank Balance	18	792,670.18	1,339,005.51
	d. Short Term Loans and Advances	19	5,995,889.75	2,154,805.39
	e. Other Current Assets	20	2,747,830.83	3,932,304.34
			145,150,967.67	**149,250,681.49**
See accompanying notes forming part of the financial statements		1-58		

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi & Associates CA Delhi

Nishant Tyagi
Propreitor
Membership No. 544935
Place : New Delhi
Dated : 6th September 2022
UDIN: 22544935ASTPVM3309

For and on Behalf of Board of Directors

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Statement of Profit & Loss for the Year ended on 31st March, 2022 (Amount in '100')

	Particulars	Note No.	As at 31st March 2022	As at 31st March 2021
I	Revenue from Operations	21	7,036,543.02	9,075,025.22
II	Other Income	22	69,772.49	238,455.51
III	**Total Income**		**7,106,315.50**	**9,313,480.73**
IV	**EXPENSES**			
	Cost of Project	23	25,654,669.36	19,856,052.92
	Change in Inventories of FG, WIP and stock in trade	24	(3,262,575.09)	1,371,256.97
	Employee Benefits Expenses	25	36,000.00	37,358.82
	Finance Cost	26	12,248.44	17,816.61
	Depreciation and Amortization Expense	27	103,540.01	153,925.68
	Other Expenses	28	374,051.79	202,042.61
			22,917,934.50	**21,638,453.61**
V	**Profit before exceptional and extraordinary items and tax**		(15,811,619.00)	(12,324,972.88)
VI	Exceptional items		-	
VII	**Profit before extraordinary items and tax**		(15,811,619.00)	(12,324,972.88)
VIII	Extraordinary items		-	-
IX	**Profit before tax**		(15,811,619.00)	(12,324,972.88)
X	**Tax Expense**			
	a. Current Tax (Net of Mat)	29	-	-
	b. Deferred Tax		(4,084,639.80)	(3,070,160.78)
	c. Tax related to Previous years		-	-
XI	**Profit (Loss) for the period from continuing operations**		(11,726,979.20)	(9,254,812.10)
XII	Profit/(loss) from discontinuing operations			-
XIII	Tax expense of discontinuing operations			-
XIV	Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)			-
XV	Profit/ (Loss) after tax (XI + XIV)		(11,726,979.20)	(9,254,812.10)
XVI	**Earning per equity share of Rs. 10/- each**			
	a. Basic		(3.65)	(2.88)
	b. Diluted		(3.65)	(2.88)
See accompanying notes forming part of the financial statements		1-58		

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi & Associates CA Delhi

Nishant Tyagi
Propreitor
Membership No. 544935
Place : New Delhi
Dated : 6th September 2022
UDIN: 22544935ASTPVM3309

For and on Behalf of Board of Directors

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Cash Flow Statement for the year ended as on 31st March, 2022 (Amount in '100')

	Particulars	Note No.	As at 31st March 2022	As at 31st March 2021
(A)	**Cash Flow from Operating Activities**			
	Net profit as per The Statement of Profit & Loss before Tax		- 15,811,619.00	- 12,324,972.88
	Adjustment for:-			
	Interest Income		- 6,243.06	- 26,637.21
	Rent Income		- 58,306.00	- 28,971.00
	Provisions (other)		3,806.15	33,736.61
	Depreciation		437,579.76	558,621.27
	Expenses related with financing activities		12,248.44	17,816.61
	Operating Profit Before Working Capital Changes		**- 15,422,533.70**	**- 11,770,406.60**
	Adjustment for Current Assets & Liabilities			
	(Increase)/Decrease in trade receivable		9,598,941.10	3,668,105.52
	(Increase)/Decrease in short term loans & advances		- 3,841,084.36	-
	(Increase)/Decrease in stock in trade		- 3,262,575.10	1,371,256.98
	(Increase)/Decrease in other Current assets & non current assets		1,059,805.99	881,072.89
	Increase/(Decrease) in Other current liabilities & Non Current liabilities		5,884,501.29	36,387,148.83
	Increase/(Decrease) in trade payable		- 840,535.49	- 87,893.66
			8,599,053.43	**42,219,690.56**
	Cash Generated from (utilized in) Operating activities	**(A)**	**- 6,823,480.27**	**30,449,283.95**
(B)	**Cash flow from Investment Activities**			
	Rental Income		58,306.00	28,971.00
	Interest Income		6,243.06	26,637.21
	Sale of Investments		-	1,000.00
	Increase/(Decrease) in Long term loans & advances		3,648,318.80	-
	Cash receipts from loans and advances		-	- 185,823.13
	Purchase of fixed assets		- 2,967.91	- 181,562.81
	Cash generate from (utilised in) Investing activities	**(B)**	**3,709,899.94**	**- 310,777.73**
(C)	**Cash flow from Financing Activities**			
	Increase/(Decrease) in Short term borrowings		2,615,892.52	-
	Increase/(Decrease) in Long term borrowings		- 36,399.10	- 29,615,475.01
	Interest & other finance expenses paid		- 12,248.44	- 17,816.61
	Cash generated from (utilised in) Financing activities	**(C)**	**2,567,244.98**	**- 29,633,291.62**
	Effect Foreign Exchange fluctuation		-	-
	Net Increase (Decrease) in Cash and cash equivalents (A+B+C)		**- 546,335.33**	**505,214.60**
	Opening Cash & Cash Equivalents		1,339,005.51	833,790.91
	Closing Cash & Cash Equivalents		**792,670.18**	**1,339,005.51**

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi & Associates CA Delhi

Nishant Tyagi
Propreitor
Membership No. 544935
Place : New Delhi
Dated : 6th September 2022
UDIN: 22544935ASTPVM3309

For and on Behalf of Board of Directors

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2022

Note No. 1 : Corporate Information

Prateek Realtors India Private Limited ("the company")is a private limited company domiciled in India, incorporated under the provisions of Companies Act, 1956. The company is engaged in the business of constructing residential houses, commercial building, flats and factory sheds and building; the ongoing project of the company is "Prateek Grand City" in Siddhartha Vihar, Ghaziabad.

Note No. 2 : Significant Accounting Policies

a. **Basis of Accounting**

The financial statement of the company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 the Companies Act, 2013, read with Rule 7 of the Companies Accounting Rules, 2014 and the relevant provisions of the Companies Act ("the 2013Act"), 2013. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

b. **Inventories**

Inventory comprises raw materials, property held for development; properties under development and property held for sale.

1. Raw Materials used for the construction activity of the Company are valued at the lower of cost and net realizable value with the cost being determined on a 'First In First Out' basis.
2. Work in Progress & Finished goods : Cost of Raw Material Consumed plus appropriate share of overheads.
3. Properties Held for Development represent land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, borrowing cost and other costs incurred to get the properties ready for their intended use.
4. Properties under Development represent various projects which are in process presently. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred till reported date in proportion of % of completed unsold area out of % of total completed area.
5. Properties held for Sale represent finished properties and land acquired for the purpose of future sale and not for development. Properties held for sale are stated at the lower of cost and net realizable value. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred during the period of development.
   Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and costs required to make the sale.

c. **Tangible Assets and Depreciation**

Fixed Assets are stated at cost less accumulated depreciation and impairment losses. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use. Advances paid towards acquisition of fixed assets before the period end are classified as capital work in progress. Borrowing costs directly attributable to acquisition or construction of those fixed assets which necessarily take a substantial period of time to get ready for their intended use are capitalized. Fixed assets purchased in foreign currency are recorded at the actual rupee cost incurred. Expenditure directly relating to expansion is capitalized only if it increases the life or functionality of an asset beyond its original standard of performance. The useful lives of intangible assets have been estimated 5 years.

Depreciation on fixed assets is provided on the written down value method, based on useful life of asset specified in Schedule II to the Companies Act, 2013.Management estimates the useful life of assets as per indicative useful life prescribed in Schedule II, of the Companies Act, 2013. Intangible assets are amortized on straight line method over the period of estimated useful life. Useful life of moulds has been change from four years to twelve years according to schedule II Companies Act 2013.

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d. **Impairment of Assets**

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the profit and loss account. If at the balance sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost. There is no impairment of assets in company during reported period.

e. **Revenue Recognition**

Revenue from Projects

Revenue from sale of properties is recognized when the significant risks and rewards of ownership have been transferred to the customer, which coincide with entering into a legally binding agreement. The company follows percentage of completion method, based on the stage of completion at the balance sheet date, taking into account the contractual price and revision thereto by estimating total revenue and total cost till completion of the contract and the profit so determined has been accounted for proportionate to the percentage of the actual work done. Further, revenue is recognized only for the confirmed booked flats / stocks as on the date of Balance Sheet & appropriate contingency provision is made till the project is finally completed. Booking is confirmed when initial booking amount which is presently 10% of basic sale value is received from customers.

The estimates of the saleable area and total costs are reviewed by the management periodically and the cumulative effect in the changes in these estimates, if any, are recognized in the period in which these changes reliably measured.
Revenue from sale of land is recognized in the period in which the agreement to sell is entered into. Where there is remaining substantial obligation under the agreement, revenue is recognized on the fulfillment of such obligation.

During the year the company has given Rebate on account of implementation of Goods & Service Tax which has been reduced from the sales which is recognized as percentage completion method.

Other Income

Interest received from customer on late payment, income on cancellation of flats and sale of scrap are recognized on cash basis.

f. **Expenditure**

Expenditure is accounted on accrual basis and provision is made for all known losses and liabilities.

g. **Employees Retirement Benefits**

Expenses and liabilities with respect to employee benefits are recorded in accordance with Accounting Standard Employee Benefits (AS 15).

Provident fund

The Company contributes to the statutory provident fund of the Regional Provident Fund Commissioner, in accordance with Employees Provident Fund and Miscellaneous Provision Act, 1952. The plan is a defined contribution plan and contribution paid or payable is recognized as an expense in the period in which the employee renders services.

Other short-term benefits

Expense in respect of other short-term benefits including performance bonus is recognized on the basis of amount paid or payable for the period during which the employees render services.

h. **Cash and Cash Equivalents**

Cash and Cash Equivalent include cash in hand, demand deposits with banks, other short term highly liquid investments with original maturity of three months or less.

i. **Investments**

Long term investments are stated at cost less provision for permanent diminution in value, if any.

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j. **Taxation**

1. Tax expense comprises both current and deferred taxes. The current charge for income taxes is calculated in accordance with the relevant tax regulations. Deferred income taxes reflect the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the balance sheet date.

2. Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are recognized on carry forward of unabsorbed depreciation and tax losses only if there is virtual certainty that such deferred tax assets can be realized against future taxable profits.
   Unrecognized deferred tax assets of earlier years are re-assessed and recognized to the extent that it has become reasonably certain that future taxable income will be available against which such deferred tax assets can be realized.
   forward only to the extent that they can be realized.

k. **Borrowing Costs**

Borrowing costs that are attributable to the acquisition and/or construction of qualifying assets are capitalized as part of the cost of such assets, in accordance with the Accounting Standard 16 "Borrowing Costs". A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. All other borrowing costs are charged to the Statement of Profit and Loss as incurred.

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

The Company creates a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation.
A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

n. **Earning Per Share**

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.
For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all potential equity shares.

o. **Cash Flow Statements**

Cash flow are reported using indirect method, whereby net profit before tax is adjusted for the effects of transaction of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flow from regular revenue generating, investing and financing activities of the Company are segregated.

p. **Operating Cycle**

Based on the nature of products/activitiy of the company and the normal time between acquisition of assets and their realisation in cash or cash equvalents, the company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

q. **Use of estimates**

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management of the company to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements and the results of the operations of reporting periods. Although these estimates are based upon management's best knowledge of current events and actions, actual result could differ from those estimates. Significant estimates used by the management in preparation of financial statements includes % of completion for project in progress, estimates of economic useful lives of fixed assets, provision for bad and doubtful debts and accrual for employee benefits.
The realizable value of moulds has been change from 30% to 10% under Companies act 2013.

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CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2022

(Amount in '100')

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
3	**Share Capital**		
3.1	Authorized Share Capital		
	5,000,000 (Previous Year 5,000,000) Equity Shares of Rs. 10/- each.	500,000.00	500,000.00
		500,000.00	**500,000.00**
3.2	Issued , Subscribed & Fully Paid up Capital		
	3,215,500 (Previous Year 3,215,500) Equity Shares of Rs. 10/- each.	321,550.00	321,550.00
		321,550.00	**321,550.00**
3.3	Reconciliation Of Number of Shares		
	Number Of Equity Shares as at the beginning of the Financial year	3,215,500	3,215,500
	Add :- Number of Shares Issued during the period		
	Number Of Equity Shares as at the end of the Financial Years	**3,215,500.00**	**3,215,500.00**

3.4 List of Shareholders holding more than 5% of Equity Shares of the company

Name	% of Shares		Number of Shares	
	31.03.2022	31.03.2021	31.03.2022	31.03.2021
Prateek Buildtech (India) Private Limited	93.0	93.0	2,993,300	2,993,300
Prashant Kumar Tiwari	7.0	7.0	222,200	222,200

3.5 Details of Shares held by promoters

Promoter Name	2021-22		
	No. of Shares**	%of total shares**	% Change during the year***
Prateek Buildtech (India) Private Limited	2,993,300	93	-
Prashant Kumar Tiwari	222,200	7	-

Details of Shares held by promoters

Promoter Name	2020-21		
	No. of Shares**	%of total shares**	% Change during the year***
Prateek Buildtech (India) Private Limited	2,993,300	93	-
Prashant Kumar Tiwari	222,200	7.00	-

3.5 Terms / Rights attached to Equity Shares

The company has only one class of equity share having par value of Rs.10 per share. Each holder of the equity share is entitled to one vote per share. Whenever the company declares dividend it will be paid in Indian Rupees.

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 distribution of all preferential amounts. However, no such preferential amounts exist curently. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.

4	Reserves & Surplus		
4.1	Securities Premium		
	Opening balance	3,880,725.00	3,880,725.00
	Add : Addition during the year		
	Less : Deduction during the year		
	Closing balance	**3,880,725.00**	**3,880,725.00**
4.2	Surplus (Statement of Profit & Loss)		
	Opening balance	(366,284.14)	8,854,791.35
	Add: Excess Provision Adjusted	3,806.15	33,736.61
	Add : Profit During the Year	(11,726,979.20)	(9,254,812.10)
	Closing balance	(12,089,457.19)	(366,284.14)
	Total	**(8,208,732.19)**	**3,514,440.86**

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Notes Forming Part of the Financial Statements as at 31-03-2022

(Amount in '100')

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
5	**Long Term Borrowings**		
5.1	**Term Loan**		
	SECURED LOANS FROM BANKS:		
	(i) Secured Loan for Vehicles from HDFC Bank		
	Auto Premium Loan From HDFC-94446905		64,705.23
	Hypothecated against the Car		
	Repayable in 40 equal monthly instalments including interest of Rs.707156/- each starting		
	(Instalments due within 12 months has been transferred to short term borrowings)		
	SECURED LOANS FROM FINANCIAL INSTITUTIONS:		
	(i) Loan Against Property from Indiabulls		
	HLAPLAJ00159067	422,038.70	515,610.86
	(Mortgage of Property Plot No H-15, Maharani Bagh New Delhi)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 18.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159103	1,730,291.37	1,940,437.58
	(Mortgage of Property Plot No H-15, Maharani Bagh New Delhi)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159179	171,571.88	202,413.32
	(Mortgage of Property Plot No 15, Sector-52, Noida)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159204	238,151.03	280,961.01
	(Mortgage of Property Plot No. B-1, Sector-30, Noida)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)		
	(All above loans are secured by personal guarantee of Mr. Prashant Kumar Tiwari, Mrs. Kalpana Tiwari and Mr. Prateek Tiwari.)		
	(ii) Loan Against Property from Piramal Capital & Housing Finance Pvt Ltd		
	Piramal Capital & Housing Finance Pvt Ltd (A)		30,127,565.29
	Second pari passu charge by way of equitable mortgage of leasehold land of area 49500 sq. mtrs.at Grand City, Plot No-4/BS-01 , Sidhhartha Vihar, Ghaziabad, U.P. First pari pasu charge on super structure of the project, all book debts, operating cash flows, receivables, commissions, company's all bank accounts,		
	all rights, titles, benefits that accrues to the borrower, and first charge by way of hypothecation of the entire movable assets of the project.		
	(Instalments due within 12 months has been transferred to short term borrowings)		
	Rate of Interest : 16.05% p.a. (previous year :15.15 % p.a.)		
	Piramal Capital & Housing Finance Pvt Ltd (B)		40,500,000.00
	Second pari passu charge by way of equitable mortgage of leasehold land of area 49500 sq. mtrs.at Grand City, Plot No-4/BS-01 , Sidhhartha Vihar, Ghaziabad, U.P. First pari pasu charge on super structure of the project, all book debts, operating cash flows, receivables, commissions, company's all bank accounts,		
	all rights, titles, benefits that accrues to the borrower, and first charge by way of hypothecation of the entire movable assets of the project.		
	(Instalments due within 12 months has been transferred to short term borrowings)		
	Rate of Interest : 14.00% p.a. (previous year :13.50 % p.a.)		

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M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
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Notes Forming Part of the Financial Statements as at 31-03-2022

(Amount in '100')

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
5.2	**Bond/Debentures**		
	Secured		
	16.9% Senior, unlisted, redeemable, non-convertible debentures	71,185,002.74	
	Issue of 16.9% senior, unlisted, redeemable, non-convertible debentures of a face value of INR 10,00,000 (Indian Rupees Ten Lakh) each ("Face Value") aggregating up to INR 802,00,00,000/- (Indian Rupees Eight Hundred and Two Crore) to be issued in 2 (two) tranches to the Debenture Holders namely Asia Real Estate II India Opportunity Trust wherein Trance I means 7,200 (seven thousand two hundred) Debentures Repayment will be done on the basis of quarterly installments in a period of 5 years. The Charge is secured by way of mortgage over Residential Group Housing Project being developed over land admeasuring 1,54,916.508 square meters (38.281 acres approx.) comprised of:		
	(a) plot bearing number 04/BS-01 (97,565.68 square meters) (hereinafter referred to as the "Plot-1"); and		
	(b) plot bearing number 04/BS-05 (57,350.828 square meters) (hereinafter referred to as the "Plot-2"), both situated in Siddhartha Vihar, N.H. 24, Ghaziabad, Uttar Pradesh.		
	Further Tranche I consisting of 7200 (Seven Two Hundred) Debentures of a face value of INR 10,00,000 (Indian Rupees Ten Lakh) each aggregating to INR 720,00,00,000/- (Indian Rupees Seven Hundred Twenty Crores) is issued on 30th December, 2021. Debentures are also secured by personal guarantee of Mr. Prashant Kumar Tiwari and Mrs. Kalpana Tiwari. (Payments due within 12 months has been transferred to short term borrowings)		
	UNSECURED LOANS		
5.3	**Loans & Advances From Related Parties:**		
	-Unsecured Loan		
	Inter Corporate Loans	4,614,572.42	4,766,333.92
5.4	**Loans & Advances From Others**	500,000.00	500,000.00
	Total	**78,861,628.14**	**78,898,027.23**
6	**Deferred Tax Liability (Net)**		
6.1	Deferred Tax Liability		
	Opening balance		
	During the Year		
	Closing balance (A)		
6.2	Deferred Tax Asset		
	Opening balance	3,761,723.79	691,563.01
	During the Year	4,084,639.80	3,070,160.78
	Closing balance (B)	**7,846,363.59**	**3,761,723.79**
	Net (A - B)	**(7,846,363.59)**	**(3,761,723.79)**
7	**Long Term Provisions**		
7.1	Provision for Employee Benefits		
7.2	Provision for Sales Tax (Net)		9,872.73
	Total		**9,872.73**
8	**Short Term Borrowings**		
	(Secured/Unsecured)		
8.1	Current Maturity of Long Term Debt-Secured		
	(i) Secured Loan From Indiabull Housing Finance Limited	414,408.39	674,617.53
	(ii) Car Loans	64,794.93	96,877.17
	(iii) Asia Real Estate	2,860,000.00	0.00
8.2	Loans and advances from related parties	184,305.03	136,121.14
	Total	**3,523,508.35**	**907,615.83**

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Notes Forming Part of the Financial Statements as at 31-03-2022

(Amount in '100')

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
9	**Trade Payables**		
9.1	Due to Micro and Small enterprises (refer note no. 9.3)	37,154.18	
9.2	Due to Others	4,434,634.87	5,312,324.55
	Total	**4,471,789.05**	**5,312,324.55**
9.3	Based on the information available with the company, the balance due to Micro, Small and Medium Enterprises as defined under the MSMED Act 2006 is Rs. 3,715,418.00 (Previous Year Rs. Nil) and no interest has been paid or is payable under the terms of the MSMED Act 2006.		
10	**Other Current Liabilities**		
10.1	Installments due but not paid-NOIDA	7,112,825.45	7,132,898.33
10.2	Installments due but not paid-UPAVP	32,498,033.00	32,498,033.00
10.3	Interest accrued but not due on borrowings	40,709.69	2,408,565.00
10.4	Interest accrued and due on borrowings	16,609,110.06	10,720,655.31
10.5	Income received in advance (Advance from Customers)	7,611,586.77	4,333,420.55
10.6	Income received in advance (Advance from Sundry Debtors)	101,693.93	14,513.29
10.7	Retention Money	1,359,642.96	1,239,944.28
10.8	Security Deposit Received	15,000.00	15,650.00
10.9	Statutory Dues Payable	643,509.36	1,753,281.34
10.10	Audit Fee Payable	3,600.00	5,400.00
10.11	Salary Payable	181,829.37	164,489.19
	Total	**66,177,540.59**	**60,286,850.29**
11	**Short Term Provisions**		
11.1	Provision for Expenses	3,683.72	0.00
	Total	**3,683.72**	**0.00**
13	**Non Current Investments**		
	In Subsidiary/JV/Associates/Controlled Companies		
13.1	Investment in Fully paid up equity shares in M/s JDR Builder and Developers Private Limited	22,500.00	22,500.00
	(15000 (P.Y. 15000) Equity Shares of Rs. 10/- each of 150.00 per share)		
	Total	**22,500.00**	**22,500.00**
	Aggregate amount of quoted investments and market value		
	Aggregate amount of Unquoted Investment	22,500.00	22,500.00
	Details of partnership firm inculding capital, Ratio, Profit		
14	**Long Term Loans & Advances**		
14.1	Loans and advances to Related Parties	17,262,152.23	20,568,806.35
14.2	Loans and advances to Others	1,093,335.32	1,435,000.00
	Total	**18,355,487.55**	**22,003,806.35**
Note* :	**Repayable on demand(Unsecured Considered good)**		

S.No.	Particulars	Current Period		Previous Period	
		Amount outstanding in the nature of loan	% of Total loan & Advances in the nature of loan	Amount outstanding in the nature of loan	% of Total loan & Advances in the nature of loan
1	Promoters	-	-	0.00	0.00
2	Directors	-	-	0.00	0.00
3	KMPs	-	-	0.00	0.00
4	Related Parties- Inter Corporate Advance	17,262,152.23	100	20,568,806.35	100.00
	Total	**17,262,152.23**	**100**	**20,568,806.35**	**100**

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Note no. 9.1.1 **Trade payable ageing schedule**

Outstanding for following periods from due date of payment (2021-22)

S.no	Particulars	Not due	Unbilled amount	< 1 year	1-2 years	2-3 years	> 3 years	Total
9 10	MSME		-	20,584 94	16,569.24	-	-	37,154.18
9 20	Others		-	3,281,655.70	189,098.54	147,669.73	816,210 90	4,434,634.87
9 30	Disputed dues-MSME		-	-	-	-	-	-
9 40	Disputed dues-Other		-	-	-	-	-	-
	Total			**3,302,240.64**	**205,667.78**	**147,669.73**	**816,210.90**	**4,471,789.05**

Outstanding for following periods from due date of payment (2020-21)

S.no	Particulars	Not due	Unbilled amount	< 1 year	1-2 years	2-3 years	> 3 years	Total
9 10	MSME						-	-
9 20	Others			3,931,238.07	353,969.16	101,210.09	925,907.23	5,312,324.55
9 30	Disputed dues-MSME						-	-
9 40	Disputed dues-Other						-	-
	Total			**3,931,238.07**	**353,969.16**	**101,210.09**	**925,907.23**	**5,312,324.55**

17 **Trade receivable ageing schedule**

Outstanding for following periods from due date of payment (2021-22)

S.no	Particulars	Not due	Unbilled amount	< 6 months	6month-1 years	1-2 years	2-3 years	> 3 years	Total
	Undisputed Trade Receivables - considered good	-	-		6,408,372.73	2,370,398.52	950,537.74	1,209,783.40	10,939,092.39
	Undisputed Trade Receivables - considered doubtful	-	-		-	-	-	-	-
	Disputed Trade Receivables - considered good	-	-		-	-	-	-	-
	Disputed Trade Receivables - considered doubtful	-	-		-	-	-	-	-
	Total	-	-		**6,408,372.73**	**2,370,398.52**	**950,537.74**	**1,209,783.40**	**10,939,092.39**

Outstanding for following periods from due date of payment (2020-21)

S.no	Particulars	Not due	Unbilled amount	< 6 months	6month-1 years	1-2 years	2-3 years	> 3 years	Total
	Undisputed Trade Receivables - considered good	-	-		11,349,537.22	5,880,440.91	1,948,172.95	1,359,882.42	20,538,033.49
	Undisputed Trade Receivables - considered doubtful	-	-		-	-	-	-	-
	Disputed Trade Receivables - considered good	-	-		-	-	-	-	-
	Disputed Trade Receivables - considered doubtful	-	-		-	-	-	-	-
	Total	-	-		**11,349,537.22**	**5,880,440.91**	**1,948,172.95**	**1,359,882.42**	**20,538,033.49**

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(Amount in '100')

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
15	**Other non current assets**		
15.1	Long Term Trade Receivables (including trade receivables on deferred credit terms)		
15.2	Security Deposits	124,667.52	
	Total	124,667.52	
16	**Inventories**		
	(Refer to Note No. 2 b for method of valuation)		
16.1	Work-in-Progress	94,709,797.70	90,986,394.95
16.2	Finished Goods	1,616,976.08	2,077,803.73
	(Ready to Move Flats)		
	Total	96,326,773.77	93,064,198.68
17	**Trade Receivables**		
17.1	Unsecured, considered good		
	-with related parties		
	-with others	10,939,092.39	20,538,033.49
	Total	10,939,092.39	20,538,033.49
18	**Cash and cash equivalents**		
18.1	Balances with Banks		
	- in current account	782,080.64	927,105.96
	- in Fixed Deposits Account		400,000.00
18.2	Cash in hand	10,589.54	11,899.56
	Total	792,670.18	1,339,005.51
18.3	**Details of Fixed deposit**		
	Fixed deposit less than 3 month		
	Fixed deposit more than 3 month but less than 12 months		400,000.00
	Fixed deposit more than 12 months (Refer note no.)		
19	**Short term Loan & Advances**		
19.1	**Loans & Advances (Unsecured/Secured/Doubtful, Considered Good)**		
	-to related parties	4,090,316.88	1,078,406.27
19.2	**Others (specify nature)**		
	Loans & Advances to employees/other	558,038.24	156,662.85
	Advances to Suppliers	378,762.17	
	Mobilization Advance Paid to Contractors	640,571.84	697,308.92
	Income Tax Refund	37,082.87	50,504.73
	Balance with Revenue/Statutory Authorities	275,867.39	159,540.01
	Prepaid Expenses	15,250.36	12,382.61
	Total	5,995,889.75	2,154,805.39
19.3	Loans and advances due by directors or other officers of the company or any of them either severally or jointly with any other person or amounts due by firms or private companies respectively in which any director is a partner or a director or a member shall be separately stated. **{Refers to RPT Annexre-2}**		

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Delhi

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2022

(Amount in '100')

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
20	**Other Current Assets**		
20.1	Security Deposits		124,647.52
20.2	GST Recoverable from Customer	123,586.99	1,004,120.83
20.3	GST Input Tax Credit	31,593.77	35,955.03
20.4	Interest Accrued on Fixed deposits		212,484.06
20.5	Interest Accrued on Security Deposit	3,938.71	3,609.27
20.6	Interest Recoverable	2,551,487.63	2,551,487.63
20.7	Vat piad under protest (Net of sales tax provisions)	37,223.72	0.00
	Total	2,747,830.83	3,932,304.34

Nishant Tyagi & Associates
Delhi

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2022

Note No. 12 : Property, Plant & Equipments

(Amount in '100')

Particulars		Gross Block				Accumulated Depreciation				Net Block	
		As on 01.04.2021	Addition during the year	Deduction during the year	As on 31.03.2022	As on 01.04.2021	Addition during the year	Deduction during the year	As on 31.03.2022	As on 31.03.2022	As on 31.03.2021
12.1	Tangible Assets										
a.	Computers	61,149.72	2,680.54	-	63,830.26	57,197.12	1,521.49	-	58,718.61	5,111.65	3,952.60
b.	Furniture & Fittings	34,606.41	287.37	-	34,893.78	27,998.10	1,633.98	-	29,632.08	5,261.70	6,608.31
c.	Freehold Land	179,259.44	-	-	179,259.44	-	-	-	-	179,259.44	179,259.44
d.	Motor Vehicles	1,278,297.75	-	-	1,278,297.75	957,023.05	97,915.24	-	1,054,938.29	223,359.46	321,274.70
e.	Office Equipments	58,547.66	-	-	58,547.66	52,052.10	1,880.15	-	53,932.25	4,615.41	6,495.56
f.	Plant & Machinery	5,763,563.54	-	-	5,763,563.54	3,846,850.20	334,628.90	-	4,181,479.10	1,582,084.44	1,916,713.34
	Total	7,375,424.52	2,967.91	-	7,378,392.43	4,941,120.57	437,579.76	-	5,378,700.33	1,999,692.10	2,434,303.95

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M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
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CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2022

(Amount in '100')

Note No.	Particulars	Year ended 31st March, 2022	Year ended 31st March, 2021
21	**Revenue from Operations**		
21.1	Sale of Services	6,804,731.14	8,965,295.39
21.2	Other Operating Revenues	231,811.87	109,729.84
	Total	**7,036,543.02**	**9,075,025.22**
Note :	**Sale of Services Comprise of**		
	Sale of Flats	6,804,731.14	8,965,295.39
	Total	**6,804,731.14**	**8,965,295.39**
Note :	**Other Operating Revenue comprise of**		
	Sale of additional car parking	-	30,040.00
	Sale of Power Back up	-	2,590.00
	Flat transfer charges	47,847.86	14,872.10
	Sale of Scrap	51,845.13	31,355.09
	Legal Charges for Registration	15,602.31	3,851.56
	Interest on delayed payment by customers	86,976.01	814.60
	Processing Fee	7,455.78	12,294.84
	Flats Cancellation Charges	20,663.56	13,911.65
	Late Payment Charges	1,421.22	
	Total	**231,811.87**	**109,729.84**
22	**Other Income**		
22.1	Interest Income	6,243.06	26,637.21
22.2	Rental Income	58,306.00	28,971.00
22.3	Income related to forfeited and written off accounts	3,285.69	155,173.75
22.4	Other Non Operating Income	1,937.74	27,673.55
	Total	**69,772.49**	**238,455.51**
23	**Cost of Project**		
23.1	Interest on Loan to Noida Authority and Avas Vikas	5,659,052.81	(4,857,325.52)
23.2	Cost of Material & Other Cost	6,752,352.58	11,424,966.68
23.3	Depreciation on Moulds	334,039.75	404,695.59
23.4	Advertisement Expenses	239,314.09	245,402.71
23.5	Broker's Commission	87,707.03	100,860.16
23.6	Interest and Processing Fee on Other Loans	11,256,643.64	10,675,245.66
23.7	Professional Charges	118,768.24	123,621.49
23.8	Electricity Charges	302,436.50	246,294.82
23.9	Staff Cost	625,467.90	111,706.91
23.10	Watch & Wards	72,863.66	84,529.20
23.11	Power & Fuel	38,128.61	14,198.45
23.12	Other Cost	167,894.56	981,856.76
	Cost of Project	**25,654,669.36**	**19,856,052.92**
24	**Changes in inventories of Finished Goods, Work in Progress and Stock in trade**		
	Inventories at the end of the year	96,326,773.77	93,064,198.68
	Inventories at the beginning of the year	93,064,198.68	94,435,455.66
	Sub Total (B)	**93,064,198.68**	**94,435,455.66**
	Net Increase / (Decrease) (A - B)	**(3,262,575.09)**	**1,371,256.98**
25	**Employee Benefit Expenses**		
25.1	Salary & Wages (Including bonus)	36,000.00	27,000.00
25.2	Staff welfare Expenses		1,482.67
25.3	Contribution to Various Funds		8,876.15
	Total	**36,000.00**	**37,358.82**
Note :	**Details of Contribution to various Funds**		
	Employees State Insurance		1,330.12
	Provident fund		7,546.03
	Total	**0.00**	**8,876.15**
26	**Finance Costs**		
26.1	Interest Expense	10,424.68	16,604.69
26.2	Bank Charges	1,823.76	1,211.92
	Total	**12,248.44**	**17,816.61**

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Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Notes Forming Part of the Financial Statements as at 31-03-2022

(Amount in '100')

Note No.	Particulars	Year ended 31st March, 2022	Year ended 31st March, 2021
27	**Depreciation and Amortization Expense**		
27.1	Depreciation	103,540.01	153,925.68
		103,540.01	**153,925.68**
28	**Other Expenses**		
28.1	Advertisement	-	141.11
28.2	Amount Written off	108,309.44	
29.2	Annual Maintainence Charges	14,492.37	18,295.72
29.3	Audit Fee	4,000.00	4,000.00
29.4	Business Promotion	1,893.82	600.00
28.5	Vehicle Running & Maintenance Expenses	10,248.25	13,490.37
28.6	Travelling & Conveyance Charges		3,404.77
28.7	Office Running Expenses	42,132.43	30,033.04
28.8	Professional Charges	3,630.14	1,500.00
28.9	ROC Expenses	262.84	197.84
28.10	Interest & Late Fee On TDS	3,350.72	9,994.99
28.11	Interest & Late Fee on VAT / GST	788.15	
28.12	Fees Under 234E & GST Late Fee	1,037.50	1,008.00
28.13	Rent Paid	49,890.00	53,300.00
28.14	Internet Expenses	2,832.00	1,950.35
28.15	Charity Expenses	1,000.00	1,000.00
28.16	Power and Fuel I	39,800.56	33,563.74
28.18	Insurance	23,554.21	11,984.90
28.19	Repair and Maintenance	3,391.18	5,820.94
28.20	Prior Period Items	5,623.45	
28.213	Website Maintenance	4,445.21	3,051.00
28.22	Diwali Expenses	8,822.10	
28.23	Others	44,547.42	8,705.84
	Total	**374,051.79**	**202,042.61**
29	**Current tax**		
	Current tax (MAT)		
	Less : MAT credit entitlement		
	Net Current tax		

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Notes Forming Part of the Financial Statements as at 31-03-2022

(Amount in '100')

		As at 31st March, 2022	As at 31st March, 2021
30	**Contingent liabilities and commitments (to the extent not provided for)**		
30.1	**Contingent liabilities**		
	Claims against the company not acknowledged as debt	NIL	NIL
	Guarantees	NIL	NIL
	Other money for which the company is contingently liable	NIL	NIL
30.2	Commitments		
	Estimated amount of contracts remaining to be executed on capital account and not provided for;	NIL	NIL
	Uncalled liability on shares and other investments partly paid	NIL	NIL
	Other commitments (**Refer to Contingent Liabilties Annexure-3**).		

31 **Title deeds of Immovable Property not held in name of the Company: NIL**

Relevant line item in the Balance sheet	Description of item of property	Gross carrying value	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative# of promoter*/director or employee of promoter/	Property held since which date	Reason for not being held in the name of the company**
PPE	Land Building					
Investment property	Land Building					
PPE retired from active use and held for disposal	Land Building		NIL			
others						

32 Where the Company has revalued its Property, Plant and Equipment, the company shall disclose as to whether the revaluation is based on the valuation by a registered valuer as defined under rule 2 of the Companies (Registered Valuers and Valuation) Rules, 2017 -Not Applicable

33 **Relationship with Struck off Companies. The details are as follows:**

Name of the struck off company	Nature of transactions with struck off company	Balance outstanding as at current period	Relationship with the struck off company, if any, to be disclosed	Balance outstanding as at previous period	Relationship with the struck off company, if any, to be disclosed
Prateek Infrahomes India Private Limited	Investment in securities	-	Wholly Owned Subsidiary Company	-	Wholly Owned Subsidiary Company

34 **Disclosure Regarding analytical ratios:**

Ratio	Numerator	Denominator	Current Period	Previous Period	% Variance
Current Ratio	Current Assets	Current Liabilities	1.57	1.82	0.25
Debt-equity ratio	Total Debt	Shareholder's Equity	-10.45	20.80	31.25
Debt service coverage ratio	Earnings available for	Debt Service	-0.19	-0.15	0.04
Return on equity ratio	Net Profits after taxes – Preference	Average Shareholder's Equity	7.81	-0.02	-7.82
Inventory turnover ratio	Cost of goods sold OR sales	Average Inventory	0.07	0.00	-0.07
Trade receivables turnover ratio	Net Credit Sales	Average Accounts Receivable	0.43	0.01	-0.43
Trade payables turnover ratio	Net Credit Purchases	Average Trade Payables	41.84	1.19	-40.64
Net capital turnover ratio	Net Sales	Average Working Capital	0.14	0.00	-0.14
Net profit ratio	Net Profit	Net Sales	-1.72	-1.03	0.69
Return on capital employed	Earning before interest and taxes	Capital Employed	-0.17	-0.11	0.05

35 Details of Benami Property held-Where any proceedings have been initiated or pending against the company for holding any benami property

Details of such property, including year of acquisition	Amount	Details of Beneficiaries	If property is in the books, then reference to BS	If property is not in the books, then the fact shall be stated with reasons	If any proceeding against the company then disclose the details	Nature of proceedings, status of same and company's view on same
NIL						

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Notes Forming Part of the Financial Statements as at 31-03-2022

36 Details where company is Wilful defualter- Not Applicable.

Name of Lender	Date of Declaration as a wilful defaulter	Amount	Nature of Defaults
Bank			
Financial Institution			
Other Lender			

37 Security of current assets against borrowings from banks or financial institutions on the basis of security of current assets:

Quarter	Name of bank	Particulars of Securities Provided	Amount as per books of account	Amount as reported in the quarterly return/ statement	Amount of difference	Reason for material discrepancies
FY-2021-22	Asia Real Estate II India Opportunity Trust	Finished Goods/ Inventories	94,709,797.70	N.A. (There is no requirement to submit quarterly returns with the Banks/ Financial institutions)	-	-

38 Registration of charges or satisfaction with Registrar of Companies

Name of Charge	description of the charges or satisfaction	Statutory Date	the location of the Registrar	period (in days or months) by which such charge had to be registered	reason for delay in registration
		NIL			

39 Utilisation of Borrowed funds and share premium-Given or taken both- NIL

40 Disclosure regarding undisclosed income

Assessment Year	Section of the Act	Amount disclosed in tax return	Transaction description along with value treated as income	Assessment status	Whether transaction recorded in books of accounts?	FY in which transaction is recorded
			NIL			

In case the company has not recorded / disclosed in the books of accounts – reason for not recording / disclosing.

41 Disclosure regarding details of crypto currency or virtual currency:

Crypto Currency or Virtual Currency	Sale	Purchase	profit or loss on transactions	amount of currency held as at the reporting date
	NIL			

42 In the opinion of the board of directors the current assets, loan & advances are realisable in ordinary course of business at least equal to the amount at which they are stated in the Balance Sheet.

43 Details of MSME (Amount in 100')

Particulars	2021-22	2020-21
The principal amount remaining unpaid to any supplier as at the end of accounting year	37,154.18	-
The interest due thereon remaining unpaid to any supplier as at the end of accounting year	-	-
The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
The amount of interest due and payable for the period (where the principal has been paid but interest under the MSMED Act, 2006 but interest not paid)	-	-
The amount of interest accrued and remaining unpaid at the end of accounting year	-	-
The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a	-	-

44 Related Party Disclosure

44.1 Details of Related Parties

Nature of Relationship	Name of Related Party
Entities over which Company, or key management personnel or their relatives, exercise significant influence:	
Holding Company	Prateek Buildtech(India) Private Limited
Subsidiary Company	JDR Builders & Developers Pvt Ltd
Key Managerial Personnel	Mr. Prashant Kumar Tiwari
Relative of Key Managerial Personnel	Remika Tiwari
Under Common Control with the Company/Under Same Management	Glamour Creations Private Limited
	Magnitech Infradevelopers Private Limited
	Prateek Infraprojects India Private Limited
	Prateek Propbuild India Private Limited
	Hyptis Infrastructure Private Limited
	Prateek Digital Private Limited
	Prateek Foundation
	Strongbiz Propbuild Private Limited
	Prateek Infratech India Private Limited
	Rapid Real Estate Private Limited
	Gromax Real Estate Private Limited
	Jagdamba Quilts Private Limited

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Notes Forming Part of the Financial Statements as at 31-03-2022

44.2 The company has entered into transactions with the related parties- **As per RPT Annexure - 2**

45 No employee is in receipt of remuneration exceeding in aggregate of Rs. 1,02,00,000/- if employed throughout the year or Rs. 8,50,000/- per month if employed for a part of the year.

46 Net Profit after tax for the year has been used as the numerator and number of shares has been used as denominator for calculating the basic and diluted earnings per shares

(Amount in 100')

	Particulars	As at 31st March, 2022	As at 31st March, 2021
a.	Face Value Per Share (In Rs.)	10	10
b.	Net Profit/(Loss) after tax (In Rs.)	(11,726,979)	(9,254,812)
c.	Weighted average number of Equity Share	3,215,500	3,215,500
d.	Basic and Diluted Earnings per share	(3.65)	(2.88)

47 The Directors have waived off their right to claim the sitting fees for the Board Meeting attended by them. - N.A

48 There are no indications of impairment on any individual cash generating assets or on cash generating units in the opinion of management and therefore no test of impairment is carried out.

49 Details of loans given, investments made and security provided covered under section 186(4) of the Companies Act, 2013:-

49.1 Loan Given - Year end Balances

(Amount in 100')

	Name of Party	Purpose	As at 31st March, 2022	As at 31st March, 2021
Long Term Loans & Advances				
i	JDR Builders & Developers Pvt Ltd	Business Purpose	12,125,731.36	12,125,731.36
ii	Prateek Propbuild India Private Limited	Business Purpose	4,610,202.55	4,610,202.55
iii	Prateek Infratech India Pvt Ltd	Business Purpose	304,568.32	3,611,222.44
iv	Jagdamba Quilts Pvt Ltd	Business Purpose	221,650.00	221,650.00
Short Term Loans & Advances				
i	Glamour Creations Private Limited	Business Purpose	446,157.74	23,502.34
ii	JDR Builders & Developers Pvt Ltd	Business Purpose	402,146.30	402,146.30
iii	Prateek Propbuild India Private Limited	Business Purpose	86,202.66	86,202.66
iv	Prateek Infratech India Pvt Ltd	Business Purpose	2,949,188.89	-
v	Gromax Real Estate Pvt. Ltd.	Business Purpose	9,925.05	9,925.05
vi	Rapid Real Estate Pvt. Ltd.	Business Purpose	15,419.86	15,419.86
vii	Prateek Digital Pvt Ltd.(Formerly Known as Innovative Homebuild Pvt Ltd)	Business Purpose	69,709.45	65,127.13
viii	Magitech Infradevelopers Pvt. Ltd.	Business Purpose	69.63	63.63
ix	Hypits Infrastructure Pvt. Ltd.	Business Purpose	42.42	42.42
x	Jagdamba Quilts Pvt. Ltd.	Business Purpose	115.93	115.93
xi	Strongbiz Propbuild Pvt. Ltd.	Business Purpose	111,115.08	66,766.21
xii	Prateek Infraproject India Private Limited	Business Purpose	-	408,870.27
xiii	Prateek Foundation	Business Purpose	223.87	224.17
		Total	**21,352,469.11**	**21,647,212.62**

49.2 Loan Given - Amount given in current year

(Amount in 100')

	Name of Party	Purpose	During 2021-22	During 2020-21
Long Term Loans & Advances				
i	Prateek Infratech India Pvt Ltd	Business Purpose	471,568.32	60,373.13
Short Term Loans & Advances				
i	Glamour Creations Private Limited	Business Purpose	912,079.36	49,653.58
ii	Gromax Real Estate Pvt. Ltd.	Business Purpose	-	9.09
iii	Hypits Infrastructure Pvt. Ltd.	Business Purpose	9.09	9.09
iv	Jagdamba Quilts Pvt. Ltd.	Business Purpose	9.09	9.09
v	JDR Builders & Developers Pvt Ltd	Business Purpose	20.20	5,12.70
vi	Magitech Infradevelopers Pvt. Ltd.	Business Purpose	12.12	12.12
vii	Prateek Digital Pvt Ltd. -B&D	Business Purpose	4,624.44	648.02
viii	Prateek Foundation	Business Purpose	9.09	9.39
ix	Prateek Infrahomes India Private Limited	Business Purpose	-	851.86
x	Prateek Infraproject India Private Limited	Business Purpose	-	330,339.64
xi	Prateek Propbuild India Private Limited	Business Purpose	9.09	9.09
xii	Rapid Real Estate Pvt. Ltd.	Business Purpose	9.09	9.09
xiii	Strongbiz Propbuild Pvt. Ltd.	Business Purpose	145,115.08	222,757.20
iv	Prateek Infratech India Pvt Ltd	Business Purpose	2,949,188.89	-
			4,482,653.86	665,259.06

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Notes Forming Part of the Financial Statements as at 31-03-2022

50	In the opinion of the Board, the Current Assets, Loans & Advances are approximately of the value stated, if released in the ordinary course of business except otherwise stated. The Provision for all known liabilities is adequate and not in excess of amount considered reasonable necessary.
51	Other current liability shown in Note No. 10 includes amount payable to 1. .New Okhla Industrial Development Authority amounting to Rs. 711,282,515.00 & .2. Uttar Pradesh Aawas Vikas Parishad amounting to Rs.3,249,803,300.00,which are overdue for payment but not paid due to pending litigation before Hon'able Supreme Court. (Refer to Annexure-3)
52	All the known income and expenditure and assets and liabilities have been taken into account and that all the expenditure debited to the profit and loss account have been exclusively incurred for the purpose of the company's business.
53	Balance in the accounts of debtors, creditors and advances are subject to confirmation/ reconciliation/adjustment from the respective parties.
54	The loans and advances made by company are unsecured and treated as current assets and not prejudicial to the interest of the company.
55	Employee Benefits : The company is not mainting any provisions of gratuity for its emplyoyees.
56	Previous's Year Figures have been regrouped/reclassified wherever necessary to correspond with the current year's classification/disclosure
57	Corporate Social Responsibility- Section 135 of the companies act,2013 is not applicable on Prateek Realtors India Private Limited
58	The Company has not obtained any advance from its directors , hence the company is not required obtained the declaration from Directors stating therein that the amount so advanced to the company has not been given out of the funds borrowed/acquired from others by them.

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi & Associates CA Delhi

Nishant Tyagi
Propreitor
Membership No. 544935
Place : New Delhi
Dated : 6th September 2022
UDIN: 22544935ASTPVM3309

For and on Behalf of Board of Directors

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
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RELATED PARTY TRANSACTIONS AND BALANCES

Annexure - 2
(Amount in 100')

Particulars	Enterprises over which Entity has direct or indirect control		Key Management Personnel		Total	
	2021-22	2020-21	2021-22	2020-21	2021-22	2020-21
Transaction during the year						
Rent Earned						
Glamour Creations Private Limited	17,675.00	31,815.00			17,675.00	31,815.00
Total	**17,675.00**	**31,815.00**	**0.00**	**0.00**	**17,675.00**	**31,815.00**
Expenses Incurred						
Director Remuneration Incurred						
Prashant Kumar Tiwari	-	-	36,000.00	27,000.00	36,000.00	27,000.00
Total	-	-	**36,000.00**	**27,000.00**	**36,000.00**	**27,000.00**
Salary To Related Parties						
Remika Tiwari	-	-	12,000.00	9,000.00	12,000.00	9,000.00
Total			**12,000.00**	**9,000.00**	**12,000.00**	**9,000.00**
Rent Incurred						
Prateek Infratech India Pvt Ltd	36,000.00	36,000.00			36,000.00	36,000.00
Glamour Creations Private Limited	12,000.00	9,000.00			12,000.00	9,000.00
Total	**48,000.00**	**45,000.00**	-	-	**48,000.00**	**45,000.00**
Office Expenses						
Glamour Creations Private Limited	2,259.75	4,294.45			2,259.75	4,294.45
Total	**2,259.75**	**4,294.45**	-	-	**2,259.75**	**4,294.45**
Advertisement Expenses						
Prateek Digital Pvt Ltd.(Formerly Known as Innovative Homebuild Pvt Ltd)	24,246.54	-			24,246.54	-
Balance outstanding as on 31.03.2021						
Investments						
JDR Builders & Developers Pvt Ltd	22,500.00	22,500.00			22,500.00	22,500.00
Prateek Infrahomes India Pvt Ltd	-	-			-	-
Total	**22,500.00**	**22,500.00**	-	-	**22,500.00**	**22,500.00**
Amount (Payable)/Receivable						
Glamour Creations Private Limited	466,036.58	46,441.89			466,036.58	46,441.89
JDR Builder & Developers Pvt Ltd	402,146.30	402,146.30			402,146.30	402,146.30
Prateek Buildtech India Pvt Ltd	(75,032.87)	(10,247.88)			(75,032.87)	(10,247.88)
PRATEEK PROPBUILD IND PVT LTD(PRE ENTERTAINMENT)	86,202.66	86,202.66			86,202.66	86,202.66
Prateek Infratech India Pvt Ltd	2,949,188.89	(125,873.25)			2,949,188.89	(125,873.25)
Gromax Real Estate Pvt. Ltd. B&D	9,925.05	9,925.05			9,925.05	9,925.05
Rapid Real Estate Pvt. Ltd.	15,419.86	15,419.86			15,419.86	15,419.86
Glamour Creations Pvt. Ltd	(19,878.84)	(22,939.55)			(19,878.84)	(22,939.55)
Prateek Infraprojects India Pvt. Ltd.	(109,272.16)	408,870.27			(109,272.16)	408,870.27
Prateek Digital Pvt Ltd (Formerly Known as Innovative Homebuild Pvt Ltd)	69,709.45	65,127.43			69,709.45	65,127.43
Magitech Infradevelopers Pvt. Ltd.	69.63	63.63			69.63	63.63
Hypts Infrastructure Pvt. Ltd.	42.42	42.42			42.42	42.42
Jagdamba Quilts Pvt. Ltd.	115.93	115.93			115.93	115.93
Strongbiz Propbuild Pvt. Ltd.	111,115.08	66,766.21			111,115.08	66,766.21
Prateek Foundation	223.87	224.17			223.87	224.17
Total	**3,906,011.85**	**942,285.14**	-	-	**3,906,011.85**	**942,285.14**
Loans & Advance						
Prateek Buildtech India Pvt Ltd	(37,499.99)	(203,439.83)			(37,499.99)	(203,439.83)
Prateek Infraprojects India Pvt Ltd	(4,577,072.43)	(4,562,894.09)			(4,577,072.43)	(4,562,894.09)
JDR Builder & Developers Pvt Ltd	12,125,731.36	12,125,731.36			12,125,731.36	12,125,731.36
PRATEEK PROPBUILD IND PVT LTD(PRATEEK ENTERTAINMENT)	4,610,202.55	4,610,202.55			4,610,202.55	4,610,202.55
Prateek Infratech India Pvt Ltd	304,568.32	3,611,222.44			304,568.32	3,611,222.44
Jagdamba Quilts India Pvt Ltd	221,650.00	221,650.00			221,650.00	221,650.00
Total	**12,647,579.81**	**15,802,472.43**	-	-	**12,647,579.81**	**15,802,472.43**

Nishant Tyagi & Associates
Delhi

M/s PRATEEK REALTORS INDIA PVT. LTD.

DETAILS OF CONTINGENT LIABILITIES OF VAT/CST/ENTRY TAX AS ON 31.03.2022

Financial Year	No. of Cases	Related from	Cases	Demand Amount	Waiver Amt. During Appeal	Demand After Waiver	Total Deposit After ASMT. & Appeal	O/s Demand as on 31-03-2022
Amount in Hundred				Amt in (Hnd)	Amt in (Hnd)	Amt in (Hnd)	Amt in (Hnd)	Amt in (Hnd)
A.								
2010-2011	1	U.P.VAT	Assessment	459,791	-	459,791	-	459,791
2010-2011	1	U.P.Entry Tax	Assessment	109,795	-	109,795	21,980	87,815
Total(A)	**2**			**569,586**	**-**	**569,586**	**21,980**	**547,606**
B.								
2011-2012	1	U.P.VAT	Assessment	243,287	94,154	149,133	61,493	87,640
2011-2012	1	U.P.Entry Tax	Assessment	60,369	17,571	42,797	9,055	33,742
Total(B)	**2**			**303,656**	**111,726**	**191,930**	**70,548**	**121,382**
C.								
2012-2013	1	U.P.VAT	Assessment	412,637	141,421	271,216	181,264	89,953
2012-2013	1	U.P.Entry Tax	Assessment	55,399	-	55,399	38,540	16,859
Total(C)	**2**			**468,036**	**141,421**	**326,615**	**219,804**	**106,812**
D.								
2013-2014	1	U.P.VAT	Assessment	284,604	127,637	156,967	-	156,967
2013-2014	1	U.P.Entry Tax	Assessment	36,165	-	36,165	10,000	26,165
2013-2014	1	Penalty	Form 38	1,856	-	1,856	-	1,856
Total (D)	**3**			**322,625**	**127,637**	**194,988**	**10,000**	**184,988**
E.								
2014-2015	1	U.P.VAT	Assessment	428,050	105,865	322,185	40,221	281,964
2014-2015	1	U.P.Entry Tax	Assessment	23,707	-	23,707	3,555	20,151
Total E	**2**			**451,757**	**105,865**	**345,892**	**43,777**	**302,115**
F.								
2015-2016	1	U.P.VAT	Assessment	94,457	**46,839**	47,619	13,500	34,119
2015-2016	1	U.P.Entry Tax	Assessment	3,872	-	3,872	3,872	-
Total (F)	**2**			**98,329**	**46,839**	**51,491**	**17,372**	**34,119**
G.								
2016-2017	1	U.P.VAT	Assessment	94,457	**47,622**	46,836	10,449	36,386
2016-2017	1	U.P.Entry Tax	Assessment	5,516	-	5,516	5,516	-
Total (G)	**2**			**99,974**	**47,622**	**52,352**	**15,966**	**36,386**
H.								
2017-2018	1	U.P.VAT	Assessment	17,357	**9,002**	8,355	2,484	5,871
2017-2018	1	U.P.Entry Tax	Assessment	1,146	-	1,146	1,146	-
Total (G)	**2**			**18,503**	**9,002**	**9,501**	**3,630**	**5,871**
Grand Total(A+B+C+D+E+F+G)	**17**			**2,332,465**	**590,110**	**1,742,355**	**403,076**	**1,339,278**

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Annexure-3

That the Hon'ble Supreme Court of India vide order dated 10.06.2020 observed in the matter of "**Bikram Chatterji & Ors. Vs. Union of India", being W.P. (C) No. - 940/2017** and held that the rate of Interest ought not be more than 8% per annum, or to be more reasonable and further observed that the present state of real estate Industry are not in good financial states and most of the projects are standstill, and therefore in order to give impetus to such housing projects and mainly considering the plight of home buyers. It is important to state that the Noida and Greater Noida Authorities themselves had pointed out to the Hon'ble Court: that 114 plots were allotted from 2005 onwards, and most of the projects are still incomplete. That in furtherance the Hon'ble Supreme Court was pleased to direct that the rate of interest on the outstanding premium and other dues to be realized in all such cases at the rate of 8% per annum and directed the Noida and Greater Noida Authorities to do a restructuring of the repayment schedule so that amount is paid and Noida and Greater Noida Authorities are able to realize the same.

That, it is also necessary to observe that the Interlocutory Application bearing number 108670 of 2020 filed by the Noida Authority is still pending and the matter is part heard and scheduled for hearing on 20.09.2021, and the Company has also filed Interlocutory Application and representative of the Company is going to address the Apex Court at length.

The aforementioned I.A.'s are pending and the outcome of the same is awaiting, once the matter attains finality, and there is unambiguity in respect to the rate of interest, the Company shall comply and abide by the same.

It is also necessary to observe that after the aforesaid Order passed by the Hon'ble Supreme Court of India, the Hon'ble UP RERA Authority had directed all the Development Authorities present in UP NCR region vide **Press Release dated 31.07.2020** to charge the MCLR+1 from all the builder irrespective of the project is complete and/or incomplete.

Considering above Hon'ble Supreme Court Order and RERA Guidelines, the Company has made application to NOIDA Authority and UPAVP for restructuring its loans.

The aforementioned issues are pending and the outcome of the same is awaited, once the matter attains finality, and there is unambiguity in respect above, the Company shall pay all pending dues.

As per our report of even date attached.
For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi
Partner
Membership No. 544935
Place : New Delhi
Dated : 06th September 2022
UDIN:22544935ASTPVM3309

Nishant Tyagi & Associates CA Delhi

For and on Behalf of Board of Directors

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

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INDEPENDENT AUDITORS' REPORT

To

The Members of Prateek Realtors India Private Limited

Report on the audit of the financial statements

Opinion

We have audited the accompanying financial statements of **Prateek Realtors India Private Limited** ("the Company"), which comprise the balance sheet as at March 31, 2021, 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, 2021, its Loss and cash flows for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with the standards on auditing specified under section 143 (10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the code of ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the code of ethics.

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

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

GGMS & Co. CA FRN-028439C Chartered Accountant

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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 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.

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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.

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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

As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the **Annexure "A"**, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;

(c) The balance sheet, the statement of profit and loss, 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**;

(e) On the basis of the written representations received from the directors as on March 31, 2021 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 Act;

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(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in **"Annexure B"**.

Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting;

(g) With respect to the other matters to be included in the 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 has disclosed the impact of pending litigations on its financial position in its financial statements – **Refer Note 1(B)(a)** to the financial statements;

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.

For *G G M S & Co.*
Chartered Accountants
Firm Registration No. : 028439C

GGMS & Co. Chartered Accountants CA FRN-028439C

Mohit Kumar Sharma
Partner
Membership No.: 527942
UDIN : 21527942AAAAJB7020
Place: Ghaziabad
Date: 7th September 2021

G G M S & CO.
Chartered Accountants

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Annexure "A" to the Independent Auditor's Report*

(Referred to in paragraph 1 under 'Report on other legal and regulatory requirements' section of our report to the members of Prateek Realtors India Private Limited of even date)

1. In respect of the Company's fixed assets:
   (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.

   (b) The Company has a program of verification to cover all the items of fixed assets in a phased manner over a period of three years, which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets.

   (c) According to the information and explanations given to us, the records examined by us and based on the examination of the conveyance deeds provided to us, we report that, the title deeds, comprising all the immovable properties of land and buildings which are freehold, are held in the name of the Company as at the balance sheet date.
   In respect of immovable properties of land and building that have been taken on lease and disclosed as fixed assets in the financial statements, the lease agreements are in the name of the Company.

2. The inventory has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable. According to the information and explanations given to us and as examined by us, no material discrepancies were noticed on such verification.

3. According to information and explanation given to us, the company has granted unsecured to the companies covered in the register required under section 189 of the Companies Act, 2013. In our opinion, the rate of interest and other terms and conditions of such loans are not prima facie prejudicial to the interest of the company.

   In respect of the aforesaid loans, the parties are repaying the principal amounts as stipulated and are also regular in payment of interest, where applicable

   In respect of the aforesaid loans, in the cases where the overdue amount is more than ninety days, in our opinion, reasonable steps have been taken by the company for the recovery of the principal amounts and interest, where applicable.

4. In our opinion and according to information and explanation given to us, in respect of loans,

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investments, guarantees and security, the Company has complied with the provisions of sections 185 and section 186 of the Companies Act, 2013.

5. In our opinion and according to the information and explanations given to us, the company has not accepted any deposits and accordingly paragraph 3 (v) of the order is not applicable.

6. We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148 of the Act, and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not carried out a detailed examination of the same.

7. In respect of statutory dues:
   (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted/ accrued in the books of account in respect of undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales- tax, service tax, goods and service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues have been generally regularly deposited during the year by the company with the appropriate authorities.

   According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income-tax, sales- tax, service tax, goods and service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues were in arrears as at March 31, 2021 for a period of more than six months from the date they became payable, except as specified in **Appendix – I.**

   (b) According to the information and explanations given to us and the records of the company examined by us, there are no dues of income-tax, sales- tax, service tax, goods and service tax, duty of customs, duty of excise and value added tax which have not been deposited on account of any dispute except following dues:

Statute	**Nature of dues**	**Amount (Rs.in lakhs)**	**Period to which the amount relates(F.Y.)**	**Forum where the dispute is pending**
UP-VAT	VAT & Entry Tax	547.61	2010-11	Tribuanl Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	136.38	2011-12	Tribuanl Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	121.81	2012-13	Tribuanl Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry	184.99	2013-14	Tribuanl Commercial Tax

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	Tax			Department, Ghaziabad
UP-VAT	VAT & Entry Tax	307.12	2014-15	Tribuanl Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	83.08	2015-16	Tribuanl Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	84.36	2016-17	Tribuanl Commercial Tax Department, Ghaziabad
	Total	**1,465.35**		

8 According to the information and explanation given to us and records examined by us, the Company does not have any outstanding dues to banks, financial institutions and government except specified in "**Note 1(B)(e)**". The Company also does not have any dues to debenture holders during the year.

9. The term loans taken during the year have been applied for the purposes for which those are raised. The Company has not raised any money by way of initial public offer or further public offer (including debt instruments).

10. To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or no material fraud on the Company by its officers or employees has been noticed or reported during the year.

11. The company is a private limited company and hence provision of section 197 read with schedule V of the companies Act are not applicable. Accordingly, paragraph 3(xi) of the order is not applicable.

12. The Company is not a Nidhi Company and accordingly, paragraph 3 (xii) of the order is not applicable to the Company.

13. According to the information and explanations given to us and based on our examination of the records of the company, transactions with the related parties are in compliance with section 177 and 188 of the Act. Where applicable, the details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

14 According to the information and explanations given to us and based on our examination of the records of the company, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, paragraph 3(xiv) of the order is not applicable.

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15 According to the information and explanations given to us and based on our examination of the records of the company, the company has not entered into non-cash transactions with directors or persons connected with them. Accordingly, paragraph 3(xv) of the order is not applicable.

16 According to the information and explanations given to us and based on our examination of the records of the company, the company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

For *G G M S & Co.*
Chartered Accountants
Firm Registration No. : 028439C

GGMS & Co. Chartered Accountants CA FRN-028439C

Mohit Kumar Sharma
Partner
Membership No.: 527942
UDIN: 21527942AAAAJB7020
Place: Ghaziabad
Date: 7th September 2021

G G M S & CO.
Chartered Accountants

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Annexure "B" to the Independent Auditor's Report

(Referred to in paragraph 2 (f) under 'Report on other legal and regulatory requirements' section of our report to the Members of Prateek Realtors India Private Limited of even date)

Report on the internal financial controls over financial reporting 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 Prateek Realtors India Private Limited ("the Company") as at March 31, 2021, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's responsibility for internal financial controls

The board of directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. 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, 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 internal financial controls over financial reporting of the Company 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") issued by the Institute of Chartered Accountants of India and the standards on auditing prescribed under Section 143 (10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those standards and the guidance note require that we

comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting were established and maintained and if such controls operated effectively in all material respects.

GGMS & Co. Chartered Accountants FRN-

G G M S & CO.
Chartered Accountants

PLOT NO-160,
NITI KHAND-2, INDIRAPURAM
GHAZIABAD, UP-201014
Mob. +91-8826980093
Email: camohit290@gmail.com

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness.

Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement in the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained, is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial control 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 (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (ii) 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 authorizations of management and directors of the company; and (iii) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

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 of 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

GGMS & Co. Chartered Accountants CA FRN-028439C

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because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion and according to the information and explanations given to us, the Company has, in all material respects, an adequate internal financial control system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 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.

For *G G M S & Co.*
Chartered Accountants
Firm Registration No. : 028439C

GGMS & Co. Chartered Accountants CA FRN-028439C

Mohit Kumar Sharma
Partner
Membership No.: 527942
UDIN : 21527942AAAAJB7020
Place: Ghaziabad
Date: 7th September 2021

G G M S & CO.
Chartered Accountants

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Appendix – I: Statutory Dues Outstanding for more than six months as at 31.03.2021

2019-20	Total TDS Dues	Due Date	Deposit	Date of Deposit	Not yet deposited
Apr-19	1,186,463	07/05/2019	527,386	23/06/2021	659,077
May-19	-	07/06/2019	-		-
Jun-19	1,130,161	07/07/2019	477,367	23/06/2021	652,794
Jul-19	1,101,469	07/08/2019	451,903	23/06/2021	649,566
Aug-19	1,072,416	07/09/2019	426,132	23/06/2021	646,284
Sep-19	1,042,992	07/10/2019	400,049	23/06/2021	642,943
Oct-19	21,622,083	07/11/2019	373,651	23/06/2021	21,248,432
Nov-19	986,447	07/12/2019	346,934	23/06/2021	639,513
Dec-19	952,456	07/01/2020	319,894	23/06/2021	632,562
Jan-20	22,227,821	07/02/2020	292,528	23/06/2021	21,935,293
Feb-20	1,302,500	07/03/2020	264,831	23/06/2021	1,037,669
Mar-20	2,151,961	30/04/2020	562,523	23/06/2021	1,589,438
Total	**54,776,769**		**4,443,198**		**50,333,571**

2020-21	Total TDS Dues	Due Date	Deposit	Date of Deposit	Not yet deposited
Apr-20	656,297	07/05/2020	23,165	28/07/2020	633,132
May-20	729,961	07/06/2020	84,977	06/06/20 & 29/07/2020	644,984
Jun-20	662,047	07/07/2020	662,047	28/07/2020	-
Jul-20	2,181,513	07/08/2020	479,470	29-10-2020 & 04/09/2021	1,702,043
Aug-20	1,773,432	07/09/2020	233,601	29-10-2020 & 04/09/2021	1,539,831
Sep-20	1,959,099	07/10/2020	381,210	23/06/201 & 04/09/2021	1,577,889
Total	**7,962,349**		**1,864,470**		**6,097,879**

GGMS & Co. Chartered Accountants CA FRN-028439C

M/S PRATEEK REALTORS INDIA PRIVATE LIMITED
Shop No.7,Ground Floor,CSC Plot,Rishabh Ipex Mall, Patparganj, Delhi-110092
CIN : - U70101DL2009PTC197028

Balance Sheet as at 31st March 2021

In ₹ unless otherwise stated

Particulars	Note No.	2,021 ₹	2,020 ₹
EQUITY & LIABILITIES			
Shareholder's Funds			
Share Capital	2	32,155,000	32,155,000
Reserves & Surplus	3	351,444,086	1,273,551,635
		383,599,086	**1,305,706,635**
Non-current Liabilities			
Long-term borrowings	4	7,889,802,724	10,851,350,225
Long term provisions	5	987,273	9,390,933
		7,890,789,996	**10,860,741,158**
Current Liabilities			
Short-term borrowings	6	13,612,114	15,670,678
Trade payables	7	531,232,455	540,021,821
Other current liabilities	8	6,105,834,498	2,441,164,231
Short-term provisions	9	-	15,493,160
		6,650,679,067	**3,012,349,890**
TOTAL EQUITY & LIABILITIES		**14,925,068,149**	**15,178,797,682**
ASSETS			
Non-current assets			
Fixed Assets			
Tangible Assets	10	243,430,395	281,136,241
Non-current Investments	11	2,250,000	2,350,000
Deferred tax assets		376,172,379	69,156,301
Long term loan and advances	12	2,212,845,387	2,194,263,074
		2,834,698,161	**2,546,905,616**
Current assets			
Inventories	13	9,306,419,867	9,443,545,566
Trade Receivables	14	2,053,803,349	2,420,613,900
Cash and Cash Equivalents	15	133,900,551	83,379,091
Short-term loans and advances	16	215,480,539	353,980,698
Other current assets	17	380,765,682	330,372,812
		12,090,369,988	**12,631,892,066**
TOTAL ASSETS		**14,925,068,149**	**15,178,797,682**

See accompanying notes forming part of the financial statements 1-25

As per our report of even date attached.
For G G M S & Co.
Chartered Accountants
Firm Registration No.028439C

GGMS & Co. Chartered Accountants CA FRN-028439C

Mohit Kumar Sharma
Partner
Membership No. 527942
Place : New Delhi
Date : 7th September 2021
UDIN : 21527942AAAAJB7020

For and on Behalf of Board

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN : 02847113

M/S PRATEEK REALTORS INDIA PRIVATE LIMITED
Shop No.7,Ground Floor,CSC Plot,Rishabh Ipex Mall, Patparganj, Delhi-110092
CIN :- U70101DL2009PTC197028

Statement of Profit and Loss account for the year ended 31st March 2021

In ₹ unless otherwise stated

Particulars	Note No.	2,021 ₹	2,020 ₹
Revenue from operations	18	907,502,522	3,346,420,562
Other Income	19	23,845,551	15,374,032
Total Revenue		931,348,073	3,361,794,594
Expenses:			
Cost of Project	20	1,985,605,292	3,124,964,483
Change in inventories of finished goods, WIP and Stock-in-trade	21	137,125,697	297,345,480
Employees Benefits Expenses	22	3,735,882	10,971,159
Finance Cost	23	1,781,661	1,599,014
Depreciation and amortization expenses	10	15,392,568	15,847,615
Other Expenses	24	20,204,261	43,538,396
Total Expenses		2,163,845,361	3,494,266,146
Profit before exceptional and extraordinary item and Tax		(1,232,497,288)	(132,471,553)
Exceptional Items		-	-
Profit before extraordinary item and Tax		(1,232,497,288)	(132,471,553)
Extraordinary Item		-	-
Profit before Tax		(1,232,497,288)	(132,471,553)
Tax Expenses:			
(a) Current Tax	25	-	-
(b) Deferred Tax		(307,016,078)	(34,460,491)
Profit/(Loss) for the period from continuing operations		(925,481,210)	(98,011,061)
Profit/ (Loss) form discontinuing operation		-	-
Profit/ (Loss) for the period		(925,481,210)	(98,011,061)
Earning per share:			
(i) Basic [Nominal Value Rs. 10 (Previous Year - Rs. 10)]	[Refer Note - 1	(287.82)	(30.48)
(ii) Diluted [Nominal Value Rs. 10 (Previous Year - Rs. 10)]		(287.82)	(30.48)

See accompanying notes forming part of the financial statements 1-25

As per our report of even date attached.

For G G M S & Co.
Chartered Accountants
Firm Registration No.028439C

G G M S & Co. Chartered Accountants CA FRN- 028439C

Mohit Kumar Sharma
Partner
Membership No. 527942
Place : New Delhi
Date : 7th September 2021
UDIN : 21527942AAAASB7020

For and on Behalf of Board

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN : 02847113

PRATEEK REALTORS INDIA PRIVATE LIMITED
Shop No.7,Ground Floor,CSC Plot,Rishabh Ipex Mall, Patparganj, Delhi-110092
CIN : - U70101DL2009PTC197028
Cash Flow Statement for the year ended on 31st March 2021

In ₹ unless otherwise stated

Particulars		2021 ₹	2020 ₹
CASH FLOW FROM OPERATING ACTIVITIES			
Net Profit before taxation & extraordinary items		(1,232,497,288)	(132,471,553)
Adjustment for :			
Depreciation		55,862,127	64,860,844
Loss/(Profit) on sale of assets(net)		-	(582,199)
Interest Income		(2,663,721)	(3,455,486)
Rental Income		(2,897,100)	(11,171,592)
Finance Cost		1,781,661	1,599,014
Provisions :- (Additions-Write back) (Including Provision for VAT)		3,373,661	-
Non Cash Items		-	-
Operating Profit before working capital changes		**(1,177,040,660)**	**(81,220,972)**
Adjustment for :			
Decrease/(Increase) in Trade Receivables		366,810,552	(537,580,928)
Decrease/(Increase) in Inventories		137,125,698	297,345,480
Decrease/(Increase) in Current Assets & other Assets		88,107,289	186,415,673
(Decrease)/Increase in Trade Payables		(8,789,366)	(230,414,410)
(Decrease)/Increase in Current Liabilities & Other Liabilities		3,638,714,883	270,282,394
		4,221,969,055	**(13,951,791)**
Cash generated from operation	(1+2)	**3,044,928,395**	**(95,172,763)**
Income Tax Paid		-	5,771,985
NET CASH FROM OPERATING ACTIVITIES	(A)	**3,044,928,395**	**(100,944,748)**
CASH FLOW FROM INVESTING ACTIVITIES			
Purchase of Fixed Assets including Capital WIP		(18,156,281)	(29,588,759)
Sale of Fixed Assets		-	967,035
Sale of Investment		100,000	-
Investment in Subsidiary		-	-
Interets Income		2,663,721	3,455,486
Rental Income		2,897,100	11,171,592
Cash Advance made		-	-
Cash receipts from loans and advances		(18,582,313)	14,619,443
NET CASH FROM INVESTING ACTIVITIES	(B)	**(31,077,773)**	**624,797**
CASH FLOW FROM FINANCING ACTIVIES			
Proceeds from Borrowings		(2,961,547,501)	1,268,530,157
Repayments of Borrowings		-	(1,252,493,228)
Finance Cost		(1,781,661)	(1,599,014)
NET CASH FROM FINANCING ACTIVITIES	(C)	**(2,963,329,163)**	**14,437,915**
NET INCREASE/(DECREASE) IN CASH & CASH EQUIVALENT	(A+B	**50,521,460**	**(85,882,037)**
CASH & CASH EQUIVALENT(OPENING)	(E)	83,379,091	169,261,128
CASH & CASH EQUIVALENT(CLOSING)	(F)	133,900,551	83,379,091
NET INCREASE/(DECREASE) IN CASH & CASH EQUIVALENT	(F-E)	**50,521,460**	**(85,882,037)**

As per our even dated report attached

For G G M S & Co.
Chartered Accountants
Firm Registration No.028439C

GGMS & Co. Chartered Accountants CA FRN-028439C

Mohit Kumar Sharma
Partner
Membership No. 527942
Place : New Delhi
Date : 7th September 2021
UDIN : 21527942AAAAJB7020

For and on Behalf of Board

Prashi Prashant Kumar Tiwari
Direct Director
DIN:0 DIN:00024438

Prateek Tiwari
Director
DIN : 02847113

Note "1"

A. Significant Accounting Policies and notes to accounts

Background

Prateek Realtors India Private Limited was incorporated on 16th of December, 2009. The main object is to carry on the business of constructing residential houses, commercial building, flats and factory sheds and building; the ongoing project of the company is "Prateek Grand City" in Siddhartha Vihar, Ghaziabad.

a) **Basis of Preparation**

The financial statements have been prepared on accrual basis under the historical cost convention and in accordance with the accounting principles generally accepted in India. The Company has prepared these financial statements to comply in all material respects with the accounting standards notified under Section 133 of the Companies Act 2013, read together with Rule 7 of the Companies (Accounts) Rules 2014.The accounting policies have been consistently applied unless otherwise stated.

b) **Use of Estimates**

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management of the company to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements and the results of the operations of reporting periods. Although these estimates are based upon management's best knowledge of current events and actions, actual result could differ from those estimates. Significant estimates used by the management in preparation of financial statements includes % of completion for project in progress, estimates of economic useful lives of fixed assets, provision for bad and doubtful debts and accrual for employee benefits.

The realizable value of moulds has been change from 30% to 10% under Companies act 2013.

c) **Revenue Recognition**

Revenue from Projects

Revenue from sale of properties is recognized when the significant risks and rewards of ownership have been transferred to the customer, which coincide with entering into a legally binding agreement. The company follows percentage of completion method, based on the stage of completion at the balance sheet date, taking into account the contractual price and revision thereto by estimating total revenue and total cost till completion of the contract and the profit so determined has been accounted for proportionate to the percentage of the actual work done. Further, revenue is recognized only for the confirmed booked flats / stocks as on the date of Balance Sheet & appropriate contingency provision is made till the project is finally completed. Booking is confirmed when initial booking amount which is presently 10% of basic sale value is received from customers.

The estimates of the saleable area and total costs are reviewed by the management periodically and the cumulative effect in the changes in these estimates, if any, are recognized in the period in which these changes reliably measured.

Revenue from sale of land is recognized in the period in which the agreement to sell is entered into. Where there is remaining substantial obligation under the agreement, revenue is recognized on the fulfillment of such obligation.

During the year the company has given **Rebate** on account of implementation of **Goods & Service Tax** which has been reduced from the sales which is recognized as percentage completion method.

GGMS & Co. Chartered Accountants FRN-028439C

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Other Income

Interest received from customer on late payment, income on cancellation of flats and sale of scrap are recognized on cash basis.

d) **Fixed Assets**

Fixed Assets are stated at cost less accumulated depreciation and impairment losses. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use. Advances paid towards acquisition of fixed assets before the period end are classified as capital work in progress. Borrowing costs directly attributable to acquisition or construction of those fixed assets which necessarily take a substantial period of time to get ready for their intended use are capitalized. Fixed assets purchased in foreign currency are recorded at the actual rupee cost incurred. Expenditure directly relating to expansion is capitalized only if it increases the life or functionality of an asset beyond its original standard of performance. The useful lives of intangible assets have been estimated 5 years.

e) **Depreciation/Amortization**

Depreciation on fixed assets is provided on the written down value method, based on useful life of asset specified in Schedule II to the Companies Act, 2013.Management estimates the useful life of assets as per indicative useful life prescribed in Schedule II, of the Companies Act, 2013. Intangible assets are amortized on straight line method over the period of estimated useful life. Useful life of moulds has been change from four years to twelve years according to schedule II Companies Act 2013.

f) **Borrowing Cost**

Borrowing costs that are attributable to the acquisition and/or construction of qualifying assets are capitalized as part of the cost of such assets, in accordance with the Accounting Standard 16 "Borrowing Costs". A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. All other borrowing costs are charged to the Statement of Profit and Loss as incurred.

g) **Inventory**

Inventory comprises raw materials, property held for development; properties under development and property held for sale.

Raw Materials used for the construction activity of the Company are valued at the lower of cost and net realizable value with the cost being determined on a 'First In First Out' basis.

Properties Held for Development represent land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, borrowing cost and other costs incurred to get the properties ready for their intended use.

Properties under Development represent various projects which are in process presently. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred till reported date in proportion of % of completed unsold area out of % of total completed area.

Properties held for Sale represent finished properties and land acquired for the purpose of future sale and not for development. Properties held for sale are stated at the lower of cost and net realizable value. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred during the period of development.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and costs required to make the sale.

h) **Impairment of Assets**

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the profit and loss account. If at the balance

GGMS & Co. Chartered Accountants FRN-028439C

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sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost. There is no impairment of assets in company during reported period.

i) **Employee Benefits**

Expenses and liabilities with respect to employee benefits are recorded in accordance with Accounting Standard Employee Benefits (AS 15).

Provident fund

The Company contributes to the statutory provident fund of the Regional Provident Fund Commissioner, in accordance with Employees Provident Fund and Miscellaneous Provision Act, 1952. The plan is a defined contribution plan and contribution paid or payable is recognized as an expense in the period in which the employee renders services.

Other short-term benefits

Expense in respect of other short-term benefits including performance bonus is recognized on the basis of amount paid or payable for the period during which the employees render services.

j) **Cash and Cash Equivalents**

Cash and Cash Equivalent include cash in hand, demand deposits with banks, other short term highly liquid investments with original maturity of three months or less.

k) **Taxes on Income**

Tax expense comprises both current and deferred taxes. The current charge for income taxes is calculated in accordance with the relevant tax regulations. Deferred income taxes reflect the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the balance sheet date.

Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are recognized on carry forward of unabsorbed depreciation and tax losses only if there is virtual certainty that such deferred tax assets can be realized against future taxable profits.

Unrecognized deferred tax assets of earlier years are re-assessed and recognized to the extent that it has become reasonably certain that future taxable income will be available against which such deferred tax assets can be realized.

l) **Earnings per Share**

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all potential equity shares.

m) **Provisions and Contingent Liabilities**

The Company creates a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

n) **Investments**

Long term investments are stated at cost less provision for permanent diminution in value, if any.

GGMS & Co. Chartered Accountants FRN-028439C

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B. Notes to Accounts

a) Other Commitments and Contingencies.

Demand has been raised by Sale Tax Department in respect of VAT and Entry Tax and for which company has filed appeal in the court. However, company is providing provision for sale tax in the book. Details shown in "**Annexure 1**"

b) Fees to Auditors:

Particulars	31st March, 2021	31st March, 2020
Audit Fee Including Tax Audit Fee	4,00,000.00	4,00,000.00
Other than Audit Fee	NIL	NIL
Total	**4,00,000.00**	**4,00,000.00**

c) In the opinion of the Board, the Current Assets, Loans & Advances are approximately of the value stated, if released in the ordinary course of business except otherwise stated. The Provision for all known liabilities is adequate and not in excess of amount considered reasonable necessary.

d) Debit and Credit Balances of Trade Creditors are subject to confirmation.

e) Current maturity amount of long term debts shown under the head "Note 8: Other Current liabilities" includes ,inter alia, amount payable to: 1. .New Okhla Industrial Development Authority amounting to Rs. 20,53,63,728.00 and Rs.50,79,26,105.00 & .2. Uttar Pradesh Aawas Vikas Parishad amounting to Rs.1,06,44,62,880.00 and 1,57,34,92,832.00, which are overdue for payment but not paid due to pending litigation before Hon'able Supreme Court. (**Refer to Annexure-3**)

f) Interest on loan to Noida Authority and Avash Vikash showing negative balance of Rs. 48,57,32,552/- under the head "Note-20: Cost of Project" due to reversal of interest amounting to Rs.1,05,16,37,833/- already charged to profit and loss account in previous financial years which was over and above 11% as per Uttar Pradesh Shasan Avash evam Shahri Niyajan Anubhag-2-Order No-693/8-2-2019-3HB(322)/18 dated 22 April 2019.

g) The Company has adopted **AS-22 "Accounting for taxes on Income"** which is mandatory with effect from 1st April, 2002. Accordingly: The Breakup of Major components of Deferred Tax Assets/ Liabilities is as follows:

Deferred Tax Asset /(Liability)	31st March, 2021	31st March, 2020
Opening Balance	6,91,56,301.00	34,695,810.00
Due to Depreciation	2,97,063.00	1,32,008.00
Due to Sale Tax Provisions	(10,55,861.00)	3,43,28,483.00
Due to other timing differences and loss	30,77,74,878	-
Total	**37,61,72,381**	**6,91,56,301.00**

GGMS & Co. Chartered Accountants FRN-028439C

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h) Earnings per Share computed in accordance with **AS-20"Earning per Share"**

Particulars	**31st March, 2021**	**31st March, 2020**
Profit / (loss) after tax	(92,54,81,210)	(9,80,11,061)
Weighted Number of Shares	32,15,500	32,15,500
Basic EPS before extra-ordinary item	(287.82)	(30.48)
Basic EPS after extra-ordinary item	(287.82)	(30.48)
Diluted EPS	(287.82)	(30.48)

i) Related Party Disclosure

i. Names of the related parties:

Names of the related parties and description of relationship :	
Holding Company	Prateek Buildtech(India) Private Limited
Subsidiary Company	Prateek Infrahomes India Private Limited JDR Builders and Developers Pvt. Ltd.
Key Managerial Personnel	Mr. Prashant Kumar Tiwari
	Mrs. Kalpana Tiwari
Under Common Control with the Company/Under Same Management	Glamour Creations Private Limited
	Magitech Infradevelopers Private Limited
	Prateek Infraprojects India Private Limited
	Prateek Propbuild India Private Limited
	Hyptis Infrastructure Private Limited
	Innovative Buildhome Private Limited
	Prateek Digital Private Limited
	Innovative Infrahomes Private Limited
	Prateek Foundation
	Strongbiz Propbuild Private Limited
	Prateek Infratech India Private Limited
	Rapid Real Estate Private Limited
	Gromax Real Estate Private Limited
	Jagdamba Quilts Private Limited

ii. Related Party Transactions:------Annexure 2

GGMS & Co. Chartered Accountants CA FRN-028439C

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j) **Prior period comparatives**

Prior period comparatives have been regrouped/reclassified wherever necessary to conform to the presentation in the current period.

k) **Segmental Reporting**

Since company is having only one segment only, hence not applicable.

As per our report of even date.

For G G M S & Co.
Chartered Accountants
Firm Registration No. 028439C

GGMS & Co. CA FRN-028439C Chartered Accountants

Mohit Kumar Sharma
Partner
Membership. No: 527942
Place: New Delhi
UDIN: 21527942AAAAJB7020
Dated: 7th September, 2021

For and on behalf of the Board

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN:02847113

M/s PRATEEK REALTORS INDIA PVT. LTD.
DETAILS OF CONTINGENT LIABILITIES OF VAT/CST/ENTRY TAX AS ON 31.03.2021

Annexure-"1"

Financial Year	No. of Cases	Related from	Cases	Demand Amount	Waiver Amt. During Appeal	Demand After Waiver	Total Deposit After ASMT. & Appeal	O/s Demand as on 31-03-2021
A.								
2010-2011	1	U.P.VAT	Assessment	45,979,096	-	45,979,096		45,979,096
2010-2011	1	U.P.Entry Tax	Assessment	10,979,537	-	10,979,537	2,198,000	8,781,537
Total(A)	**2**			**56,958,633**	**-**	**56,958,633**	**2,198,000**	**54,760,633**
B.								
2011-2012	1	U.P.VAT	Assessment	24,328,719	9,415,426	14,913,293	4,649,308	10,263,985
2011-2012	1	U.P.Entry Tax	Assessment	6,036,850	1,757,139	4,279,711	905,528	3,374,183
Total(B)	**2**			**30,365,569**	**11,172,565**	**19,193,004**	**5,554,836**	**13,638,168**
C.								
2012-2013	1	U.P.VAT	Assessment	41,263,708	14,142,064	27,121,644	16,626,371	10,495,273
2012-2013	1	U.P.Entry Tax	Assessment	5,539,889	-	5,539,889	3,853,989	1,685,900
Total(C)	**2**			**46,803,597**	**14,142,064**	**32,661,533**	**20,480,360**	**12,181,173**
D.								
2013-2014	1	U.P.VAT	Assessment	28,460,409	12,763,692	15,696,717		15,696,717
2013-2014	1	U.P.Entry Tax	Assessment	3,616,489	-	3,616,489	1,000,000	2,616,489
2013-2014	1	Penalty	Form 38					

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				185,600	-	185,600	-	185,600
Total (D)	**3**							
E.				**32,262,498**	**12,763,692**	**19,498,806**	**1,000,000**	**18,498,806**
2014-2015	1	U.P.VAT	Assessment	42,805,023	10,586,504	32,218,519	3,522,143	28,696,376
2014-2015	1	U.P.Entry Tax	Assessment	2,370,659	-	2,370,659	355,529	2,015,130
Total E	**2**							
F.				**45,175,682**	**10,586,504**	**34,589,178**	**3,877,672**	**30,711,506**
2015-2016	1	U.P.VAT	Assessment	9,445,730	-	9,445,730	1,350,000	8,095,730
2015-2016	1	U.P.Entry Tax	Assessment	387,196	-	387,196	175,000	212,196
Total (F)	**2**							
G.				**9,832,926**	-	**9,832,926**	**1,525,000**	**8,307,926**
2016-2017	1	U.P.VAT	Assessment	9,445,730		9,445,730	1,505,841	7,939,889
2016-2017	1	U.P.Entry Tax	Assessment	551,628	-	551,628	55,163	496,465
Total (G)	**2**							
Grand Total(A+B+C+D+E+F+G)	**15**			**9,997,358**	-	**9,997,358**	**1,561,004**	**8,436,354**
				231,396,263	**48,664,825**	**182,731,438**	**36,196,872**	**146,534,566**

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M/S PRATEEK REALTORS INDIA PRIVATE LIMITED

RELATED PARTY TRANSACTIONS AND BALANCES

Annexure - 2

Particulars	Enterprises over which Entity has direct or indirect control		Key Management Personnel		Total	
	2020-21	2019-20	2020-21	2019-20	2020-21	2019-20
Transaction during the year						
Rent Earned						
Glamour Creations Private Limited	3,181,500	5,302,500			3,181,500	5,302,500
Total	**3,181,500**	**5,302,500**	-	-	**3,181,500**	**5,302,500**
Expenses Incurred						
Director Remuneration Incurred						
Prashant Kumar Tiwari	-	-	2,700,000	8,000,000	2,700,000	8,000,000
Prateek Tiwari	-	-	-	-	-	-
Total	-	-	**2,700,000**	**8,000,000**	**2,700,000**	**8,000,000**
Salary To Related Parties						
Remika Tiwari	-	-	**900,000**	**2,850,000**	**900,000**	**2,850,000**
Rent Incurred						
Prateek Infratech India Pvt Ltd	3,600,000	4,800,000			3,600,000	4,800,000
Glamour Creations Private Limited	900,000	2,100,000			900,000	2,100,000
Total	**4,500,000**	**6,900,000**	-	-	**4,500,000**	**6,900,000**
Office Expenses						
Glamour Creations Private Limited	429,445	1,430,345			429,445	1,430,345
Total	**429,445**	**1,430,345**	-	-	**429,445**	**1,430,345**
Advertisement Expenses						
Prateek Digital Pvt Ltd.(Formerly Known as Innovative Homebuild Pvt Ltd)	-	**8,316,763.00**			-	**8,316,763.00**
Balance outstanding as on 31.03.2021						
Investments						
JDR Builders & Developers Pvt Ltd	2,250,000.00	2,250,000.00			2,250,000.00	2,250,000.00
Prateek Infrahomes India Pvt Ltd	-	100,000.00			-	100,000.00
Total	**2,250,000.00**	**2,350,000.00**	-	-	**2,250,000.00**	**2,350,000.00**
Amount (Payable)/Receivable						
Glamour Creations Private Limited	4,644,189	976,817			4,644,189	976,817
JDR Builder & Developers Pvt Ltd	40,214,630	40,157,360			40,214,630	40,157,360
Prateek Buildtech India Pvt Ltd	(1,024,788)	782,445			(1,024,788)	782,445
PRATEEK PROPBUILD IND PVT LTD(PRE ENTERTAINMENT)	8,620,266	8,619,357			8,620,266	8,619,357

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Prateek Infratech India Pvt Ltd	(12,587,325)	(14,785,985)			(12,587,325)	(14,785,985)
Gromax Real Estate Pvt. Ltd. B&D	992,505	991,899			992,505	991,899
Rapid Real Estate Pvt. Ltd.	1,541,986	1,541,077			1,541,986	1,541,077
Glamour Creations Pvt. Ltd	(2,293,955)	(1,864,510)			(2,293,955)	(1,864,510)
Prateek Infraprojects India Pvt. Ltd.	40,887,027	7,853,063			40,887,027	7,853,063
Innovative Buildhome Pvt. Ltd.	-	8,181			-	8,181
Prateek Digital Pvt Ltd.(Formerly Known as Innovative Homebuild Pvt Ltd)	6,512,743	6,447,941			6,512,743	6,447,941
Prateek Infrahomes Pvt Ltd	-	15,814			-	15,814
Magitech Infradevelopers Pvt. Ltd.	6,363	5,151			6,363	5,151
Hypits Infrastructure Pvt. Ltd.	4,242	3,333			4,242	3,333
Innovative Infrahome Pvt. Ltd.	-	2,727			-	2,727
Jagdamba Quilts Pvt. Ltd.	11,593	10,684			11,593	10,684
Strongbiz Propbuild Pvt. Ltd.	6,676,621	400,901			6,676,621	400,901
Prateek Foundation	22,417	21,478			22,417	21,478
Total	94,228,514	51,187,732	-	-	94,228,514	51,187,732
Loans & Advance						
Prateek Buildtech India Pvt Ltd	(20,343,983)	(33,360,532)			(20,343,983)	(33,360,532)
Prateek Infraprojects India Pvt Ltd	(456,289,409)	(558,789,409)			(456,289,409)	(558,789,409)
JDR Builder & Developers Pvt Ltd	1,212,573,136	1,212,573,136			1,212,573,136	1,212,573,136
PRATEEK PROPBUILD IND PVT LTD(PRE ENTERTAINMENT)	461,020,255	461,020,255			461,020,255	461,020,255
Prateek Infratech India Pvt Ltd	361,122,244	363,084,931			361,122,244	363,084,931
Jagdamba Quilts India Pvt Ltd	22,165,000	22,165,000			22,165,000	22,165,000
Total	1,580,247,243	1,466,693,381	-	-	1,580,247,243	1,466,693,381

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Annexure-3

That the Hon'ble Supreme Court of India vide order dated 10.06.2020 observed in the matter of **"Bikram Chatterji & Ors. Vs. Union of India", being W.P. (C) No. - 940/2017** and held that the rate of Interest ought not be more than 8% per annum, or to be more reasonable and further observed that the present state of real estate Industry are not in good financial states and most of the projects are standstill, and therefore in order to give impetus to such housing projects and mainly considering the plight of home buyers. It is important to state that the Noida and Greater Noida Authorities themselves had pointed out to the Hon'ble Court: that 114 plots were allotted from 2005 onwards, and most of the projects are still incomplete. That in furtherance the Hon'ble Supreme Court was pleased to direct that the rate of interest on the outstanding premium and other dues to be realized in all such cases at the rate of 8% per annum and directed the Noida and Greater Noida Authorities to do a restructuring of the repayment schedule so that amount is paid and Noida and Greater Noida Authorities are able to realize the same.

That, it is also necessary to observe that the Interlocutory Application bearing number 108670 of 2020 filed by the Noida Authority is still pending and the matter is part heard and scheduled for hearing on 20.09.2021, and the Company has also filed Interlocutory Application and representative of the Company is going to address the Apex Court at length.

The aforementioned I.A.'s are pending and the outcome of the same is awaiting, once the matter attains finality, and there is unambiguity in respect to the rate of interest, the Company shall comply and abide by the same.

It is also necessary to observe that after the aforesaid Order passed by the Hon'ble Supreme Court of India, the Hon'ble UP RERA Authority had directed all the Development Authorities present in UP NCR region vide **Press Release dated 31.07.2020** to charge the MCLR+1 from all the builder irrespective of the project is complete and/or incomplete.

Considering above Hon'ble Supreme Court Order and RERA Guidelines, the Company has made application to NOIDA Authority and UPAVP for restructuring its loans.

The aforementioned issues are pending and the outcome of the same is awaited, once the matter attains finality, and there is unambiguity in respect above, the Company shall pay all pending dues.

As per our report of even date.

For G G M S & Co.

Chartered Accountants

Firm Registration No. 028439C

GGMS & Co. Chartered Accountants FRN-028439C

Mohit Kumar Sharma

Partner

Membership. No: 527942

Place: New Delhi

UDIN : 21527942AAAAJB7020

Dated: 7th September 2021

For and on behalf of the Board

Prashant Kumar Tiwari

Director

DIN:00024438

Prateek Tiwari

Director

DIN:02847113

M/S PRATEEK REALTORS INDIA PRIVATE LIMITED
CIN : - U70101DL2009PTC197028
Shop No.7,Ground Floor,CSC Plot,Rishabh Ipex Mall, Patparganj, Delhi-110092

Notes forming part of Balance Sheet and Statement of Profit and Loss For the year ending at 31.03.2021

Particulars	2021 No. of Shares	2021 ₹	2020 No. of Shares	2020 ₹
Note 2 : Share Capital				
(a) Authorized Capital				
- Equity Shares of Rs. 10/- each	5,000,000	50,000,000	5,000,000	50,000,000
Total	**5,000,000**	**50,000,000**	**5,000,000**	**50,000,000**
(b) Issued, Subscribed and Paid Up Capital				
- Equity Shares of Rs. 10/- each	3,215,500	32,155,000	3,215,500	32,155,000
Total	**3,215,500**	**32,155,000**	**3,215,500**	**32,155,000**

Reconciliation Statement of Equity Shares	2021 No. of shares	2021 Amount	2020 No. of shares	2020 Amount
Shares outstanding at the beginning of the year	3,215,500	32,155,000	3,215,500	32,155,000
Shares Issued during the year			-	-
Shares outstanding at the end of the year	**3,215,500**	**32,155,000**	**3,215,500**	**32,155,000**

Terms/rights attached to equity shares

The company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. The company declare and pay dividends in Indian Rupees.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

Details of the Shares held by the Holding Company	2021 No. of shares	2021 Amount	2020 No. of shares	2020 Amount
Prateek Buildtech (India) Private Limited	2,993,300	29,933,000	2,993,300	29,933,000
Total	**2,993,300**	**29,933,000**	**2,993,300**	**29,933,000**

Details of the Shareholder Holding more than 5% Shares	2021	%	2020	%
Prateek Buildtech (India) Private Limited	2,993,300	0.93	2,993,300	0.93
Prashant Kumar Tiwari	222,200	0.07	222,200	0.07
Total	**3,215,500**	**1**	**3,215,500**	**1**

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M/S PRATEEK REALTORS INDIA PRIVATE LIMITED
Shop No.7,Ground Floor,CSC Plot,Rishabh Ipex Mall, Patparganj, Delhi-110092
CIN : - U70101DL2009PTC197028

Notes to the Financial Statements for the year ended March 31, 2021

Particulars	2,021	2,020
Note 3 : Reserve and Surplus	₹	₹
Securities Premium Account		
Opening Balance (SP)	388,072,500	388,072,500
Add: Additions during the year	-	-
Closing Balance	**388,072,500**	**388,072,500**
Surplus in the Statement of Profit and Loss		
Opening Balance	885,479,135	983,490,196
(i) Add: Excess provision adjusted	3,373,661	-
Add: Profit during the year	(925,481,210)	(98,011,061)
(ii) Less: Bonus Shares issued during the year out of accumulated profits	-	-
Closing Balance	(36,628,414)	885,479,135
Total (Profit & Loss)	351,444,086	1,273,551,635
Note 4 : Long-term borrowings		
1 SECURED LOANS		
SECURED LOANS FROM BANKS:		
(i) Secured Loan for Vehicles from HDFC Bank		
Auto Premium Loan From HDFC-94446905		
Hypothecated against the Car Repayable in 40 equal monthly instalments including interest of Rs.707156/- each starting from 07.10.2019	6,470,523	14,052,783
Auto Premium Loan From HDFC-57233134		
Hypothecated against the Car Repayable in 40 equal monthly instalments including interest of Rs.354920/- each starting from 05.07.2018	-	1,708,532
SECURED LOANS FROM FINANCIAL INSTITUTIONS:		
(i) Loan Against Property from Indiabulls		
HLAPLAJ00159067 (Mortgage of Property Plot No H-15, Maharani Bagh New Delhi) Repayable in 120 equal monthly instalments starting from 05.08.2013. Rate of Interest : 18.00 % per annum (previous year : 17.75 % per annum)	51,561,086	59,645,616
HLAPLAJ00159103 (Mortgage of Property Plot No H-15, Maharani Bagh New Delhi) Repayable in 120 equal monthly instalments starting from 05.08.2013. Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)	194,043,758	215,307,996
HLAPLAJ00159179 (Mortgage of Property Plot No 15, Sector-52, Noida) Repayable in 120 equal monthly instalments starting from 05.08.2013. Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)	20,241,332	22,872,560
HLAPLAJ00159204 (Mortgage of Property Plot No. B-1, Sector-30, Noida) Repayable in 120 equal monthly instalments starting from 05.08.2013. Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)	28,096,101	31,748,418
HLAPLAJ00159215 (Mortgage of property situated at Plot No. 07,Block-C, Sector 108, Noida) Repayable in 120 equal monthly instalments starting from 05.08.2013. Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)	-	11,971,245

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Particulars	2,021 ₹	2,020 ₹
Indian Bulls Housing Finance Ltd		
Mortgage of Property of Flats, Prateek Wisteria, Sector-77, Noida (Instalments due within 12 months has been transferred to current liabilities) Rate of Interest : 19.70 % per annum (previous year : 17.75 % per annum)	-	-
(ii) Loan Against Property from Piramal Capital & Housing Finance Pvt Ltd		
Piramal Capital & Housing Finance Pvt Ltd (A) Second pari passu charge by way of equitable mortgage of leasehold land of area 49500 sq. mtrs.at Grand City, Plot No-4/BS-01 , Sidhhartha Vihar, Ghaziabad, U.P. First pari pasu charge on super structure of the project, all book debts, operating cash flows, receivables, commissions, company's all bank accounts, all rights, titles, benefits that accrues to the borrower, and first charge by way of hypothecation of the entire movable assets of the project. (Instalments due within 12 months has been transferred to current liabilities) Rate of Interest : 16.05% p.a. (previous year :15.15 % p.a.)	3,012,756,529	1,950,000,000
Piramal Capital & Housing Finance Pvt Ltd (B) Second pari passu charge by way of equitable mortgage of leasehold land of area 49500 sq. mtrs.at Grand City, Plot No-4/BS-01 , Sidhhartha Vihar, Ghaziabad, U.P. First pari pasu charge on super structure of the project, all book debts, operating cash flows, receivables, commissions, company's all bank accounts, all rights, titles, benefits that accrues to the borrower, and first charge by way of hypothecation of the entire movable assets of the project. (Instalments due within 12 months has been transferred to current liabilities) Rate of Interest : 14.00% p.a. (previous year :13.50 % p.a.)	4,050,000,000	3,938,800,000
SECURED LOANS FROM OTHERS		
(i) New Okhla Industrial Development Authority First Charge on lease hold property at Plot No. GH-001, Sec 120, NOIDA, U.P. Payable in 16 half yearly instalments of ` 58840932/-starting from 09-06-2012 (Instalments due within 12 months has been transferred to current liabilities) Rate of Interest : 11.00 % per annum (previous year : 11.00 % per annum)	-	205,363,728
(ii) New Okhla Industrial Development Authority First Charge on lease hold property at Plot No. GH-001, Sec.-77, NOIDA,U.P. Payable in 16 half yearly instalments of ` 72606060/-starting from 30-09-2012 (Instalments due within 12 months has been transferred to current liabilities) Rate of Interest : 11.00 % per annum (previous year : 11.00 % per annum)	-	507,926,105
(iii) Uttar Pradesh Aawas Vikas Parishad First Charge on lease hold property at Plot No.4/ BS-05, Siddhartha Vihar, Gzb. Payable in 10 half yearly instalments from July-2016 (Instalments due within 12 months has been transferred to current liabilities) Rate of Interest : 14.00 % per annum (previous year : 14.00 % per annum)	-	1,291,040,468
(iv) Uttar Pradesh Aawas Vikas Parishad First Charge on lease hold property at Plot No.4/ BS-01, Siddhartha Vihar, Gzb. Payable in 10 half yearly instalments from July-2016 (Instalments due within 12 months has been transferred to current liabilities) Rate of Interest : 14.00 % per annum (previous year : 14.00 % per annum)	-	1,958,762,832
2 UNSECURED LOANS		
Loans & Advances From Related Parties:		
Inter Corporate Loans	476,633,392	592,149,941
Loans & Advances From Others	50,000,000	50,000,000
Total	7,889,802,723	10,851,350,225
Note 5 : Long Term Provisions		
Provision of Sales Tax (Net)	987,273	9,390,933
Total	987,273	9,390,933

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Particulars	2,021 ₹	2,020 ₹
Note 6 : Short-term borrowings		
Unsecured Loans & Advances From Related Parties repayable on demand	13,612,114	15,670,678
Total	**13,612,114**	**15,670,678**
Note 7 : Trade Payable		
Trade Payable	531,232,455	540,021,821
Total	**531,232,455**	**540,021,821**
Note 8 : Other current liabilities		
Current maturities of long-term debt	4,040,242,603	165,680,702
Interest accrued but not due	240,856,500	272,760,514
Interest accrued and due	1,072,065,531	1,516,490,277
Income received in advance (Advance from Customers)	433,342,055	271,371,636
Income received in advance (Advance from Sundry Debtors)	1,451,329	-
Retention Money	123,994,428	121,732,070
Security Deposit Received	1,565,000	1,565,000
Statutory Dues Payable	175,328,134	76,989,083
Other Operating Expenses Payable	16,988,919	14,574,949
Total	**6,105,834,498**	**2,441,164,231**
Note 9 : Short Term Provisions		
Provision for Income Tax	-	15,493,160
Total	**-**	**15,493,160**
Note 11 : Non-current Investments		
Unquoted, trade investment (Valued at cost unless stated otherwise)		
Investments in Equity Instruments		
Investment in Fully paid up 15000 (previous year - 15000) equity shares in **M/s JDR Builder and Developers Private Limited** of Rs. 150.00 per share	2,250,000	2,250,000
Investment in Fully paid up 10000 (previous year - 10000) equity shares in **M/s Prateek Infrahomes India Private Limited** @ Rs. 10.00 per share	-	100,000
Total	**2,250,000**	**2,350,000**
Note 12 : Long term loan and advances		
Security Deposits	12,464,752	9,184,752
Loan and advances to related parties	2,056,880,635	2,036,678,322
Unsecured (to be recovered in cash and kind)		
Loan and advances to others	143,500,000	148,400,000
Unsecured (to be recovered in cash and kind)		
Total	**2,212,845,387**	**2,194,263,074**
Note 13 : Inventories		
WIP-Properties Under Development	9,098,639,495	9,244,953,236
Ready to Move-Properties Held for Sale	207,780,373	198,592,330
Total	**9,306,419,868**	**9,443,545,566**
Note 14 : Trade Receivable		
Unsecured, considered good		
Debts outstanding over six months	75,114,028	75,000,000
Debts outstanding less than six months	1,978,689,321	2,345,613,900
Total	2,053,803,349	2,420,613,900

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Particulars	2,021 ₹	2,020 ₹
Note 15 : Cash and Cash Equivalents		
Balance with banks	92,710,596	38,343,408
Cash in hand	1,189,956	685,684
Fixed Deposit with Banks	40,000,000	44,350,000
Total	**133,900,551**	**83,379,091**
Note 16 : Short-term loans and advances		
Unsecured, considered good		
Loan and advances :-		
(I) Loan and advances to related parties		
(II) Loan and advances to others		
Mobilization Advance Paid to Contractors	107,840,627	89,026,410
Loans & Advances Paid to employees	15,464,243	54,548,114
Balance with Statutory Authorities	69,730,892	84,974,420
Income Tax Refund	202,042	878,844
Prepaid Expenses	15,954,001	39,533,744
	5,050,473	3,708,287
	1,238,261	81,310,878
Total	**215,480,539**	**353,980,698**
Note 17 : Other current assets		
GST Recoverable from Customer	100,412,083	55,903,155
GST Input Tax Credit	3,595,503	-
Interest Accrued on Fixed deposits	21,248,406	18,959,966
Interest Accrued on Security Deposit	360,927	360,927
Interest Recoverable	255,148,763	255,148,763
Total	**380,765,682**	**330,372,812**
Note 18 : Revenue from operation		
Sale of Flats	896,529,539	3,335,980,792
Other Operating Revenues	10,972,984	10,439,770
Total	**907,502,522**	**3,346,420,562**
Note 19 : Other Income		
Rental Income	2,897,100	11,171,592
Interest on FDR's	2,663,721	3,455,486
Income related to forfeited and written off accounts	15,517,375	-
Other Non Operating Income	2,767,355	164,755
Profit on sale of car		582,199
Total	**23,845,551**	**15,374,032**
Note 20 : Cost of Project		
Interest on Loan to Noida Authority and Avas Vikas	(485,732,552)	698,668,945
Cost of Material & Other Cost	1,142,496,668	1,105,158,719
Depreciation on Moulds	40,469,559	49,013,229
Advertisement Expenses	24,540,271	96,242,007
Broker's Commission	10,086,016	40,525,370
Interest and Processing Fee on Other Loans	1,067,524,566	1,023,486,472
Professional Charges	12,362,149	21,573,037
Electricity Charges	24,629,482	6,121,968
Staff Cost	41,170,691	70,319,873
Watch & Wards	8,452,920	7,824,321
Power & Fuel	1,419,845	2,177,791
Other Cost	98,185,676	3,852,750
Total	**1,985,605,292**	**3,124,964,483**
Note 21 : Change in inventories of finished goods, WIP and Stock-in-trade		
Opening Stock	9,443,545,566	9,740,891,045
Less: Closing Stock	9,306,419,868	9,443,545,566
Total	**137,125,697**	**297,345,480**

GGMS & Co. Chartered Accountants CA FRN-028439C

Particulars	2,021 ₹	2,020 ₹
Note 22 : Employees benefits expenses		
Salaries and wages	2,700,000	8,000,000
Contribution to provident and other funds	887,615	1,515,254
Staff welfare expense	148,267	1,455,905
Total	3,735,882	10,971,159
Note 23 : Finance Cost		
Interest expense	1,660,469	1,467,486
Bank Charges	121,192	131,528
Total	1,781,661	1,599,014
Note 24 : Other Expenses		
Advertisement I	14,111	-
Annual Maintainence Charges	1,829,572	-
Audit Fee [Refer Note 18(b)]	400,000	400,000
Business Promotion	60,000	10,275,458
Vehicle Running & Maintenance Expenses	1,349,037	3,861,332
Travelling & Conveyance Charges	340,477	-
Office Running Expenses	3,003,304	6,275,705
Professional Charges	150,000	150,000
ROC Expenses	19,784	14,740
Interest On Late Deposit Of TDS	999,499	2,492,348
Fees Under 234E & GST Late Fee	100,800	28,600
Rent Paid	5,330,000	8,400,000
Internet Expenses	195,035	343,839
Registration Charges	-	123,797
Charity Expenses	100,000	1,000,000
Generator Maintenance	54,566	96,990
Power and Fuel I	3,356,374	5,467,826
Insurance	1,198,490	1,940,487
Repair and Maintenance	527,528	1,377,534
Prior Period Items	-	766,743
Website Maintenance	305,100	439,790
Others	870,584	88,207
Total	20,204,261	43,538,396
Note 25 : Current Tax	-	-
Total	-	-

As per our report of even date attached.
For G G M S & Co.
Chartered Accountants
Firm Registration No.028439C

GGMS & Co. CA FRN-028439C Chartered Accountants

Mohit Kumar Sharma
Partner
Membership No. 527942
Place : New Delhi
Date : 7th September 2021
UDIN : 21527942AAAAJB7020

For and on Behalf of Board

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN : 02847113

M/S PRATEEK REALTORS INDIA PRIVATE LIMITED
CIN : - U70101DL2009PTC197028
Shop No 7,Ground Floor,CSC Plot,Rishabh Ipex Mall, Patparganj, Delhi-110092

Note "10" Fixed Assets and Depreciation thereon as per the Companies Act 2013

Particulars	Gross Block				Depreciation					Net Block	
	01-04-20	Additions	Sale/Adj.	31-03-21	01-04-20	For the Year	Sale/Adj.	Residual Value Adjustment	31-03-21	31-03-21	31-03-20
	Rupees	Rupees	Rupees	Rupees	Rupees	Rupees	Rupees	Rupees	Rupees	Rupees	Rupees
COMPUTERS AND DATA PROCESSING UNITS											
COMPUTER											
COMPUTER 1	60,855.00	-	-	60,855.00	57,812.00	-	-	-	57,812.00	3,043.00	3,043.00
COMPUTER 2	83,100.00	-	-	83,100.00	78,945.00	-	-	-	78,945.00	4,155.00	4,155.00
COMPUTER 3	56,740.00	-	-	58,740.00	55,803.00	-	-	-	55,803.00	2,937.00	2,937.00
COMPUTER 4	7,140.00	-	-	7,140.00	6,783.00	-	-	-	6,783.00	357.00	357.00
Total (Asset Group)	**209,835.00**	-	-	**209,835.00**	**199,343.00**	-	-	-	**199,343.00**	**10,492.00**	**10,492.00**
COMPUTER ADDITION											
COMPUTER	421,200.00	-	-	421,200.00	355,712.00	41,362.00	-	-	397,074.00	24,126.00	65,488.00
COMPUTER	153,636.00	-	-	153,636.00	109,769.00	27,706.00	-	-	137,475.00	16,161.00	43,867.00
COMPUTER	49,560.00	-	-	49,560.00	33,451.00	10,174.00	-	-	43,625.00	5,935.00	16,109.00
COMPUTER 1	24,098.00	-	-	24,098.00	22,893.00	-	-	-	22,893.00	1,205.00	1,205.00
COMPUTER 10	49,980.00	-	-	49,980.00	47,481.00	-	-	-	47,481.00	2,499.00	2,499.00
COMPUTER 11	7,140.00	-	-	7,140.00	6,783.00	-	-	-	6,783.00	357.00	357.00
COMPUTER 12	25,275.00	-	-	25,275.00	24,011.00	-	-	-	24,011.00	1,264.00	1,264.00
COMPUTER 13	41,790.00	-	-	41,790.00	39,700.00	-	-	-	39,700.00	2,090.00	2,090.00
COMPUTER 14	35,850.00	-	-	35,850.00	34,057.00	-	-	-	34,057.00	1,793.00	1,793.00
COMPUTER 15	25,275.00	-	-	25,275.00	24,011.00	-	-	-	24,011.00	1,264.00	1,264.00
COMPUTER 16	43,965.00	-	-	43,965.00	41,767.00	-	-	-	41,767.00	2,198.00	2,198.00
COMPUTER 17	28,268.00	-	-	28,268.00	26,855.00	-	-	-	26,855.00	1,413.00	1,413.00
COMPUTER 18	113,022.00	-	-	113,022.00	107,371.00	-	-	-	107,371.00	5,651.00	5,651.00
COMPUTER 19	123,900.00	-	-	123,900.00	117,705.00	-	-	-	117,705.00	6,195.00	6,195.00
COMPUTER 2	25,275.00	-	-	25,275.00	24,011.00	-	-	-	24,011.00	1,264.00	1,264.00
COMPUTER 20	36,825.00	-	-	36,825.00	34,984.00	-	-	-	34,984.00	1,841.00	1,841.00
COMPUTER 3	724,500.00	-	-	724,500.00	688,275.00	-	-	-	688,275.00	36,225.00	36,225.00
COMPUTER 4	63,000.00	-	-	63,000.00	59,850.00	-	-	-	59,850.00	3,150.00	3,150.00
COMPUTER 5	59,745.00	-	-	59,745.00	56,758.00	-	-	-	56,758.00	2,987.00	2,987.00
COMPUTER 6	23,150.00	-	-	23,150.00	21,992.00	-	-	-	21,992.00	1,158.00	1,158.00
COMPUTER 7	71,183.00	-	-	71,183.00	67,624.00	-	-	-	67,624.00	3,559.00	3,559.00
COMPUTER 8	25,275.00	-	-	25,275.00	24,011.00	-	-	-	24,011.00	1,264.00	1,264.00
COMPUTER 9	22,575.00	-	-	22,575.00	21,446.00	-	-	-	21,446.00	1,129.00	1,129.00
COMPUTERS	187,124.00	-	-	187,124.00	92,677.00	59,653.00	-	-	152,330.00	34,794.00	94,447.00
COMPUTERS	48,380.00	-	-	48,380.00	19,453.00	18,270.00	-	-	37,723.00	10,657.00	28,927.00
COMPUTERS	-	50,268.00	-	50,268.00	-	19,571.00	-	-	19,571.00	30,697.00	-
Total (Asset Group)	**2,429,991.00**	**50,268.00**	-	**2,480,259.00**	**2,102,647.00**	**176,736.00**	-	-	**2,279,383.00**	**200,876.00**	**327,344.00**
I-PAD(ADDITION)											
I-PAD 1	47,000.00	-	-	47,000.00	44,650.00	-	-	-	44,650.00	2,350.00	2,350.00
I-PAD 2	49,200.00	-	-	49,200.00	46,740.00	-	-	-	46,740.00	2,460.00	2,460.00
I-PAD 3	55,700.00	-	-	55,700.00	52,915.00	-	-	-	52,915.00	2,785.00	2,785.00
Total (Asset Group)	**151,900.00**	-	-	**151,900.00**	**144,305.00**	-	-	-	**144,305.00**	**7,595.00**	**7,595.00**
LAPTOP ADDITION											
LAPTOP	63,400.00	-	-	63,400.00	47,601.00	9,979.00	-	-	57,580.00	5,820.00	15,799.00
LAPTOP1	50,400.00	-	-	50,400.00	47,880.00	-	-	-	47,880.00	2,520.00	2,520.00
LAPTOP2	94,900.00	-	-	94,900.00	90,155.00	-	-	-	90,155.00	4,745.00	4,745.00
Total (Asset Group)	**208,700.00**	-	-	**208,700.00**	**185,636.00**	**9,979.00**	-	-	**195,615.00**	**13,085.00**	**23,064.00**
MOBILE											
MOBILE 1	265,000.00	-	-	265,000.00	251,750.00	-	-	-	251,750.00	13,250.00	13,250.00
MOBILE 10	46,500.00	-	-	46,500.00	44,175.00	-	-	-	44,175.00	2,325.00	2,325.00
MOBILE 11	45,000.00	-	-	45,000.00	42,750.00	-	-	-	42,750.00	2,250.00	2,250.00
MOBILE 12	9,770.00	-	-	9,770.00	9,281.00	-	-	-	9,281.00		

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MOBILE 13	18,400.00	-	-	18,400.00	17,480.00	-	-	-	17,480.00	920.00	920.00
MOBILE 2	35,500.00	-	-	35,500.00	33,725.00	-	-	-	33,725.00	1,775.00	1,775.00
MOBILE 3	29,000.00	-	-	29,000.00	27,550.00	-	-	-	27,550.00	1,450.00	1,450.00
MOBILE 4	29,500.00	-	-	29,500.00	28,025.00	-	-	-	28,025.00	1,475.00	1,475.00
MOBILE 5	32,200.00	-	-	32,200.00	30,590.00	-	-	-	30,590.00	1,610.00	1,610.00
MOBILE 6	25,000.00	-	-	25,000.00	23,750.00	-	-	-	23,750.00	1,250.00	1,250.00
MOBILE 7	7,010.00	-	-	7,010.00	6,659.00	-	-	-	6,659.00	351.00	351.00
MOBILE 8	21,000.00	-	-	21,000.00	19,950.00	-	-	-	19,950.00	1,050.00	1,050.00
MOBILE 9	33,000.00	-	-	33,000.00	31,350.00	-	-	-	31,350.00	1,650.00	1,650.00
Total (Asset Group)	596,880.00	-	-	596,880.00	567,035.00	-	-	-	567,035.00	29,845.00	29,845.00
MOBILE PHONE(ADDITION)											
MOBILE											
MOBILE 1	114,900.00	-	-	114,900.00	85,609.00	18,500.00	-	-	104,109.00	10,791.00	29,291.00
MOBILE 2	42,000.00	-	-	42,000.00	39,900.00	-	-	-	39,900.00	2,100.00	2,100.00
MOBILE 3	10,300.00	-	-	10,300.00	9,785.00	-	-	-	9,785.00	515.00	515.00
MOBILE 4	990,000.00	-	-	990,000.00	940,500.00	-	-	-	940,500.00	49,500.00	49,500.00
MOBILE 5	49,900.00	-	-	49,900.00	47,405.00	-	-	-	47,405.00	2,495.00	2,495.00
MOBILE 6	12,900.00	-	-	12,900.00	12,255.00	-	-	-	12,255.00	645.00	645.00
MOBILE 7	62,500.00	-	-	62,500.00	59,375.00	-	-	-	59,375.00	3,125.00	3,125.00
MOBILE 8	2,900.00	-	-	2,900.00	2,755.00	-	-	-	2,755.00	145.00	145.00
MOBILE 9	20,000.00	-	-	20,000.00	19,000.00	-	-	-	19,000.00	1,000.00	1,000.00
MOBILE23	6,500.00	-	-	6,500.00	6,175.00	-	-	-	6,175.00	325.00	325.00
MOBILE24	54,400.00	-	-	54,400.00	51,680.00	-	-	-	51,680.00	2,720.00	2,720.00
MOBILE25	10,500.00	-	-	10,500.00	9,975.00	-	-	-	9,975.00	525.00	525.00
MOBILE26	46,000.00	-	-	46,000.00	43,700.00	-	-	-	43,700.00	2,300.00	2,300.00
MOBILE27	44,000.00	-	-	44,000.00	41,800.00	-	-	-	41,800.00	2,200.00	2,200.00
MOBILE28	290,000.00	-	-	290,000.00	275,500.00	-	-	-	275,500.00	14,500.00	14,500.00
MOBILE29	252,000.00	-	-	252,000.00	239,400.00	-	-	-	239,400.00	12,600.00	12,600.00
MOBILE30	67,500.00	-	-	67,500.00	64,125.00	-	-	-	64,125.00	3,375.00	3,375.00
Total (Asset Group)	135,000.00	-	-	135,000.00	128,250.00	-	-	-	128,250.00	6,750.00	6,750.00
PRINTER (ADDITION)	2,211,300.00	-	-	2,211,300.00	2,077,189.00	18,500.00	-	-	2,095,689.00	115,611.00	134,111.00
PRINTER											
PRINYER	42,244.00	-	-	42,244.00	28,513.00	8,672.00	-	-	37,185.00	5,059.00	13,731.00
Total (Asset Group)	42,244.00	-	-	42,244.00	31,071.00	7,057.00	-	-	38,128.00	4,116.00	11,173.00
TABLET ADDITION	84,488.00	-	-	84,488.00	59,584.00	15,729.00	-	-	75,313.00	9,175.00	24,904.00
TABLET											
Total (Block)	171,610.00	-	-	171,610.00	153,438.00	9,591.00	-	-	163,029.00	8,581.00	18,172.00
	6,064,704.00	50,268.00	-	5,114,972.00	5,469,177.00	230,535.00	-	-	5,719,712.00	395,260.00	575,527.00
ELECTRICAL INSTALLATIONS AND EQUIPMENT											
ELECTRIC INSTALLATION & EQUIPMENTS											
GENERATOR 1	550,000.00	-	-	550,000.00	519,727.00	2,773.00	-	-	522,500.00	27,500.00	30,273.00
GENERATOR 2	547,000.00	-	-	547,000.00	514,123.00	5,527.00	-	-	519,650.00	27,350.00	32,877.00
TRANSFORMER 1	4,767.00	-	-	4,767.00	4,521.00	8.00	-	-	4,529.00	238.00	246.00
TRANSFORMER 2	2,677.00	-	-	2,677.00	2,538.00	5.00	-	-	2,543.00	134.00	139.00
TRANSFORMER 3	68,100.00	-	-	68,100.00	64,575.00	120.00	-	-	64,695.00	3,405.00	3,525.00
Total (Asset Group)	1,172,544.00	-	-	1,172,544.00	1,105,484.00	8,433.00	-	-	1,113,917.00	58,627.00	67,060.00
FURNITURE AND FITTINGS											
AIR CONDITIONER (ADDITION)											
AC 1	185,397.00	-	-	185,397.00	153,298.00	8,310.00	-	-	161,608.00	23,789.00	32,099.00
AC 2	164,798.00	-	-	164,798.00	136,239.00	7,394.00	-	-	143,633.00	21,165.00	28,559.00
AC 3	164,798.00	-	-	164,798.00	136,239.00	7,394.00	-	-	143,633.00	21,165.00	28,559.00
AC 4	20,600.00	-	-	20,600.00	16,995.00	933.00	-	-	17,928.00	2,672.00	3,605.00
AC 5	20,600.00	-	-	20,600.00	17,000.00	932.00	-	-	17,932.00	2,668.00	3,600.00
AC 6	164,798.00	-	-	164,798.00	135,900.00	7,482.00	-	-	143,382.00	21,416.00	28,898.00
AC 7	205,999.00	-	-	205,999.00	169,876.00	9,352.00	-	-	179,228.00	26,771.00	36,123.00
AC 8	102,999.00	-	-	102,999.00	84,938.00	4,676.00	-	-	89,614.00	[illegible]	[illegible]

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Total (Asset Group)	1,029,989.00	-	-	1,029,989.00	850,485.00	46,473.00	-	-	896,958.00	133,031.00	179,504.00
FURNITURE & FIXTURES											
AIR CONDITIONER	71,500.00	-	-	71,500.00	67,345.00	580.00	-	-	67,925.00	3,575.00	4,155.00
AIR CONDITIONER	25,000.00	-	-	25,000.00	23,671.00	79.00	-	-	23,750.00	1,250.00	1,329.00
DVD PLAYER	9,000.00	-	-	9,000.00	8,462.00	88.00	-	-	8,550.00	450.00	538.00
LG-LCD	78,000.00	-	-	78,000.00	67,502.00	2,543.00	-	-	70,045.00	7,955.00	10,498.00
LG-LCD	37,000.00	-	-	37,000.00	35,056.00	94.00	-	-	35,150.00	1,850.00	1,944.00
OTHER FURNITURE & FITTINGS 1	40,520.00	-	-	40,520.00	38,382.00	112.00	-	-	38,494.00	2,026.00	2,138.00
OTHER FURNITURE & FITTINGS 2	15,848.00	-	-	15,848.00	14,954.00	102.00	-	-	15,056.00	792.00	894.00
OTHER FURNITURE & FITTINGS 3	786,375.00	-	-	786,375.00	740,109.00	6,947.00	-	-	747,056.00	39,319.00	46,266.00
OTHER FURNITURE & FITTINGS 4	14,746.00	-	-	14,746.00	13,808.00	201.00	-	-	14,009.00	737.00	938.00
OTHER FURNITURE & FITTINGS 5	8,964.00	-	-	8,964.00	7,704.00	333.00	-	-	8,037.00	927.00	1,260.00
OTHER FURNITURE & FITTINGS 6	8,000.00	-	-	8,000.00	6,805.00	314.00	-	-	7,119.00	881.00	1,195.00
OTHER FURNITURE & FITTINGS 7	8,000.00	-	-	8,000.00	6,692.00	339.00	-	-	7,031.00	969.00	1,308.00
REFRIGERATOR	9,000.00	-	-	9,000.00	8,498.00	52.00	-	-	8,550.00	450.00	502.00
TELEVISION	17,500.00	-	-	17,500.00	15,096.00	647.00	-	-	15,743.00	1,757.00	2,404.00
TELEVISION	122,000.00	-	-	122,000.00	114,708.00	1,192.00	-	-	115,900.00	6,100.00	7,292.00
Total (Asset Group)	1,251,453.00	-	-	1,251,453.00	1,168,792.00	13,623.00	-	-	1,182,415.00	69,038.00	82,661.00
FURNITURE AND FIXTURES(ADDITION)											
FURNITRE	19,703.00	-	-	19,703.00	8,989.00	2,774.00	-	-	11,763.00	7,940.00	10,714.00
FURNITURE	33,800.00	-	-	33,800.00	12,926.00	5,404.00	-	-	18,330.00	15,470.00	20,874.00
FURNITURE	111,982.00	-	-	111,982.00	36,586.00	19,520.00	-	-	56,106.00	55,876.00	75,396.00
FURNITURE	93,000.00	-	-	93,000.00	27,744.00	16,895.00	-	-	44,639.00	48,361.00	65,256.00
FURNITURE	28,000.00	-	-	28,000.00	6,675.00	5,521.00	-	-	12,196.00	15,804.00	21,325.00
FURNITURE	28,000.00	-	-	28,000.00	4,239.00	6,152.00	-	-	10,391.00	17,609.00	23,761.00
FURNITURE	28,000.00	-	-	28,000.00	4,239.00	6,152.00	-	-	10,391.00	17,609.00	23,761.00
FURNITURE AND FIXTURE	14,290.00	-	-	14,290.00	1,031.00	3,433.00	-	-	4,464.00	9,826.00	13,259.00
OTHER FURNITURE & FITTINGS	549,982.00	-	-	549,982.00	370,740.00	46,406.00	-	-	417,146.00	132,836.00	179,242.00
TELEVISION	47,450.00	-	-	47,450.00	36,866.00	2,740.00	-	-	39,606.00	7,844.00	10,584.00
Total (Asset Group)	224,992.00	-	-	224,992.00	50,134.00	45,271.00	-	-	95,405.00	129,587.00	174,858.00
Total (Block)	1,179,199.00	-	-	1,179,199.00	560,169.00	160,268.00	-	-	720,437.00	458,762.00	619,030.00
	3,460,641.00	-	-	3,460,641.00	2,579,446.00	220,364.00	-	-	2,799,810.00	660,831.00	881,195.00
MOTOR VEHICLES											
CAR (ADDITION)											
BENTLEY PLYING SPUR	39,100,491.00	-	-	39,100,491.00	29,974,293.00	2,850,112.00	-	-	32,824,405.00	6,276,086.00	9,126,198.00
CAR INNOVA CRYSTA	1,997,004.00	-	-	1,997,004.00	838,607.00	361,767.00	-	-	1,200,374.00	796,630.00	1,158,397.00
CAR RANGE ROVER	14,145,572.00	-	-	14,145,572.00	6,723,233.00	2,317,996.00	-	-	9,041,229.00	5,104,343.00	7,422,339.00
HONDA CITY	1,049,547.00	-	-	1,049,547.00	870,686.00	55,858.00	-	-	926,544.00	123,003.00	178,861.00
Total (Asset Group)	56,292,614.00	-	-	56,292,614.00	38,406,819.00	5,585,733.00	-	-	43,992,552.00	12,300,062.00	17,885,795.00
MOTOR CARS											
CAR MERCEDES BENZ	16,035,670.00	-	-	16,035,670.00	14,452,652.00	497,384.00	-	-	14,950,036.00	1,085,634.00	1,583,018.00
I-10(UP14BB-4470)	354,810.00	-	-	354,810.00	337,069.00	-	-	-	337,069.00	17,741.00	17,741.00
JAGAUR	5,358,453.00	-	-	5,358,453.00	4,898,703.00	145,971.00	-	-	5,044,674.00	313,779.00	459,750.00
MARUTI SWIFT DZIRE VXI	625,105.00	-	-	625,105.00	572,282.00	16,777.00	-	-	589,059.00	36,046.00	52,823.00
MERCEDES BENZ GL 350	8,929,071.00	-	-	8,929,071.00	8,205,511.00	232,263.00	-	-	8,437,774.00	491,297.00	723,560.00
TOYOTA ETIOS	794,306.00	-	-	794,306.00	726,036.00	21,662.00	-	-	747,698.00	46,608.00	68,270.00
Total (Asset Group)	32,097,415.00	-	-	32,097,415.00	29,192,253.00	914,057.00	-	-	30,106,310.00	1,991,105.00	2,905,162.00
MOTOR CYCLE											
HERO SPLENDER BIKE	45,220.00	-	-	45,220.00	40,189.00	1,306.00	-	-	41,495.00	3,725.00	5,031.00
SPLENDOR UP16 CF 5416	63,000.00	-	-	63,000.00	11,765.00	13,265.00	-	-	25,030.00	37,970.00	51,235.00
SPLENDOR UP16 CF 5421	63,000.00	-	-	63,000.00	11,364.00	13,369.00	-	-	24,733.00	38,267.00	51,636.00
SPLENDOR UP16 CF 7822	63,000.00	-	-	63,000.00	11,765.00	13,265.00	-	-	25,030.00	37,970.00	51,235.00
Total (Asset Group)	234,220.00	-	-	234,220.00	75,083.00	41,205.00	-	-	116,288.00	117,932.00	159,137.00
VEHICLES(ADDITION)											
CAR JETTA	2,086,192.00	-	-	2,086,192.00	1,765,307.00	100,212.00	-	-	1,865,519.00	220,673.00	320,885.00
CAR SCORPIO	1,015,000.00	-	-	1,015,000.00	872,907.00	44,376.00	-	-	917,283.00	97,717.00	142,093.00
CAR VENTO	895,390.00	-	-	895,390.00	788,898.00	33,257.00	-	-	822,155.00	73,235.00	[illegible]

GGMS & Co. Chartered Accountants FRN-028439C

INNOVA	1,240,415.00	-	-	1,240,415.00	1,084,562.00	48,673.00	-	-	1,133,235.00	107,180.00	155,853.00
MERCEDES BENZ E250 CDI	5,317,038.00	-	-	5,317,038.00	4,607,681.00	221,532.00	-	-	4,829,213.00	487,825.00	709,357.00
RANGE ROVER DL9C AL 9999	28,079,288.00	-	-	28,079,288.00	4,312,702.00	7,422,305.00	-	-	11,735,007.00	16,344,281.00	23,766,586.00
SWIFT DEZIRE LXI UP16 CN 8736	572,203.00	-	-	572,203.00	8,788.00	175,955.00	-	-	184,743.00	387,460.00	563,415.00
Total (Asset Group)	**39,205,526.00**	-	-	**39,205,526.00**	**13,440,845.00**	**8,046,310.00**	-	-	**21,487,155.00**	**17,718,371.00**	**25,764,681.00**
Total (Block)	**127,829,775.00**	-	-	**127,829,775.00**	**81,115,000.00**	**14,587,305.00**	-	-	**95,702,305.00**	**32,127,470.00**	**46,714,775.00**
OFFICE EQUIPMENT											
AUDIO VIDEO(ADDITION)											
AUDIO	8,753.00	-	-	8,753.00	7,172.00	713.00	-	-	7,885.00	868.00	1,581.00
AUDIO	8,753.00	-	-	8,753.00	7,025.00	779.00	-	-	7,804.00	949.00	1,728.00
AUDIO VIDEO	28,171.00	-	-	28,171.00	26,412.00	350.00	-	-	26,762.00	1,409.00	1,759.00
Total (Asset Group)	**45,677.00**	-	-	**45,677.00**	**40,609.00**	**1,842.00**	-	-	**42,451.00**	**3,226.00**	**5,068.00**
BATTERY(ADDITION)											
EXIDE BATTERY 1	-	49,152.00	-	49,152.00	-	1,942.00	-	-	1,942.00	47,210.00	-
EXIDE BATTERY 2	-	27,074.00	-	27,074.00	-	33.00	-	-	33.00	27,041.00	-
Total (Asset Group)	-	**76,226.00**	-	**76,226.00**	-	**1,975.00**	-	-	**1,975.00**	**74,251.00**	-
OFFICE EQUIPMENT(ADDITION)											
AUDIO VIDEO GOODS 1	1,030,200.00	-	-	1,030,200.00	978,690.00	-	-	-	978,690.00	51,510.00	51,510.00
AUDIO VIDEO GOODS 2	62,550.00	-	-	62,550.00	59,422.00	-	-	-	59,422.00	3,128.00	3,128.00
AUDIO VIDEO GOODS 3	565,855.00	-	-	565,855.00	537,562.00	-	-	-	537,562.00	28,293.00	28,293.00
AUDIO VIDEO GOODS 4	197,195.00	-	-	197,195.00	187,335.00	-	-	-	187,335.00	9,860.00	9,860.00
AUDIO VIDEO GOODS 5	333,338.00	-	-	333,338.00	316,671.00	-	-	-	316,671.00	16,667.00	16,667.00
AUDIO VIDEO GOODS 6	110,702.00	-	-	110,702.00	105,167.00	-	-	-	105,167.00	5,535.00	5,535.00
AUDIO VIDEO GOODS 7	40,800.00	-	-	40,800.00	38,760.00	-	-	-	38,760.00	2,040.00	2,040.00
AUDIO VIDEO GOODS 8	9,660.00	-	-	9,660.00	9,177.00	-	-	-	9,177.00	483.00	483.00
AUDIO VIDEO GOODS 9	89,760.00	-	-	89,760.00	85,272.00	-	-	-	85,272.00	4,488.00	4,488.00
Audio Video Goods10	142,594.00	-	-	142,594.00	134,360.00	1,104.00	-	-	135,464.00	7,130.00	8,234.00
Audio Video Goods11	25,725.00	-	-	25,725.00	24,211.00	228.00	-	-	24,439.00	1,286.00	1,514.00
CCTV	46,345.00	-	-	46,345.00	23,277.00	10,397.00	-	-	33,674.00	12,671.00	23,068.00
CCTV	963,027.00	-	-	963,027.00	483,679.00	216,042.00	-	-	699,721.00	263,306.00	479,348.00
WEIGHTING MACHINE	8,375.00	-	-	8,375.00	7,956.00	-	-	-	7,956.00	419.00	419.00
Total (Asset Group)	**3,626,126.00**	-	-	**3,626,126.00**	**2,991,539.00**	**227,771.00**	-	-	**3,219,310.00**	**406,816.00**	**634,587.00**
OFFICE EQUIPMENTS											
CLUB-X EQUIPMENT	285,000.00	-	-	285,000.00	270,750.00	-	-	-	270,750.00	14,250.00	14,250.00
ELECTRIC CHIMNEY	16,000.00	-	-	16,000.00	15,200.00	-	-	-	15,200.00	800.00	800.00
LAB TESTING EQUIPMENT 1	114,155.00	-	-	114,155.00	108,447.00	-	-	-	108,447.00	5,708.00	5,708.00
LAB TESTING EQUIPMENT 2	129,373.00	-	-	129,373.00	122,904.00	-	-	-	122,904.00	6,469.00	6,469.00
PHOTOCOPY MACHINE	123,375.00	-	-	123,375.00	117,206.00	-	-	-	117,206.00	6,169.00	6,169.00
R.O. SYSTEM 1	25,000.00	-	-	25,000.00	23,750.00	-	-	-	23,750.00	1,250.00	1,250.00
R.O SYSTEM 2	18,000.00	-	-	18,000.00	17,100.00	-	-	-	17,100.00	900.00	900.00
TIME MACHINE 1	49,000.00	-	-	49,000.00	46,550.00	-	-	-	46,550.00	2,450.00	2,450.00
TIME MACHINE 2	49,000.00	-	-	49,000.00	46,550.00	-	-	-	46,550.00	2,450.00	2,450.00
WEIGHTING MACHINE	21,450.00	-	-	21,450.00	20,377.00	-	-	-	20,377.00	1,073.00	1,073.00
Total (Asset Group)	**830,353.00**	-	-	**830,353.00**	**788,834.00**	-	-	-	**788,834.00**	**41,519.00**	**41,519.00**
TIME MACHINE(ADDITION)											
TIME MACHINE 1	-	74,340.00	-	74,340.00	-	27,722.00	-	-	27,722.00	46,618.00	-
TIME MACHINE 2	-	29,500.00	-	29,500.00	-	11,001.00	-	-	11,001.00	18,499.00	-
Total (Asset Group)	-	**103,840.00**	-	**103,840.00**	-	**38,723.00**	-	-	**38,723.00**	**65,117.00**	-
Total (Block)	**4,502,156.00**	**180,066.00**	-	**4,682,222.00**	**3,820,982.00**	**270,311.00**	-	-	**4,091,293.00**	**590,929.00**	**661,174.00**
PLANT AND MACHINERY											
MOTOR(ADDITION)											
SHUTTERING MATERAILS											
MOULDS ADDITION	94,183.00	-	-	94,183.00	20,107.00	20,971.00	-	-	41,078.00	53,105.00	74,076.00
MOULD10	700,795.00	-	-	700,795.00	428,604.00	47,525.00	-	-	476,129.00	224,666.00	272,191.00
MOULD11	623,897.00	-	-	623,897.00	376,227.00	43,243.00	-	-	419,470.00	[illegible]	[illegible]

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MOULD12	74,970,789.00	-	-	74,970,789.00	43,791,416.00	5,443,919.00	-	-	49,235,335.00	25,735,454.00	31,179,373.00
MOULD9	140,400.00	-	-	140,400.00	89,934.00	8,811.00	-	-	98,745.00	41,655.00	50,466.00
MOULDS	194,925.00	-	-	194,925.00	22,060.00	19,516.00	-	-	41,576.00	153,349.00	172,865.00
MOULDS	150,000.00	-	-	150,000.00	30,271.00	13,517.00	-	-	43,788.00	106,212.00	119,729.00
MOULDS 13	4,456,924.00	-	-	4,456,924.00	2,395,016.00	360,009.00	-	-	2,755,025.00	1,701,899.00	2,061,908.00
MOULDS 14	4,541,377.00	-	-	4,541,377.00	2,047,620.00	435,410.00	-	-	2,483,030.00	2,058,347.00	2,493,757.00
MOULDS 15	7,463,385.00	-	-	7,463,385.00	4,249,672.00	561,114.00	-	-	4,810,786.00	2,652,599.00	3,213,713.00
MOULDS 16	45,524,500.00	-	-	45,524,500.00	24,360,660.00	3,695,206.00	-	-	28,055,866.00	17,468,634.00	21,163,840.00
MOULDS 16	9,295,940.00	-	-	9,295,940.00	5,092,134.00	733,985.00	-	-	5,826,119.00	3,469,821.00	4,203,806.00
MOULDS 17	45,135,879.00	-	-	45,135,879.00	21,487,902.00	4,128,937.00	-	-	25,616,839.00	19,519,040.00	23,647,977.00
MOULDS 18	61,258.00	-	-	61,258.00	34,905.00	4,601.00	-	-	39,506.00	21,752.00	26,353.00
MOULDS 19	3,027,868.00	-	-	3,027,868.00	1,725,289.00	227,430.00	-	-	1,952,719.00	1,075,149.00	1,302,579.00
MOULDS 20	79,005.00	-	-	79,005.00	42,107.00	6,442.00	-	-	48,549.00	30,456.00	36,898.00
MOULDS 21	4,956,000.00	-	-	4,956,000.00	2,641,376.00	404,133.00	-	-	3,045,509.00	1,910,491.00	2,314,624.00
MOULDS 22	420,000.00	-	-	420,000.00	223,845.00	34,249.00	-	-	258,094.00	161,906.00	196,155.00
MOULDS 23	105,000.00	-	-	105,000.00	55,961.00	8,562.00	-	-	64,523.00	40,477.00	49,039.00
MOULDS1	41,023,421.00	-	-	41,023,421.00	26,690,183.00	2,502,583.00	-	-	29,192,766.00	11,830,655.00	14,333,238.00
MOULDS2	40,202,259.00	-	-	40,202,259.00	26,084,642.00	2,464,936.00	-	-	28,549,578.00	11,652,681.00	14,117,617.00
MOULDS3	41,018,846.00	-	-	41,018,846.00	26,541,737.00	2,527,703.00	-	-	29,069,440.00	11,949,406.00	14,477,109.00
MOULDS4	31,718,012.00	-	-	31,718,012.00	20,045,458.00	2,038,028.00	-	-	22,083,486.00	9,634,526.00	11,672,554.00
MOULDS5	73,625,637.00	-	-	73,625,637.00	46,508,887.00	4,734,585.00	-	-	51,243,472.00	22,382,165.00	27,116,750.00
MOULDS6	42,301,982.00	-	-	42,301,982.00	26,234,349.00	2,805,409.00	-	-	29,039,758.00	13,262,224.00	16,067,633.00
MOULDS7	51,228,904.00	-	-	51,228,904.00	31,301,206.00	3,479,376.00	-	-	34,780,582.00	16,448,322.00	19,927,698.00
MOULDS8	51,927,213.00	-	-	51,927,213.00	30,684,327.00	3,709,008.00	-	-	34,393,335.00	17,533,878.00	21,242,886.00
SHUTTERING MATERIALS	95,299.00	-	-	95,299.00	3,616.00	10,351.00	-	-	13,967.00	81,332.00	91,683.00
Total (Asset Group)	**574,989,515.00**	-	-	**574,989,515.00**	**343,189,404.00**	**40,448,588.00**	-	-	**383,637,992.00**	**191,351,523.00**	**231,800,111.00**
TRUCK WEIGHTING MACHINE(ADDITION)	1,272,656.00	-	-	1,272,656.00	930,330.00	75,620.00	-	-	1,005,950.00	266,706.00	342,326.00
TRUCK WEIGHTING MACHINE											
Total (Block)	**576,356,354.00**	-	-	**576,356,354.00**	**344,139,841.00**	**40,545,179.00**	-	-	**384,685,020.00**	**191,671,334.00**	**232,216,513.00**
IMMOVABLE PROPERTY											
PROPERTY AT JP GREENS	-	17,925,944.00	-	17,925,944.00	-	-	-	-	-	17,925,944.00	-
Grand Total	**719,386,174.00**	**18,156,278.00**	-	**737,542,452.00**	**438,249,930.00**	**55,862,127.00**	-	-	**494,112,057.00**	**243,430,395.00**	**281,136,244.00**

As per our report of even date attached.
For G G M S & Co.
Chartered Accountants
Firm Registration No.028439C

GGMS & Co. Chartered Accountants CA FRN-028439C

Mohit Kumar Sharma
Partner
Membership No. 527942
Place : New Delhi
Date : 7th September 2021
UDIN : 21527942AAAAJB7020

For and on Behalf of Board

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN : 02847113

Skyline Financial Services Pvt. Ltd
S.E.B.I. REGISTERED CATEGORY-1 REGISTRARS & SHARE TRANSFER AGENT
Office : D/153A, 1st Floor, Okhla Industrial Area, Phase – I, New Delhi – 110 020..
Tel. : +91-11- 40450195/Fax +91-11- 26812682 | CIN :U74899DL1995PTC071324
Email : info@skylinerta.com : website : www.skylinerta.com

22, February,2024

To,

Prateek Realtors India Private Limited
CIN: U70101DL2009PTC197028
Plot No. 101-102, Himalaya Palace, 65 Vijay Block,
Laxmi Nagar, G Block, Shakarpur, East Delhi-110092

SUB: CONSENT FOR INCLUSION OF NAME AS REGISTRAR TO THE ISSUE OF Prateek Realtors India Private Limited

Re: Proposed Privately Placed Issue of Non- Convertible Debentures of Prateek Realtors India Private Limited for an issue size of INR 325 Crores

Dear Sir/ Madam,

With reference to the above, we grant our consent to act as Registrar to the captioned offer of Non- Convertible Debentures and to our name being inserted as Registrar to the Issue in the Offer Documents to be filed with statutory authorities.

Yours faithfully,

For Skyline Financial Services Private Limited

Virender Kumar Rana
Director
Place: Delhi