



INDEPENDENT AUDITOR'S REPORT

To The Members of M/s Rajesh Projects India Private Limited (Under Corporate Insolvency Resolution Process)

Report on the Audit of the Standalone Financial Statements

Qualified Opinion

We have audited the accompanying standalone financial statements of M/s **Rajesh Projects India Private Limited** (the "Company"), which comprise the Balance Sheet as at March 31, 2023, the Statement of Profit and Loss, the Statement of Cash Flows for the year ended on that date and a summary of significant accounting policies and other explanatory information (hereinafter referred to as the "standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, except for the possible effects of the matters prescribed in the basis for qualified opinion section of our report, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with the Accounting Principles generally accepted in India as amended and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023 and its Profit, and its cash flows for the year ended on that date.

Basis for a Qualified Opinion

- a. That the petition for Corporate Insolvency Resolution Process against the company was accepted on the September 19, 2019 by the National Company Law Tribunal, New Delhi, Principal Bench on account of delay in completion of the Project RG Luxury Homes. The financial statements have been prepared on going concern basis based on management representations that substantial construction activity has been completed and the project is nearing completion and handover to the homebuyers in due course of time as on the date of this report pertaining to phase 1 which is the subject matter of NCLT Proceedings. The final outcome will be known only upon the completion of the project and acceptance of the application for disposal before the National Company Law Tribunal, New Delhi. Further any adverse consequences of above matters or inability of the company to complete or qualify for disposal of insolvency proceedings may impact the going concern ability of the company and financial results and position of the company.
- b. That the company had engaged its group company M/s RG Infra Build Private Limited as construction contractor for its housing project RG Luxury Homes however the contract was terminated in the Financial Year 2019-20. That whereas the company had taken over substantial liabilities, employee payables, advances, vendor dues from the group company stated to have been incurred for the contracted project during preceding years and also made a claim of INR 2004.87 Lacs for defective work which has remained due from the contractor company. That the said group company is stated to be under financial stress and is under liquidation. In our opinion the realization of the claim along with other balance recoverable is highly doubtful. That the said claims and balance transfers take over are based on management certified statements.
- c. That the company under a memorandum of understanding received booking against all units of 2 residential towers from its group companies M/s Real Growth Commercial Enterprises Limited (RGCEL) against which approximately 25% was received as booking amount. Under an arrangement, the buyer also had a unilateral option for offering a buy back of the said units to the company at an agreed rate which significantly reduces the risk of ownership to the buyer including the price risk and probability of such booking materializing into actual sales. That no revenue was recognized under Percentage Completion Method in respect of these units during the previous financial years since the buyer group company had option to surrender the units and as represented to us, considering favourable market response the company has accepted the same in anticipation of better margins even after paying buy back price to the Buyer Group Company. As at 31st March 2023 such booking amount appears under Customer Advance. That the initial booking arrangement was also incidental to the settlement of the companies' liabilities with some third parties which were takeover by RGCEL under some arrangement with the respective party(s) & the company during the previous year(s) for which we have not been provided with substantiating documents in support of entire transaction(s) made by the company. Further these arrangements are also subject to necessary compliance and acceptance by the regulatory bodies.
- d. That during the past few financial years, the company has made material transactions being receipts, payments, settlements and material book adjustments with regards to the unsecured loans, flat bookings, other payable and receivables or advances majority of which have been routed through/on behalf of group companies as well as within 3rd parties. The same have been verified by way of confirmations from such group companies however the relevant agreements and documents pertaining to the same and the material adjustments in third party accounts including unsecured loans, flat bookings, vendor payables, other balances etc. and the corresponding 3rd party confirmations, settlement or residential or commercial unit allotment letters could not be made available to





us as well as the basis and purpose of such material adjustments. These substantial & material book adjustments pose serious limitations while commenting upon the true and fair view on the financial statements.

- e. That the Project Sales Area & Revenue along with Cost estimates have been certified by the management which are subject to necessary intimations to be filed with the concerned regulatory authorities (wherever required) along with necessary measures and compliances with regards to period of completion of project under construction which are to be made by the Company. That while making such estimates, the management has represented to have considered the probable revenues and proposed expenses including impact of the recent concessions and relaxations announced by the Greater Noida Development Authority as on the date of this balance sheet stated to be applicable to the company. Any adverse pronouncement may have material impact on such estimates and the revenues as well as the cost recognized under the percentage completion method. That Project Estimates are made/revised by the company on account of re-assessed liabilities payable, financial cost, other project costs and the project revenues revisions owing to revised booking rates and also including estimates against surrendered units consequential to para c above.
- f. That a sum of approx. INR 51.88 Crores is owed by the company against the unit cancelled and advances refundable to the customers. That the management has represented that legal claims against some dues are being gradually and amicably handled by the company & that the refund claims shall be settled post completion of the project out of the project surplus. The company has also represented to have settled the claims of various parties by way of allotment of flats or other real estate units etc., however, the settlement letters or the builder buyer agreements pertaining to the same could not be provided to us during our audit. Further, as represented owing to present proceedings, demands are being raised on conservative basis based on collection estimates made by company however customer reconciliations, documentations could not be verified for completeness. Further the disclosure have been made in the financial statements pertaining to disputed liabilities with customers to the extent quantifiable.
- g. That the balances of all third parties including customers, vendors, lenders and employees is subject to confirmation with the respective parties including provisions against brokerages assessed by the company which could not be obtained during our audit including but not limited to inter party adjustments made by the company.
- h. That the balances of some bank accounts including secured outstanding balances from India Bulls Housing Finance Limited, IIFL Home Finance Limited etc. could not be made available or reconciled. That whereas the company had entered into a settlement arrangement as at the end of Financial Year 2020-21 with M/s India Bulls Housing Finance Limited which forms the basis of reconciliation, however the statement of account, repayment schedules and outstanding balance with IIFL Home Finance Limited has remained unreconciled. Ad hoc payments have been made by the company owing to which facility wise overdue payments could not be computed. As on the date of this balance sheet, the company has also executed One time settlement with the Punjab National Bank on the 30th March 2023 however the renewal letter(s) prior to OTS could not be provided to us. The details of deficient compliances wherever have been disclosed in Note No. 4 & 8 to the financial statements.
- i. That as represented to us, considering the present CIRP status of the company and with regards to the legal disputes outstanding, the company has represented that it does not foresee any material liability or claim arising on account of the same. That in lieu of the limited information available on open legal disputes, settlements etc. we have relied upon the management certified list on legal disputes against which no provision has been made in the books of accounts by the company but category wise quantifiable liability on account of disputes have been disclosed in Note No. 21 to the financial statements.
- j. That the company was engaged as principal contractor for the residential housing project, RG Residency by its subsidiary company. It has come to our notice that a Pre-Packaged Insolvency Resolution Package Application has been admitted in the case of M/s RG Residency Private Limited on the 20th Feb 2024. That as at the Balance Sheet date the investment of the company rests at INR 38.10 Crores, and the unbilled work in progress amounts to INR 6.71 Crores whereas the outstanding payable is INR 26.56 Lacs. The realization appears highly uncertain whereas no provisioning or impairment has been made in context to the same. That the company has represented that the unbilled work has been duly completed and is fully realizable from the contracted company but the same is pending final work certification as on the date of this balance sheet.
- k. That the reconciliation of GST Liability Accruals, Inputs, reporting and payments could not be provided to us or verified in terms of the applicable regulatory provisions, wherein instances of delay in accrual of liability was observed. Outstanding liabilities are also overdue under labour laws, direct and indirect taxes including tax compliances under reverse charge mechanism. Further as represented, the taxes at source are not withheld in some cases stated to be on account of financial stress and vendor payment pressure and corresponding higher tax provisions consequential to same have been provided in the books of accounts. The consequential penal provisions and tax liabilities are subject to final assessment by the respective departments.





- l. The provision for gratuity, earned leave encashment has been prepared and certified by the management and has not been assessed on actuarial valuation basis. Similarly, employee claims, salary accrual periods or full and final dues to employees are based on management certifications.

That the above transactions made by the company are represented to be duly acknowledged by the management of the company but are subject to verification of supporting and substantiating documents or settlements, confirmations from the respective 3rd parties as well as acceptance of the transactions by the respective regulatory authorities including relevant provisions under the Insolvency and Bankruptcy Code. Our opinion on the above matters is disclaimed pending proper documents, supporting's, confirmations, and acceptance under relevant statues and non-availability of approvals and authorization documents from the Appointed Insolvency Resolution Professional.

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing ("SA"s) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements Section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules made there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics.

That the financial transactions made during the year have been verified by us based on vendor invoices to the extent available but against which the adequate approvals from management or Insolvency Resolution Professional (as applicable) could not be provided to us/reconciled in some of the cases, whereas in some cases the original invoices or even the relevant supporting to substantiate basis or period of accrual of expenses could not be found. We have used other audit evidence like tax portals, bank payments etc. along with management representations for our audit purpose, however our opinion is disclaimed to such extent on the expenses, their accruals, formal approvals for the purpose of our audit opinion on the standalone financial statements.

Emphasis of Matter

- a. That the petition for Corporate Insolvency Resolution Process against the company was accepted on September 19, 2019 by the National Company Law Tribunal, New Delhi, Principal Bench on account of delay in completion of the Project RG Luxury Homes. That the Insolvency Resolution Professional presently holding the office was appointed on the June 1, 2021. That as the Board of the company on the date of signing of this balance sheet is suspended on account of the NCLT Proceedings, the Financial Statements for the Financial Year 2022-23 and relevant previous years has been adopted by the Directors and the Insolvency Resolution Professionals.
- b. That, the construction contract is being executed by M/s Saurabh Mason Private Limited on a cost-plus basis with complete responsibilities for completion of the pending work of the Project RG Luxury Homes. That the contractor has been paid the payments towards construction material, labour, sub-contractors and administrative expenses along with advances and as represented, all payments as well as construction expenses are being closely monitored by concerned authorities for cost effective and timely completion of the project including advances to contractor. We have test checked such approvals and relied upon the same for the purpose of our audit.
- c. That the break-up of expenses as disclosed in note 30 to the financial statements includes financial numbers which have been audited by the other auditors for the respective financial years and are company derived allocation of the Project expenses. These includes expenses which have been directly debited to the respective Project RG Luxury Homes as well as expenses directly debited to Profit and Loss being in the nature of Administrative and Selling Expenses reported as pertaining to the project based on the assessments made by the company. Accordingly, these are management certified additional disclosures not having any implication on the financial numbers and not audited by us.
- d. That as represented to us, employee payables have been accrued for all the period during the respective employees were in engaged by the company, though there have been delays or pending settlement of the employee claims.

Information Other than the Financial Statements

The Company's Directors (in lieu of the suspended Board) is responsible for the other information. The other information comprises the information included in the Director's Report including Annexures to Board's Report but does not include financial statements and our auditor's report thereon.





Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements, or our knowledge obtained 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.

That the Director's report(s) is not made available to us as at the date of this Audit Report. We have nothing to report in this regard.

Management's Responsibilities for the Standalone Financial Statements

The Company's Directors (in lieu of the suspended Board) is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the Accounting Standards and other accounting principles generally accepted in India. This responsibility also includes 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 the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, 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 management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Directors are also responsible for overseeing the Company's financial reporting process under the directions and supervision of the Insolvency Resolution Professional.

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

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

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

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls however for which we have issued our disclaimer opinion in the annexure to this report.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of director'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 standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.





- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the standalone financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the standalone financial statements.

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

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

Report on Other Legal and Regulatory Requirements

1. **As required by Section 143(3) of the Act, based on our audit we report that:**

- a. We have sought all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit and our qualified report on the same along with the disclaimer to the extent the information was not received during the course 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 except to the extent disclaimed by us.
- c. The Balance Sheet, the Statement of Profit and Loss and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
- d. In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with rule 7 of the Companies (Accounts) Rules, 2014.
- e. On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164(2) of the Act. Further, as represented the ongoing NCLT proceedings do not have any impact on the qualification of directors however owing to same our opinion is disclaimed on the same.
- f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, our disclaimer opinion in the report on the same has been given in Annexure B
- g. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended we report that Section 197 is not applicable to a private company. Hence reporting as per Section 197(16) is not required.
- h. 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, as amended, in our opinion and to the best of our information and according to the explanations given to us:
 - (i) The director's have represented that they do not foresee any material liability against pending litigations and efforts are being made to complete the residential project and settlements are being executed from time to time. That during the year, the liability to the extent stated to be quantifiable has been summarized and disclosed in financial statements. In our opinion, detailed working of probable liability or defence needs to be compiled and elaborate quantification and provisioning wherever required needs to be assessed by the directors and presented in the financial statements.
 - (ii) The company had not entered any long-term contracts including derivative contracts.
 - (iii) There has been no delay in transferring amounts, required to be transferred, to the Investor Education & Protection Fund by the company.





- (iv)
- a. The Director's have represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - b. The Director's have represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - c. Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- (v) The company has not declared or paid any dividend during the year ended 31 March 2022.

2. As required by the Companies (Auditor's Report) Order, 2020 (the "Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "**Annexure A**" a statement on the matters specified in paragraphs 3 and 4 of the Order.

For Serva Associates
Chartered Accountants

Firm Registration Number: 000272N


Nitin Jain
(Partner)



Membership Number: 506898

UDIN: 24506898BKEQRF3603

Place: Delhi

Date: April 30, 2024





ANNEXURE 'A' TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' Section of our report to the Members of M/s Rajesh Project India Private Limited

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

i.

- a. (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment has been represented to be at the Project Site only.

(B) The Company has maintained proper records showing full particulars of intangible assets.
- b. All the assets have been stated to be physically verified by the company during the year. No material discrepancies were stated to be noticed on such verification.
- c. The company doesn't own any immovable property.
- d. The Company has not revalued any of its Property, Plant and Equipment (including right of-use assets) and intangible assets during the year.
- e. That as represented to us, no proceedings have been initiated during the year or are pending against the Company as at March 31, 2023 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder. In the absence of any specific intimation given to us, we are relied upon such representations.

ii.

- a. The physical verification of inventory has been stated to be conducted by the company & no material discrepancies have been stated to be noticed on physical verification of the inventory during the year, however no such reports have been shared with us. The inventory has been taken as qualified, valued and certified by management.
- b. That the company has 2 working capital limits sanctioned from banks including 1 facility from Indian Bank which is in excess of 5 Crores rupees and designated as Non-Performing Asset by the bank which was last reviewed in FY 2017-18 but no renewal or sanction letter was made available to us during the course of our audit. That o/s balance in the said account as at 31st March 2023 is INR 1,684.48 Lacs (excluding CY Interest). The other facility with Punjab National Bank has been re-sanctioned for INR 3 crores which also has been designated as Non-Performing Asset by the bank for which the company has made a One Time Settlement on 31st March 2023.

That no statement or correspondence (if any) made with the bank was shared with us during our audit and hence we are unable to comment on the compliance required to be made as per the terms of sanction or on the reconciliation of the book balances with the submissions if any made with the banks during the financial year.

iii.

- a) That with regard to the security, guarantee and loan provided:
 - (A) the company has made investments in or granted loans or advances in the nature of loan, which are unsecured in nature to body corporates being subsidiaries, joint ventures and associates. Further the company has also provided guarantees and securities to subsidiaries, joint ventures and associates parties. The details are stated in the table below:
 - (B) That the company has made investments in or granted loans or advances in the nature of loan, which are unsecured in nature to body corporates other than subsidiaries, joint ventures and associates. The details are stated below:





Particulars	(Amount In Lacs)		
	Guarantees	Advances in nature	Investment made
Aggregate amount granted/ provided during the year			
-Subsidiary/ Joint Venture/ Associate	Nil	Nil	Nil
-Other Related Party	Nil	Nil	Nil
-Others	Nil	Nil	Nil
Balance outstanding as at balance sheet date			
-Subsidiary/ Joint Venture/ Associate	17,000.00	9,019.44	4,185.50
-Other Related Party	3,250.00	471.82	64.00
-Others	NIL	836.25	

That the advances include payments in the form of Security Deposits as Project Investments to related parties and long outstanding property advance which have been reported in the table above. That the Sanction Letters or agreement could not be provided to us except for balance confirmations only from subsidiaries and related parties which have been relied upon by us.

- b) That with regard to loan, guarantee & securities given to parties covered under Section 189 of the Companies Act, 2013 as at 31st March, 2023, there are no stipulated terms and conditions of such unsecured loan and the same are stated to be repayable on demand. In our opinion, these loans, guarantee & securities are unsecured in nature but no stipulated terms and conditions, sanction letters, agreements were provided to us during our audit and to such extent these are prejudicial to the interest of the company.
 - c) That the loans do not carry any stipulated repayment of terms & are repayable on demand.
 - d) That the loans do not carry any stipulated repayment of terms & are repayable on demand and hence clause (iii)(d) is not applicable.
 - e) That the loans do not carry any stipulated repayment of terms & are repayable on demand and hence clause (iii)(e) is not applicable.
 - f) That the sanction letters or agreements pertaining to the loans and advances were not provided to us during our audit and such facilities are stated to be repayable on demand.
- iv. That on account of suspended board of the company, there are no recent resolutions pertaining to the necessary compliance under Section 185 and Section 186 of the Companies Act, 2013. Accordingly, we are unable to comment on the compliances under section 186 or Section 185 of the Companies Act, 2013. Further it has been stated that since the company is engaged in providing infrastructure facilities as specified in Schedule VI of the Act, provisions of Section 186 except sub-section (1) of the Act are not applicable to the company.
 - v. That there are material amounts pertaining to the units cancelled and the amount refundable to the customers which may be deemed to be deposits covered under Sections 73 to 76 of the Companies Act, 2013. As represented by the Directors, owing to the present NCLT/CIRP Proceedings, such amount shall be refunded only post completion of the project out of the project surplus.
 - vi. According to the information and explanations given to us, in our opinion the maintenance of cost records has not been prescribed for the company by the Central Government under subsection (1) of section 148 of the Companies Act.
 - vii.
 - a. There are delays in the depositing with appropriate authorities the undisputed statutory dues including Income Tax, Cess and other statutory dues applicable to it. According to the information and explanations given to us, amounts payable in respect of provident fund, employees state insurance, income tax, vat, duty of customs, Goods & Services Tax (GST), cess and other statutory dues were in arrears as at 31st March 2023 for a period of more than six months from the date they become payable are as under:

Particulars	(In Lacs)		
	Amount Outstanding as on 31st March, 23	Paid under Dispute	Concerned Department
Tax deducted at Source	569.76	Nil	Income Tax Department
Tax Collected at Source	0.07	Nil	Income Tax Department
Value Added Tax	23.36	Nil	Vat Department
Service Tax	104.5	Nil	Central Board of Excise and Customs
Provident Fund	29.53	Nil	The Employees Provident Fund Organisation
Employee State Insurance	0.71	Nil	Employees' State Insurance Corporation
Labour Cess	106.6	Nil	U.P. Building and Other Construction Workers





That GST Returns and data could not be reconciled and owing to limitations as reported above in our qualified opinion on the financial statements, we are unable to quantify the liabilities under Goods and Service Tax which are outstanding for a period more than 6 months.

- b. According to the information and explanation given to us, there are no dues of income tax, sales tax, wealth tax, service tax, duty of customs, duty of excise, value added tax, goods & services tax and cess which have not been deposited on account of any dispute except as stated below and as submitted by the management:

S.No	Financial Year	Particulars	Head	Demand Raised (Rs.)	Amount Deposited (Rs.)	Disputed Balance	Forum on which Appeal is Pending
1	2001-02	Disallowance on Account of value of Inventory pertaining to the Real Estate Project under development	Income Tax	21,147,242	Nil	21,147,242	Case tfr from ITAT to CIT Appeal
2	2011-12	Dis allowances / Addition Under Income Tax Act	Income Tax	78,283,820	17,070,276	61,213,544	CIT (Appeals)
3	2012-13	Dis allowances / Addition Under Income Tax Act	Income Tax	258,907	Nil	258,907	Pending before ITAT
4	2015-16	TDS Demands	TDS	2,513,206	Nil	2,513,206	As per order of March 2017
5	2011-12	Demand on Deemed sale of Sand on Land Excavation	Land Authority	337,000	Nil	337,000	Tribunal Commercial Tax Noida , Pending for Hearing
6	2012-13	Demand on Deemed sale of Sand on Land Excavation	Land Authority	823,000	Nil	823,000	Tribunal Commercial Tax Noida , Pending for Hearing
7	2013-14	Demand on Deemed sale of Sand on Land Excavation	Land Authority	859,000	Nil	859,000	Tribunal Commercial Tax Noida , Pending for Hearing
8	2010-11	Sales Tax (U.P. VAT)	Sales Tax	2,914,000	Nil	2,914,000	Tribunal Commercial Tax Noida , Pending for Hearing
				107,136,175	17,070,276	90,065,899	

viii. That as stated to us, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961). Accordingly, we are unable to comment on the same.

ix.

- (a) In our opinion and according to the information and explanations given to us, there has been continuous defaults in repayment of dues to a financial institution or banks. The details have been stated in Note No. 4 & 8 to the financial statements. In the absence of any debentures, the reporting on the debenture dues is not applicable on the company. Details of loan outstanding as on 31st March, 2023 as under:

Nature of borrowing including debt securities	Name of lender	Amount Outstanding as on 31st March, 2023 (In lacs)
Term Loan	IIFLHome Finance Limited	559.94
Term Loan	IIFLHome Finance Limited	106.96
Term Loan	IIFLHome Finance Limited	1452.25
Term Loan	IIFLHome Finance Limited	250.85
Term Loan	IIFLHome Finance Limited	238.70
Term Loan	India Bulls Commercial Credit Ltd.	753.95
Overdraft Facility	Indian Bank (Formally known as Allahabad Bank)	1684.48
Overdraft Facility	Punjab National Bank	135.90
Term Loan (OTSAmount pending)	India Bulls Commercial Credit Ltd.	1099.14

- (b) That as stated to us, the company is in the process of settling the outstanding loans with Banks and Financial Institutions which have become overdue or designated Non-Performing Assets however it has been stated the company has not been declared wilful defaulter by any banks or financial institutions.
- (c) That in our opinion and according to the information and explanation provided to us, money raised by way of term loans were applied for the purpose for which these were obtained.
- (d) That funds raised on short term basis have not been utilised for long term purposes.
- (e) That during the financial year under consideration, the company has not advanced any funds and no incident or records were found to indicate that any funds were taken from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
- (f) That based on the information, explanation provided to us and the records made available, the loans sanctioned during the year have not been raised on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

x.

- a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, reporting under clause 3(x)(a) of the order is not applicable to the company.





b) According to the information and explanations given to us the company has not made any preferential allotment or private placement of share or (fully, partially or optionally) convertible debentures during the year. Accordingly reporting under clause 3(x)(b) of the order is not applicable to the company.

xi.

a) To the best of our knowledge and according to the information and explanations given to us , no fraud by the company or on the company has been noticed or reported during the period covered by our audit.

b) No report under section 143(12) of the act has been filed with the Central Government for the period covered by our audit.

c) According to the information and explanations given to us including the representation made to us by the management of the company, there are no whistle-blower complaints received by the company during the year.

xii.

There have been material-related party transactions in the past years which are outstanding as at the end of the financial year. Related party transactions during the year are stated to be in compliance with Section 188 of the Companies Act, 2013. That the suitable documents to authenticate such related party transactions along with statutory records and compliances was not provided to us and hence we are unable to comment on compliance with Section 188 of the Companies Act, 2013. Further the provisions of Section 177 of the Companies Act are not applicable to the company.

xiii.

According to the information and explanations given to us, the company is not required to have an internal audit system under section 138 of the act and consequently, does not have an internal audit system. Accordingly, reporting under clause 3(xiv) of the order is not applicable to the company.

xiv.

According to the information and explanations given to us, the company has not entered into any non-cash transactions with its directors or persons connected with them and accordingly provisions of the section 192 of the Act are not applicable to the company.

xv.

In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b), (c), (d) of the Order is not applicable to the company.

xvi.

That the company has not incurred any cash loss of during the financial year and during the previous financial year.

xvii.

There has been no resignation of the statutory auditors of the Company during the year. Accordingly reporting under clause 3(xviii) of the order is not applicable to the company.

xviii.

That the petition for Corporate Insolvency Resolution Process against the company was accepted on the September 19, 2019 by the National Company Law Tribunal, New Delhi, Principal Bench on account of delay in completion of the Project RG Luxury Homes. The financial statements have been prepared on going concern basis based on management representations that substantial construction activity has been completed and the project is nearing completion and handover to the homebuyers in due course of time as on the date of this report pertaining to phase 1 which is the subject matter of NCLT Proceedings. The final outcome will be known only upon the completion of the project and acceptance of the application for disposal before the National Company Law Tribunal, New Delhi. Further any adverse consequences of above matters or inability of the company to complete or qualify for disposal of insolvency proceedings may impact the going concern ability of the company and financial results and position of the company. That although the company has represented that the project is nearing completion as on the date of this report, however pending the proceedings at the NCLT we are unable to comment irrespective of the financial ratios, ageing etc whether as on the date of this audit report whether the company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due . Our audit report under no circumstances is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.





xix.

According to the information and explanations given to us, the company does not fulfil the criteria as specified under section 135(1) of the Act read with the companies (Corporate Social Responsibility Policy) Rules, 2014 and accordingly reporting under clause 3(xx) of the order is not applicable to the company.

xx.

The reporting under clause 3(xxi) of the order is not applicable in respect of audit of financial statement of the company. Accordingly, no comment has been included in respect of said clause under this report.

xxi.

The company is not a Nidhi company & hence paragraph (xxi) of the order is not applicable.

For Serva Associates
Chartered Accountants

Firm Registration Number: 000272N




Nitin Jain
(Partner)

Membership Number: 506898

UDIN: 24506898BKEQRF3603

Place: Delhi

Date: April 30, 2024





Annexure B to the Independent Auditors' report on the standalone financial statements of Rajesh Projects (India) Private Limited for the year ended 31 March 2023

Report on the internal financial controls with reference to the aforesaid standalone financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013

(Referred to in paragraph 2(A)(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

Disclaimer Opinion

We have audited the internal financial controls with reference to standalone financial statements of **Rajesh Projects (India) Private Limited** ("the Company") as of 31 March 2023 in conjunction with our audit of the standalone financial statements of the Company as at and for the year ended on that date.

That we report that upon appointment of the Insolvency Resolution Professional, the payments made by the company require approval from the IRP which however could not be found or verified in majority of cases. In the absence of the constituted board of directors, requisite authorizations and documented approvals in place, we are unable to comment upon the effectiveness of Internal Financial Controls over financial statements.

That the supporting and substantiating documents pertaining to the expenses incurred, checks and controls and requisite approvals could not be provided during the course of our audit except for the payment approvals and banking controls with the Insolvency Resolution Professional which were relied upon by us for the purpose of our audit.

In the absence of sufficient audit evidence pertaining to the Internal Financial Control related documents produced before us during the course of our audit, we are unable to comment whether the internal financial controls over the 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 controls stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

Managements and Directors' Responsibilities for Internal Financial Controls

The Company's Directors are responsible for establishing and maintaining internal financial controls based on the 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 (the "Guidance Note"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to standalone financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to standalone financial statements. 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 with reference to standalone financial statements were established and maintained and whether 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 with reference to standalone financial statements and their operating effectiveness. Our audit of internal financial controls with reference to standalone financial statements included obtaining an understanding of such internal financial controls, 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 of the standalone financial statements, whether due to fraud or error.

Our opinion on the Company's internal financial controls with reference to standalone financial statements is disclaimed for reasons stated in the earlier paragraph of our report.

Meaning of Internal Financial Controls with Reference to Standalone Financial Statements

A company's internal financial controls with reference to standalone financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to standalone financial





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

Inherent Limitations of Internal Financial Controls with Reference to Standalone Financial Statements

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

For Serva Associates

Chartered Accountants

Firm Registration Number: 000272N



Nitin Jain
(Partner)

Membership Number: 506898

UDIN: 24506898BKQR3603

Place: Delhi

Date: April 30, 2024



RAJESH PROJECTS (INDIA) PRIVATE LIMITED

Shop No. 214, LSC Block-B, RG City Centre, Lawrence Road, North West Delhi, India, 110035

CIN: U45201DL1999PTC101984

Balance Sheet As at 31st March, 2023

(All amounts are in Lacs unless otherwise specified)

	Note	As at March 31, 2023	As at March 31, 2022
EQUITY AND LIABILITIES			
Shareholders' funds			
Share Capital	2	1,058.24	1,058.24
Reserves and Surplus	3	(698.08)	(1,441.72)
		360.16	(383.48)
Non- current liabilities			
Long-term Borrowings	4	1,704.90	3,387.74
Other Long-term Liabilities	6	12.73	13.79
Long-term Provisions	7	10.50	10.70
		1,728.13	3,412.23
Current liabilities			
Short-term Borrowings	8	11,163.54	11,093.21
Trade Payables			
(A) total outstanding dues of micro enterprises and small enterprises	9	20.20	17.07
(B) total outstanding dues of creditors other than micro and small enterprises	9	5,651.48	3,606.76
Other Current Liabilities	10	47,417.72	47,641.48
Short-term Provisions	11	619.01	576.64
		64,871.96	62,935.16
		66,960.26	65,963.91
ASSETS			
Non- current assets			
Property, Plant and Equipment			
Tangible Assets	12	15.91	17.51
Intangible Assets	12	0.13	2.09
Intangible Assets Under Development	12	0.77	0.77
Deferred Tax Assets (Net)	5	107.21	125.90
Non-current Investments	13	4,249.50	4,249.50
Long-term Loans and Advances	14	7,438.48	7,437.03
Other Non-current Assets	15	23.10	22.10
		11,835.09	11,854.89
Current assets			
Inventories	16	41,783.33	43,469.81
Trade Receivables	17	4,722.74	3,262.63
Cash and Cash Equivalents	18	140.23	181.46
Short-term Loans and Advances	19	8,171.82	6,888.08
Other Current Assets	20	307.06	307.03
		55,125.17	54,109.01
		66,960.26	65,963.91

Significant Accounting Policies & Notes to Accounts

1

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

As per our report of even date attached

For Serva Associates

Firm Registration No.000272N

Chartered Accountants

Nitin Jain
(Partner)

M.No : 506898

Place : Delhi

Date : 30-04-2024

For and on behalf of

Rajesh Projects (India) Private Limited

Manoj Kulshrestha

(Interim Resolution Profesional)

Reg No. IBBI/IPA-003/IP-N00005/2016-17/10024

Deepak Gupta
Director

(DIN :01890274)

Rajesh Goyal
Director

(DIN:01339614)

RAJESH PROJECTS (INDIA) PRIVATE LIMITED

Shop No. 214, LSC Block-B, RG City Centre, Lawrence Road, North West Delhi, India, 110035

CIN: U45201DL1999PTC101984

Statement of Profit & Loss Account for year ended 31st March, 2023

(All amounts are in Lacs unless otherwise specified)

Particulars	Note	As at March 31, 2023	As at March 31, 2022
Revenue From Operations (Net of Cancellation)	22	14,288.56	5,300.96
Other Income	23	57.86	17.47
		14,346.42	5,318.44
Expenses			
Project expense incurred	24	10,492.81	6,366.43
Decrease/(Increase) in Inventory	25	1,686.48	(1,901.04)
Employees Benefit Expense	26	29.12	25.40
Finance Costs	27	76.23	79.65
Depreciation	12	10.54	8.88
Other Expenses	28	1,288.92	610.59
		13,584.09	5,189.91
Profit/(Loss) before tax		762.33	128.53
Tax expense:			
Deferred Tax Liability/(Assets)		18.69	10.52
Current Year		-	-
		18.69	10.52
Profit/(Loss) for the period from continuing operations		743.64	118.01
Earning Per Equity Share	34		
Basic		7.03	1.12
Diluted		7.03	1.12

Significant Accounting Policies & Notes to Accounts 1

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

As per our report of even date attached

For and on behalf of
Rajesh Projects (India) Private Limited

For Serva Associates
Firm Registration No.000272N
Chartered Accountants



Nitin Jain
(Partner)
M.No : 506898
Place : Delhi
Date : 30-04-2024




Manoj Kulshrestha
(Interim Resolution Profesional)
Reg No. IBBI/IPA-003/IP-N00005/2016-17/10024


Deepak Gupta
Director
(DIN :01890274)


Rajesh Goyal
Director
(DIN:01339614)

RAJESH PROJECTS (INDIA) PRIVATE LIMITED

Shop No. 214, LSC Block-B, RG City Centre, Lawrence Road, North West Delhi, India, 110035

CIN: U45201DL1999PTC101984

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2023*(All amounts are in Lacs unless otherwise specified)*

Particulars	31.03.2023	31.03.2022
A) CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before Tax & Extra-ordinary items	762.33	128.53
Add: Non Cash / Non Operating Expenses		
Depreciation	10.54	8.88
Provision for Expenses	(2.81)	(7.19)
Provision for Gratuity & Leave Encashment	(0.20)	0.80
Profit on Sale of Assets	(5.75)	-
Interest Paid	76.23	79.65
	840.34	210.68
Less: Non Cash / Non Operating Income		
Interest Received/other Income	(3.63)	(3.48)
Revenue Recognised	0.00	81.53
Operating Profit before Working Capital Changes	836.70	288.73
Adjustment for		
Decrease / (Increase) in Inventory	1,686.48	(1,901.04)
Decrease / (Increase) in Trade Receivables	(1,460.11)	(182.16)
Decrease / (Increase) in Short Term Loans & Advances	(1,283.73)	(1,173.47)
Decrease / (Increase) in Other Current Assets	(0.02)	-
Decrease / (Increase) in Short Term Provisions	45.19	201.53
Decrease / (Increase) in Other Non Current assets	(1.00)	2.15
(Decrease) / Increase in Trade Payable	2,047.86	822.17
(Decrease) / Increase in Other Current Liabilities	(223.76)	(3,042.09)
(Decrease) / Increase in Other Long Term Liabilities	(1.06)	(26.74)
	808.39	(5,299.65)
Cash Generated from Operations	1,645.09	(5,010.92)
Interest Paid	(76.23)	(79.65)
	(76.23)	(79.65)
Net Cash from Operating Activities	1,568.87	(5,090.57)
B) CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Fixed Assets	(12.23)	-
Sale of Fixed Assets	11.00	-
Interest Received	3.63	3.48
Net Cash from investing Activities	2.41	3.48
C) CASH FLOW FROM FINANCING ACTIVITIES		
Increase/(Decrease) from Short-Term Borrowings	70.33	2,095.05
Increase/(Decrease) from Long-Term Borrowings	(1,682.84)	3,141.11
Net Cash used in Financing Activities	(1,612.51)	5,236.16
Net increase in Cash & Equivalents (A+B+C)	(41.23)	149.07
Cash & Cash Equivalents at the Beginning of the Year	181.46	32.39
Cash & Cash Equivalents at the Closing of the year	140.23	181.46

For Serva Associates

Firm Registration No. 000272N

Chartered Accountants

Nitin Jain
(Partner)

M.No : 506898

Place : Delhi

Date : 30-04-2024

For and on behalf of

Rajesh Projects (India) Private Limited

Manoj Kulshrestha

(Interim Resolution Professional)

Reg No. IBBI/PA-003/IP-N00005/2016-17/10024

Deepak Gupta

Director

(DIN :01890274)

Rajesh Goyal

Director

(DIN:01339614)

RAJESH PROJECTS (INDIA) PRIVATE LIMITED

Shop No. 214, LSC Block-B, RG City Centre, Lawrence Road, North West Delhi, India, 110035

Notes to financial statement for the year ended 31st March, 2023

(All amounts are in Lacs unless otherwise specified)

1 SIGNIFICANT ACCOUNTING POLICIES

BASIS OF ACCOUNTING AND PREPARATION OF FINANCIAL STATEMENTS.

That the petition for Corporate Insolvency Resolution Process against the company was accepted on September 19, 2019 by the National Company Law Tribunal, New Delhi, Principal Bench on account of delay in completion of the Project RG Luxury Homes situated at Sec 16B Greater Noida, West Uttar pradesh. That the Interim Resolution Professional presently holding the office was appointed on the June 1, 2021. That as the Board of the company on the date of signing of this balance sheet is suspended on account of the NCLT Proceedings, the Financial Statements for the Financial Year 2022-23 has been adopted by the Promoters and the Interim Resolution Professionals on the April 30, 2024.

A ACCOUNTING CONVENTION

The Financial Statements are prepared under the historical cost convention, on the accrual basis of accounting and in accordance with the Generally Accepted Accounting Principles (GAAP) in India and comply with Accounting Standards prescribed by the Companies (Accounting Standards) Rules, 2006 and in accordance with the provisions of the Companies Act, 2013.

B USE OF ESTIMATES

The preparation of Financial Statements in conformity with Generally Accepted Accounting Principles requires management to make estimates & assumptions that affect the reported amounts of assets & liabilities, disclosure of contingent liabilities at the date of the Financial Statement and the reported amounts of revenue and expenses during the reporting period. Differences between the actual results and estimates are recognized in the year in which the results are known.

C FIXED ASSETS AND DEPRECIATION

- a Fixed assets are recorded at the cost of acquisition less accumulated depreciation. Cost is inclusive of all incidental costs related to acquisition and installation.
- b i) Depreciation on fixed assets is provided on Straight Line Method and revised as per the manner prescribed in Schedule II to the Companies' Act 2013 or as per the provision therein. That on account of revision in the life of the asset as per Schedule II of Companies act 2013, the depreciation on the assets have been calculated while changing the life of the assets with retrospective effect.
ii) Mobile Phones are depreciated evenly over 3 years from the Year of Purchase.

D INVENTORIES

a Construction Items:

The Company purchases materials and issues the same to respective contractors and the same is included under Work in Progress.

b Stock with the Contractors:

Stock with the Contractors at the end of the year which is included under Work in Progress is valued at cost (on FIFO basis.) or residual value.

c Work in Progress:

Work in progress is valued at cost. Cost includes cost of land, development expenses, materials, construction, services, borrowing costs, advertisement & publicity and other overhead relating to project. Cost incurred /items purchased specifically for the Project are taken as consumed as and when incurred/received. Cost corresponding to the revenue recognized based on the percentage completion method is shown as cost of sale and adjusted from the work in progress.

d Finished Stock:

Finished stock of Commercial Units is valued at Cost unless the fall in residual value is of permanent nature. Cost of

Completed Commercial Units is arrived in proportion of actual sale value/expected realizable value.

e Trading Stock:

Traded stock is valued at Cost of Purchase or Net Realizable Value whichever is lower.



RAJESH PROJECTS (INDIA) PRIVATE LIMITED

Shop No. 214, LSC Block-B, RG City Centre, Lawrence Road, North West Delhi, India, 110035

Notes to financial statement for the year ended 31st March, 2023

(All amounts are in Lacs unless otherwise specified)

E REVENUE RECOGNITION

a Commercial Projects

- i Sale of commercial units is recognized against those units for which either 100% advance is received or the possession of the unit is handed over to the buyer. For units where transfer of title is postponed due to some stipulation profit is recognized on such advances.
- ii Revenue is recognized on percentage of completion method and is recognized only with regard to those units in respect of which more than 25% of the sale price is received as advance and against those projects for which construction cost being material & labour incurred is more than 25% of estimated construction cost of the project.

b Residential Projects

- i Revenue is recognized on percentage of completion method with regards to those units in respect of which more than 10% of the sale price is received as advance and subject to incurring of 15% of total estimated project cost including land cost and at least 5% of total estimated project cost is incurred on construction .

c Construction Contracts

In Construction Contracts, income is recognized on the basis of work certified by the developer. Construction cost is accounted for based on certification of work done by site engineers. Further, in respect of uncertified work, profit is recognized under % completion method.

F EXPENDITURE

Expenses are accounted for on accrual basis. Provisions are made for all known losses and liabilities. Brokerage in general is accounted for on due basis subject to review of the performance of brokers & the recovery in case of broker's bookings.

G FOREIGN CURRENCY TRANSACTIONS

Transactions denominated in foreign currencies are normally recorded at the exchange rate prevailing at the time of transaction.

H TAX ON INCOME

Current tax is determined as the amount of tax payable in respect of taxable income for the year. Deferred tax is recognized subject to the consideration of prudence in respect of deferred tax assets, on timing differences, being the difference between taxable income and accounting income that originate in one period and are capable of reversal in one or more subsequent periods.

I INVESTMENTS

Investments are stated at cost. The diminution in value is considered only when the same is permanent in nature.

J RETIREMENT & OTHERS BENEFITS

a Contribution to Provident Fund

Contribution payable by the company to the concerned government authorities in respect of provident fund are charged to the profit & loss account.

b Gratuity/Leave Encashment Accounting Policy

-The provision for gratuity and leave encashment is accounted in the books.

K BORROWING COSTS

Borrowing Costs that are directly attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for intended use. All other borrowing costs are charged to revenue in the year in which they are incurred.

L Change in Accounting Policy

No change in accounting Policy in Current Financial Year.



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A handwritten signature in blue ink, appearing to be "R/G".

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RAJESH PROJECTS (INDIA) PRIVATE LIMITED

Shop No. 214, LSC Block-B, RG City Centre, Lawrence Road, North West Delhi, India, 110035

Notes to financial statement for the year ended 31st March, 2023

(All amounts are in Lacs unless otherwise specified)

2 SHARE CAPITAL

	As at 31 March 2023		As at 31 March 2022	
	Number	Amount	Number	Amount
2.1 Authorised				
Fully Paid Equity Shares of Rs.10/- each	160.00	1,600.00	160.00	1,600.00
	160.00	1,600.00	160.00	1,600.00
2.2 Issued, Subscribed & Paid up				
Fully Paid Equity Shares of Rs.10/- each				
Equity Shares of Rs. 10 each	105.82	1,058.24	105.82	1,058.24
	105.82	1,058.24	105.82	1,058.24
2.3 Reconciliation of the Number of share outstanding at the beginning and closing of the reporting period				
Particulars	As at 31 March 2023		As at 31 March 2022	
	Number	Amount	Number	Amount
Opening Number of Shares	105.82	1,058.24	105.82	1,058.24
Shares Issued during the year	-	-	-	-
Shares Outstanding as at the end of the Year	105.82	1,058.24	105.82	1,058.24
2.4 List of Equity Shareholders having more than 5% shares each	As at 31 March 2023		As at 31 March 2022	
	Number	% of Holding	Number	% of Holding
Baid Merchant Pvt. Ltd.	9.60	9.07%	9.60%	0.09
Cool Estates Pvt. Ltd.	18.72	17.69%	18.72%	0.18
Dishank Estate	25.65	24.24%	25.65%	0.24
Hindusthan Credit Capital	7.70	7.27%	7.70%	0.07
Hendez Distributors Pvt. Ltd.	5.98	5.65%	5.98%	0.06
RKG Holdings Pvt. Ltd.	6.85	6.47%	6.85%	0.06
Sellwin Traders Ltd.	9.12	8.62%	9.12%	0.09
	83.61	79.01%	83.61%	0.79

The company has not allotted any fully paid up shares pursuant to contract(s) without payment being received in cash nor has allotted any paid up shares by way of bonus shares nor has bought back any class of shares during the period of five years immediately preceding the balance sheet date.

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.

	As at 31 March 2023	As at 31 March 2022
3 RESERVE & SURPLUS		
3.1 Securities Premium Reserve		
Balance at the Beginning of the Year	6,998.13	6,998.13
Add: On issue of shares	-	-
Balance at the end of the Year (a)	6,998.13	6,998.13
3.2 Profit & Loss Account		
Balance at the Beginning of the Year	(8,439.85)	(8,557.86)
Add: Net Profit/(Net Loss) For the Current Year	743.64	118.01
Balance at the end of the Year (b)	(7,696.21)	(8,439.85)
	(698.08)	(1,441.72)



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4 LONG-TERM BORROWING

	Non-Current Part		Current Part	
	As at 31 March 2023	As at 31 March 2022	As at 31 March 2023	As at 31 March 2022
Secured Loans				
4.1 Indian rupee loan from banks (i)	-	-	-	3.84
4.2 Indian rupee loan from Others (ii)	1,704.90	3,387.74	2,768.73	3,153.09
4.3 Payable against deferred payment liabilities (iii)	-	-	9,609.26	9,609.26
	<u>1,704.90</u>	<u>3,387.74</u>	<u>12,377.99</u>	<u>12,766.19</u>

(i) Indian rupee loan from banks

Vehicle Loan from Bank

4.1.1 **Karnataka Bank** -The said loan is payable in 84 instalments of Rs. 42,405 each @ ROI of 10.50% p.a. and as on March,31 2023; 12 installments are due for repayment. There have been delays in repayment of the installments and during the year a sum of INR 3.99 Lacs has been repaid and the interest cost to the extent borne by the company up to the date closure of loan has been accrued in the books. However this loan was fully repaid in Oct, 2022.

4.1.2 **Kotak Mahindra Prime Limited** - The said loan is payable in 59 instalments of Rs. 43,409 each and was due for complete repayment in the month of August 2022, however has remained overdue. During the FY, sum of Rs.5.78 Lacs was made during the year with some delays and the interest cost to the extent borne by the company up to the date closure of loan has been accrued in the books and this loan was fully repaid in June 22.

(ii) Indian rupee loan from Others

4.2.1 **India bulls Commercial Credit Ltd.-** That the company has availed 2 LAP Facilities of Rs.20 Crores and Rs. 15.80 Crores. The facilities are secured against - (The said loans are Non-Performing Assets)

i. Inventory of 71 flats covering about 1,00,147 sft of saleable area, in the residential housing project RG luxury Homes, Noida Extension.

ii. Plot No. 42, Punjabi Bagh.

Further the loan was been sanction with co-obligates as Mr. Jai Bhagwan Goyal, Mrs. Suchita Goyal and Mr. Rajesh Goyal along with the personal guarantees of the HUF of Mr. Jai Bhagwan Goyal and HUF of Mr. Rajesh Goyal and Corporate Guarantee of RG Asses Private Limited and Prag BM Trades Private Limited.

a. The loan of INR 20 Crores is repayable in 180 Monthly installments, the first 12 months comprising of interest only & thereafter repayment of Rs.32.68 Lacs for 168 Months, carrying the variable rate of interest linked to ICLR +5.40 bps, presently @18.00%.

b. a. The loan of INR 15.80 Crores is repayable in 36 Monthly installments, the first 12 months comprising of interest only & thereafter repayment of Rs.78.89 Lacs for 24 Months, carrying the variable rate of interest linked to ICLR +5.40 bps, presently @18.00%.

As at 31st March 2021 the company has executed a Settlement Agreement with the Lender for a lum sum amount of INR 40 Crores inclusive of Interest, Penal Interest, other charges and principal. That in terms of the Settlement Arrangement, sum of INR 20 Cr was repaid by RK Sons HUF (the owner of Immovable Property at Plot No. 42, Punjabi Bagh, Delhi) subsequent to release and out of proceeds from sale of the said Property. Subsequently during the F.Y. 2021-22 Sum of INR 10 Cr. has been paid towards the loan & the remaining INR 10 cr remained repayable as at 31st March, 2023 along with some charges of 0.13 Lacs and Interest Accrued of INR 11 Lacs @11% p.a. simple Interest has been up to 31st March 2023.

4.2.2 **India bulls Commercial Credit Ltd:** That the company has availed a loan of Rs. 12 Crores for the construction and development of the RG Luxury Project. The facility is secured against:

i. Demand Promisory Note executed in favour of the lender for the loan amount and interest thereon along with Letter of Continuity for the same amount, duly signed and delivered to the lender as security. The loan also carries special conditions to create Charge of 71 Units of RG Luxury Homes along with NOC from IIFL for such 71 Units and similar approvals and NOC from IRP and GNIDA.

The Loan has been sanctioned for a Tenor of 39 Months @11% ROI and repayable with 3 Months Interest Moratorium and 12 months Principal Moratorium followed by 8 quarterly EMI.

There have been continous delay in repayment and total payment of INR 5.88 Crores have been paid in consolidated manner to the lender during the year and Interest @11% simple Interest have been accrued in the books of accounts.



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- 4.2.3 IIFL Home Finance Ltd (Facility 1)-** Company has availed loan of Rs.20 Crores which is Secured against the Equitable Mortgage of unsold inventory of the residential project being developed at Plot No.-GH-07A, Sec 16-B, Greater Noida, UP. The holding & group companies, directors & their relatives are co-applicant to such loan. Term loans is repayable in 36 equated monthly installments of Rs 71.66 Lakhs @17.00%). Group companies M/S Hendez distributors Private Limited, Baid Merchants Private Limited, Cool estate Private Limited, to Provide corporate Performance gurantee to the loan, SPDC of all 3 individual promotor namely, Rajesh Goyal, Jai Bhagwan goyal & Suchita Goyal. the repayment schedule has been resheduled. the last date of loan repayment date is september 2023. During the f.y. principal amount of Rs. 10 Cr become due. during the year . total sum of Rs. 11.94 Cr was paid including interest.
- 4.2.4 IIFL Home Finance Ltd (Facility 2)-** Company has availed loan of Rs.3.05 Crores, carries ROI @ 17% . Secured against the Equitable Mortgage of project land admeasuring 18.466 Acres of the Project "RG Luxury Homes" and receivables/cash flows of the residential project being developed at Plot No.-GH-07A, Sec 16-B, Greater Noida, UP. The holding & group companies, directors & their relatives are co-applicant to such loan.Cool Estate Private Limited,Hendez Distributors Private Limited & Baid Merchant Private Limited. That the loan was repayable in 48 Installments and as at the begining of the year outstanding balance along with interest overdue for repayment is INR 2.63 Crores. During the year a sum of Rs. 1.81 Crores was repaid and outstanding balance along with interest overdue for repayment is INR 1.06 Crores.
- 4.2.5 IIFL Home Finance Ltd (Facility 3)-** Company has availed loan of Rs.4.03 Crores is Secured against Charge on the 17th Floor (16th Floor as per Site), RG Trade Tower, Netaji Subhash Place, Delhi 110034. There is corporate guarantee given by Baid Merchant Pvt Ltd , Hendez Distributors Pvt Ltd, Cool Estate Pvt Ltd, Dishank Estate Management Private Limited and RKG Holding Private Limited and Personal Guarantee of Mr. Jai Bhagwan Goyal, Mr. Rajesh Goyal and Mrs. Suchita Goyal. No Repayment of principal has yet been made by the company.Term loans is repayable in 24 equated monthly installments of Rs 19.73 Lakhs @16.00%. That as at the begining of Financial Year outstanding principal and interest overdue for repayment was Rs.4.21 Cr. In terms of the Rescheduled Repayment Schedule, the Principal repayment shall commence w.e.f. 5th June 2022 in 24 Installments @19.78 Lacs @14.25% ROI p.a. (Varying). During the year a sum of Rs. 2.15 Crores was repaid and outstanding balance along with interest overdue for repayment is INR 2.51 Crores.
- 4.2.6 IIFL Home Finance Ltd (Facility 4)-** Company has availed loan of Rs.4.03 Crores Crores which is Secured against Charge on the 17th Floor (16th Floor as per Site), RG Trade Tower, Netaji Subhash Place, Delhi 110034. There is corporate guarantee given by Baid Merchant Pvt Ltd , Hendez Distributors Pvt Ltd, Cool Estate Pvt Ltd, Dishank Estate Management Private Limited and RKG Holding Private Limited and Personal Guarantee of Mr. Jai Bhagwan Goyal, Mr. Rajesh Goyal and Mrs. Suchita Goyal. No Repayment of principal has yet been made by the company.Term loans is repayable in 24 equated monthly installments of Rs 19.73 Lakhs @16.00%. That as at the begining of Financial Year the principal and interest were overdue for repayment was Rs.4.06 Cr. In terms of the Rescheduled Repayment Schedule, the Principal repayment shall commence w.e.f. 5th June 2022 in 24 Installments @19.78 Lacs @14.25% ROI p.a. (Varying). During the year a sum of Rs. 2.11 Crores was repaid and outstanding balance along with interest overdue for repayment is INR 2.39 Crores.
- 4.2.7 IIFL Home Finance Ltd (Facility 5):** That a sum of INR 15 crores have been sactioned during the previous year and was partly disbursed during the Financial Year 2020-21 and fully disbursed during the financial year 2021-22 having @Base Rate +/- Margin, presently 16% repayable in 36 Monthly Installments (revised to 37 Installments) with 24 Months moratorium for principal repayment @52.74 Lacs p.m. (revised later @52.42 with ROI @18.25%, varying)The said loan is secured against Project RG Luxusry Homes on land admeasuring 18.6 Acres located a Group Housing GH-7A, Sector 16B, Greater Noida (west)along with all present and future construction on the same. Further there shall be charge on all receivables/Cash Flows/insurance proceeds arising out of or in connection with the project. The security cover of 1.3 Times shall be maintained during the tenure of the loan along with DSRA of INR 1.50 Crores. The loan also carries Corporate Guarantee of M/s Baid Merchant Pvt Ltd , Hendez Distributors Pvt Ltd, Cool Estate Pvt Ltd. The principal repayment is under moratorium period up to January 2023 and the interest was paid by the company with some delays. During the year a sum of Rs. 3.16 Crores was repaid with some delay. The outstanding balance along with interest overdue for repayment is INR 14.52 Crores.

4.3 Deferred Credit Payable to Greater Noida Industrial Development

Deferred Credit payable to Greater Noida Industrial Development Authority is secured by way of first charge on land included in project work-in-progress. Payment to Greater Noida Industrial Development Authority. The outstanding overdue payments were capitalized along with the rescheduling of deferred payments to the Greater Noida Industrial Development Authority during February 2018. The deferred payment option carries rate of interest of 11% p.a. with additional 3% in case of any default in Repayment. That no payment was made during the last 2 financial year and during the period under consideration and entire 4 installments of Principal and 2 of Pratiakar are overdue for payment along with Penal Interest due on the same.

That during the period February 2024, the management has observed that the Greater Noida Industrial Development Authority has extended relief of "Zero Period" owing to Covid Pandemic. Although efforts are being made to seek similar relief for the period under NGT BAN, however pending the same the Project Estimates have been revised considering only the Covid Pandemic waiver and immediate measures are being taken to seek necessary approval from the Authority.



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	As at 31 March 2023	As at 31 March 2022								
5 DEFERRED TAX LIABILITY (Net)										
5.01 Deferred Tax Liability on Timing Difference										
5.02 On Depreciation	-	-								
5.03 (A)	-	-								
5.04 Deferred Tax Assets on Timing Difference										
5.05 On Provision for Leave Encashment & Gratuity u/s 43 B	(2.73)	(2.78)								
5.06 On Depreciation	(104.48)	(123.12)								
5.07	-	-								
5.08 (B)	(107.21)	(125.90)								
5.09 Deferred tax Liability/(Asset) C= (A-B)	(107.21)	(125.90)								
5.10 Less Opening Balance (D)	(125.90)	-								
5.11 Deferred tax Assets/(Liability) Created During the \ E = (D-E)	(18.69)	125.90								
6 OTHER LONG TERM LIABILITIES	As at 31 March 2023	As at 31 March 2022								
6.1 Retention Money- Contractors & Suppliers	7.62	8.68								
6.2 Security Deposit- Rent	2.86	2.86								
6.3 Security Deposit Refundable	2.25	2.25								
	12.73	13.79								
7 LONG TERM PROVISIONS	As at 31 March 2023	As at 31 March 2022								
Provision for Employees Benefits (Refer Note 31 & 32)										
7.1 -Gratuity	6.74	7.02								
7.2 -Leave Encashment	3.76	3.67								
	10.50	10.70								
8 SHORT TERM BORROWINGS	As at 31 March 2023	As at 31 March 2022								
8.1 Secured Loans repayable on demand										
8.1.1 Overdraft from Banks (a)	1,820.38	1,839.42								
	1,820.38	1,839.42								
8.1.2 <u>Deviation in Document Submit to Bank or Financial</u>										
8.1.3										
a) That the overdraft facilities from the Banks are under Stress and measures are being undertaken for settlement of the said facilities with the banks. No Statements or returns have been filed with the bank during the year.										
8.1.4 b) Disclosure of summary of reconciliation and reasons of material discrepancies is not applicable.										
8.1.5 <u>Wilful Defaulter</u>										
Company is not declared wilful defaulter by any bank or financial Institution or other lender.										
<table border="1"> <thead> <tr> <th>Particulars</th> <th>Figures</th> </tr> </thead> <tbody> <tr> <td>(a) Date of declaration as wilful defaulte</td> <td>NA</td> </tr> <tr> <td>(d) Cash and Cash Equivalent</td> <td>NA</td> </tr> <tr> <td>(c) Nature of default</td> <td>NA</td> </tr> </tbody> </table>	Particulars	Figures	(a) Date of declaration as wilful defaulte	NA	(d) Cash and Cash Equivalent	NA	(c) Nature of default	NA		
Particulars	Figures									
(a) Date of declaration as wilful defaulte	NA									
(d) Cash and Cash Equivalent	NA									
(c) Nature of default	NA									
Unsecured Loans repayable on demand (b)										
8.2 Loans and Advances from related parties										
8.2.1 From Directors/Relatives/Shareholders	3,366.72	3,370.56								
8.2.2 From Related companies	931.89	920.53								
8.2.3 From Other Body Corporates	4,958.71	4,958.71								
8.2.4 From Others	85.84	4.00								
	9,343.16	9,253.79								
Total (A+B)	11,163.54	11,093.21								



8.1.1 Overdraft from Banks

Indian Bank (Earstwhile Allahabad Bank): The company has been sanctioned the Overdraft limit of 19 Crores at All Banks BR + 5.75% p.a. against the charge over the commercial properties at various locations in Delhi owned by the company. Further the loan carries supplementary charge over the commercial properties in Delhi owned by the Directors and thier relatives. Further the loans carries the Personal Guarantees of Mr.Jai Bhagwan Goyal, Mr. Rajesh Goyal and Mrs. Suchita Goyal along with Corporate Guarantee of M/s RG Assets Private Limited. That the said loan was declared as a Non-Performing Asset by the Bank on the 29th March 2019 and a notice of demand has been served under the Safaesi Act dated 30th March 2019 for the recovery of dues. No Repayment has been made to the bank during the year.

Punjab National Bank: The company has been sanctioned the overdraft limit of INR 3 Crores at BR + 5% against the against security cover of 250% comprising of Commercial Units at Delhi owned by RG Assets Private Limited along with the Personal Guarantee of Mr. Jai Bhagwan Goyal, Mr. Rajesh Goyal and Mrs. Suchita Goyal and Corporate Guarantee of M/s Real Growth Commercial Enterprises for the purpose of the project RG Luxury Homes. That the said account was declared Non-Performing Asset the Bank during the FY 2019-20 and the Company has executed a One Time Settlement with the Bank on the 30th March 2023 @ 1.51 Lacs. During the year sum of INR 15.10 Lacs being 10% has been repaid and excess interest in the books of account was

(b) In the absence of any stipulation & as represented by the management the said loan being repayable on demand have been treated as short term in nature

9 TRADE PAYABLES

9.1 Payable to micro enterprises and small enterprises

On the basis of confirmation obtained from suppliers who have registered themselves under the Micro, Small and Medium Enterprise Development Act, 2006 (MSMED Act, 2006) and based on the information available with the Company, the following are the details:

	As at 31 March 2023	As at 31 March 2022
9.1.1 The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;	20.20	17.07
9.1.2 The amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
9.1.3 The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	-	-
9.1.4 The amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
9.1.5 The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23	-	-
	20.20	17.07
9.2 Other payables		
9.2.1 Due to others	5,651.48	3,606.76
	5,671.69	3,623.83

Trade Payable Ageing Schedule					
Figures For the Current Reporting Period					
Particulars	Outstanding for following periods from due date of payment				Total
	< 1 Year	1-2 Years	2-3 Years	> 3 Years	
MSME	3.14	3.14	3.14	10.80	20.20
Others	3,093.97	683.90	674.51	1,199.11	5,651.48
Dispute dues-MSME	-	-	-	-	-
Dispute dues	-	-	-	-	-
Others	-	-	-	-	-
Total	3,097.10	687.03	677.65	1,209.91	5,671.69



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Figures For the Previous Reporting Period					
Particulars	Outstanding for following periods from due date of payment				
	< 1 Year	1-2 Years	2-3 Years	> 3 Years	Total
MSME	3.14	3.14	3.14	7.66	17.07
Others	1,588.2	737.7	964.5	316.3	3,606.76
Dispute dues-MSME	-	-	-	-	-
Dispute dues	-	-	-	-	-
Others	-	-	-	-	-
Total	1,591.3	740.9	967.7	323.9	3,623.83

	As at 31 March 2023	As at 31 March 2022
10 OTHER CURRENT LIABILITIES		
Current Maturities of Long Term Borrowings (Refer Note 4)		
10.01 Deferred Credit Payable to Greater Noida Authority	9,609.26	9,609.26
10.02 Interest Overdue to Banks & Financial Institutions	1,180.96	896.39
10.03 Interest and Lease rental payable to Greater Noida Authority	9,043.23	6,868.21
10.04 Interest Accrued but not due (Greater Noida Authority)	194.25	194.25
10.05 Indian rupee loan from banks	-	3.84
10.06 Indian rupee loan from Others	2,768.73	3,153.09
10.07 Advance From Customers	17,886.80	20,933.05
10.08 Other Advances	0.10	
10.09 Refundable to Customers (a)	5,188.09	4,551.87
10.10 Employee Benefit Expense Payable	350.75	351.38
10.11 Statutory Dues Payable (b)	1,195.55	1,080.14
Total	<u>47,417.72</u>	<u>47,641.48</u>
10.12 Management has represented that adequate measures shall be taken for the refund post completion of the project out of the project surplus.		
10.13 Indirect taxes are subject to final Assessment & Reconciliation with revenue Authority.		

That the company has received booking as per agreement to sale against all units of 2 residential towers from its group company M/s Real Growth Corporation Limited (Formerly known as Real Growth Commercial Enterprises Limited and approximately 25% amount was received as booking amount. Under a memorandum of understanding, the buyer also had a unilateral option for requiring us to buy back of the said units at an agreed rate which significantly reduces the risk of ownership to the buyer including the price risk and probability of such booking materializing into actual sales. That no revenue was recognized under Percentage Completion Method in respect of these units during the previous financial years since the buyer group company had option to surrender the units. As at 31st March 2023 such booking amount appears under Customer Advance.

	As at 31 March 2023	As at 31 March 2022
11 SHORT-TERM PROVISIONS		
11.1 Provision for Adhoc Expenses	268.67	271.48
11.2 Provision for Doubtful Debts	246.72	201.53
11.3 Provision against Tax demands	103.63	103.63
	<u>619.01</u>	<u>576.64</u>



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RAJESH PROJECTS (INDIA) PRIVATE LIMITED
 FIXED ASSETS (NOTE 12)
 FINANCIAL YEAR 2022-23 (As per Companies Act, 2013 based on SLM Method single shift)

Particulars	Gross Block			Depreciation & Amortisation					Net Block	
	AS AT 01.04.2022	Additions	Sale/ Adjustment	AS AT 31.03.2023	AS AT 01.04.2022	Dep. During The Year	Sale/ Adjustment	AS AT 31.03.2023	AS AT 31.03.2022	AS AT 31.03.2023
Own Assets										
TANGIBLE ASSETS :										
Office Equipment	-	12.23	-	12.23	-	0.74	-	0.74	-	11.48
Computer	4.09	-	-	4.09	4.05	-	-	4.05	0.04	0.04
Furniture & Fixtures	2.22	-	-	2.22	0.68	0.22	-	0.90	1.53	1.31
Vehicles-Motor Car	72.92	-	37.43	35.49	56.99	7.61	32.17	32.42	15.94	3.07
TOTAL (A)	79.23	12.23	37.43	54.02	61.72	8.57	32.17	38.11	17.51	15.91

INTANGIBLE ASSETS :

Computer Softwares	2.44	-	-	2.44	0.35	1.96	-	2.31	2.08	0.12
Trade Mark	0.05	-	-	0.05	0.04	0.01	-	0.05	0.01	0.01
TOTAL (B)	2.49	-	-	2.49	0.39	1.97	-	2.36	2.09	0.13

INTANGIBLE ASSETS UNDER DEVELOPMENT:

Intangible Assets	0.77	-	-	0.77	-	-	-	-	0.77	0.77
TOTAL (C)	0.77	-	-	0.77	-	-	-	-	0.77	0.77

TOTAL (A+B+C)	82.48	12.23	37.43	57.27	62.11	10.54	32.17	40.47	20.37	16.80
PREVIOUS YEAR	82.48	-	-	82.48	53.23	8.88	-	62.11	29.25	20.37



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	As at 31 March 2023	As at 31 March 2022
13 NON CURRENT INVESTMENT		
Long Term Investments		
13.1 Trade Investments in Subsidiaries ,Wholly owned Subsidiaries & Associates - Unquoted		
13.1.1 RG Assets Pvt. Ltd. 13,95,000 (13,95,000) fully paid Equity Shares of Rs.10/- each	139.50	139.50
13.1.2 RG Residency Pvt. Ltd. 48,00,000 (48,00,000) fully paid Equity Shares of Rs 10/- each	3,810.00	3,810.00
13.1.3 Dimension Buildwell Pvt Ltd 11,35,000 (11,35,000) fully paid Equity Shares of Rs 10/- each	136.00	136.00
13.1.4 Empire Assets & Properties Pvt. Ltd. 8,35,000(8,35,000) fully paid Equity Shares of Rs 10/- each	100.00	100.00
13.1.5 Aggregate Amount of Unquoted Investments	(a) 4,185.50	4,185.50
13.2 Non Trade Investments - Quoted		
13.2.1 Real Growth Commercial Enterprises Limited 6,40,000 (6,40,000) fully paid Equity Shares of Rs. 10 each	64.00	64.00
	(b) 64.00	64.00
13.3 Aggregate Market Value of Quoted investments (Value of each quoted share of Real Growth Commercial Enterprises Limited as at 31.03.2018, is taken at Cost as these shares are not presently traded in stock exchange where it is listed and the Intrinsic Value of each share of the company is Rs32.94 (PY Rs. 39.96) which is higher than Cost)		
13.4 Aggregate Amount of Investments	Total (a+b) 4,249.50	4,249.50
	As at 31 March 2023	As at 31 March 2022
14 LONG-TERM LOANS & ADVANCES (Unsecured, considered good unless otherwise stated) Security Deposits Given		
14.1 to Related	7,392.15	7,392.15
14.2 to Others	46.33	44.88
	7,438.48	7,437.03
	As at 31 March 2023	As at 31 March 2022
15 OTHER NON-CURRENT ASSETS		
15.1 Fixed Deposits with Banks (Including Interest Accrued) (Pledged with Bank for Issuance of Bank Guarantees in favour of VAT Deptt, UPPCB and overdraft facility)	23.10	22.10
	23.10	22.10
	As at 31 March 2023	As at 31 March 2022
16 INVENTORY (a) (As Taken, Valued & Certified by the Management)		
16.1 Completed Commercial Units-Delhi Projects	2,029.46	2,029.46
16.2 Shares	0.13	0.13
16.3 Work in Progress (Residential housing Project)-RG Luxury Homes	39,083.08	40,769.56
16.4 WIP-Construction Contracts (Uncertified work)	670.66	670.66
	41,783.33	43,469.81

That the application for M/s RG Residency Private Limited under Pre-Packaged Insolvency Resolution was accepted in February 2024 which may delay the realization of the unbilled work, though efforts shall be made to obtain approval certification for invoicing & realizing the same in due course of time.



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16.5 Details of Properties/Securities Mortgaged

Sr. no.	Lender	Type of Loan	Sanctioned Amount (INR Cr.)	Amount O/s Including Interest (INR Cr.)	Security Given
1	IIFL Home Finance Limited	Project Loan	20.08	5.60	2nd Charge on the Project Land admeasuring 18.466 Acres of The Project "RG Luxury Homes" Located at Group Housing Plot no GH-7A, Sector 16B, Greater Noida (West) and Construction Theron.
					2nd Charge on all receivables/Cash flows/ insurance proceeds arising out of or in connection with the said Project situated at above land Parcel. (except few units mortgaged with other lenders)
					Corporate guarantee of Cool estates Private Limited , Baid Merchant Private Limited & Hendez distributors Private Limited
2	IIFL Home Finance Limited	Project Loan	3.05	1.07	2nd Charge on the Project Land admeasuring 18.466 Acres of The Project "RG Luxury Homes" Located at Group Housing Plot no GH-7A, Sector 16B, Greater Noida (West) and Construction Theron.
					2nd Charge on all receivables/Cash flows/ insurance proceeds arising out of or in connection with the said Project situated at above land Parcel. (except few units mortgaged with other lenders)
					Corporate guarantee of Cool estates Private Limited , Baid Merchant Private Limited & Hendez distributors Private Limited
3	IIFL Home Finance Limited	COMMERCIAL LOAN	4.03	2.51	Charge on the 17th Floor (16th Floor as per Site), RG Trade Tower, Netaji Subhash Place, Delhi 110034
					Corporate guarantee of Cool Estates Private Limited , Baid Merchant Private Limited & Hendez Distributors Private Limited & Personal Guarantee of Mr. Jai Bhagwan Goyal, Mr. Rajesh Goyal and Mrs. Suchita Goyal.
4	IIFL Home Finance Limited	COMMERCIAL	4.03	2.39	Charge on the 17th Floor (16th Floor as per Site), RG Trade Tower, Netaji Subhash Place, Delhi 110034
					Corporate guarantee of Cool Estates Private Limited , Baid Merchant Private Limited & Hendez Distributors Private Limited & Personal Guarantee of Mr. Jai Bhagwan Goyal, Mr. Rajesh Goyal and Mrs. Suchita Goyal.
5	IIFL Home Finance Limited	Project Loan	15.00	14.52	2nd Charge on the Project Land admeasuring 18.466 Acres of The Project "RG Luxury Homes" Located at Group Housing Plot no GH-7A, Sector 16B, Greater Noida (West) and Construction Theron.
					2nd Charge on all receivables/Cash flows/ insurance proceeds arising out of or in connection with the said Project situated at above land Parcel. (except few units mortgaged with other lenders)
					Corporate guarantee of Cool estates Private Limited , Baid Merchant Private Limited & Hendez distributors Private Limited
6	India Bulls Commercial Credit Limited	Loan Against Property	20.00	After OTS of Both Loan o/s amount as on 31.03.23 of INR 10.99 Cr	Charge on 71 flats Covering about 100417 S. Ft of Saleable area, In the residential Project RG Luxury homes, Noida Extension (Owned By M/s Rajesh Projects Private Limited)
					Corporate guarantee of RG assets Private Limited.& M/s. Prag BM trades Private. Limited & personal guarantee of Mr. Jai Bhagwan Goyal (HUF), R.K. & sons (HUF)
7	India Bulls Commercial Credit Limited	Loan Against Property	15.80		Charge on 71 flats Covering about 100417 S. Ft of Saleable area, In the residential Project RG Luxury homes, Noida Extension (Owned By M/s Rajesh Projects Private Limited)
					Corporate guarantee of RG assets Private Limited.& M/s. Prag BM trades Private. Limited & personal guarantee of Mr. Jai Bhagwan Goyal (HUF), R.K. & sons (HUF)



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8	Indian bank	LAP OD	19.00	28.65	1. 10 Commercial Shops (Area of 1220 sq ft) owned by the company Situated at RG Bazar, Plot No. CSC, Sector-11 , Rohini , Delhi, Delhi Having MV of Rs. 1.40 Cr
					2. 10 Commercial Shops (Area of 1680 sq ft) owned by Mr. Jai Bhagwan Goyal,Rajesh Goyal, Mrs. Suchita Goyal , Situated at RG Mall,, Rohini ,having MV of Rs. 6.60 Cr
					3. 18 Commercial Shops (Area of 10932 sq ft) along with 40 Cars & 50 Scotter Parking Space at at RG City Center ,Lawerence Road Having MV of Rs. 20.78 Cr, owned by the company and by M/s. RG Assets Private. Limited.
					4 . Commercial Shop Number A-101, A-201 With Terrace, (Area of 10,437 sq. ft .) and parking space equivalent of 50 Scotter at basement situated at RG Metro Arcade, Sector-11, Rohini having MV of Rs. 11.60 Crores., owned by the company
9	India Bulls Commercial Credit Limited	Loan Against Property	12.00	7.62	Charge on 71 flats , In the residential Project RG Luxury homes, Noida Extension (Owned By M/s Rajesh Projects Private Limited). Demand Promisory Note executed in favour of the lender for the loan amount and interest thereon along with Letter of Continuity for the same amount, duly signed and delivered to the lender as security.
					Personal guarantee of Mr. Rajesh Goyal .
10	Punjab National Bank	LAP OD	3.00	1.36	Commercial Shop No. BG-04, 21B & 108 (Area of 2575 Sq. ft .) at RGCC , Lawerence Road having MV of Rs. 4.72 Crores, owned by RG Assets Private Limited
					Corporate guarantee of Real Growth Corporation Limited. (formally known as Real Growth Commercial Enterprises Limited), personal guarantee of Mr. Jai Bhagwan Goyal, Mr. Rajesh Goyal & Mrs. Suchita Goyal.

17 TRADE RECEIVABLES

As at 31
March 2023 As at 31
March 2022

(Unsecured, considered good unless otherwise stated)

17.1	Outstanding for a Period Exceeding Six Months from the date they are due for payment (a)	2,010.53	2,021.39
17.2	Others	2,712.21	1,241.24
		4,722.74	3,262.63

(a) That "Outstanding for a Period Exceeding Six Months from the date they are due for payment" includes Receivables include a claim has been made on the principal construction contractor M/s RG Infra Build Privale Limited for the delay in executing the project and towards the cost of rework/defective work. The contract has been terminated. The outstanding liabilities towards the sub-contractors engaged in the project to the extent tenable and evidenced against actual work done has been taken over by the company during previous and current year. Similarly, the liabilities no longer payable (net of the advances which were unrealizable) or unadjustable due to partial or substandard work have been unilaterally written back after due verification and consideration by the management.

Trade Receivable

Figures For the Current Reporting Period

Particulars	Outstanding for following periods from due date of payment					Total
	< 6 Months	6 Months - 1Year	1-2 Years	2-3 Years	>3 Years	
Receivables- Considered Goods	2,707.71		5.05	0.30	2,009.68	4,722.74
Undisputed Trade	-	-	-	-	-	-
Receivables- Considered Goods	-	-	-	-	-	-
Disputed Trade	-	-	-	-	-	-
Receivables- Considered Others	-	-	-	-	-	-







Figures For the Previous Reporting Period

Particulars	Outstanding for following periods from due date of payment					
	< 6 Months	6 Months - 1Year	1-2 Years	2-3 Years	>3 Years	Total
Undisputed Trade Receivables- Considered Undisputed Trade	680.59	7.53	9.86	4.46	2,560.19	3,262.63
Receivables- Considered Disputed Trade	-	-	-	-	-	-
Receivables- Considered Receivables- Considered Doubtful	-	-	-	-	-	-
Others	-	-	-	-	-	-

	As at 31 March 2023	As at 31 March 2022
18 CASH & CASH EQUIVALENTS		
18.1 Balances with Banks	135.24	176.47
18.2 Cash on Hand	4.99	4.99
	<u>140.23</u>	<u>181.46</u>

	As at 31 March 2023	As at 31 March 2022
19 SHORT TERM LOANS & ADVANCES (Unsecured, considered good unless otherwise stated)		
19.1 To Related Body Corporates	2,099.11	1,991.07
19.2 To Others		
19.2.01 Body corporate	710.25	809.34
19.2.02 Employee Loan	168.39	171.10
19.2.03 Other Recoverable (Related Parties)	15.34	15.34
19.2.04 Advances to Suppliers & Contractors	2,578.84	1,578.81
19.2.05 Advance Against Property	126.00	126.00
19.2.06 Advance Recoverable in Cash or Kind	49.16	49.16
19.2.07 Pratikar Receivable From Customers	1,120.97	1,120.97
19.2.08 Income Tax Deposited / Refundable (net of Provision)	384.90	367.52
19.2.09 Balance with Revenue Authority (a)	918.87	658.79
19.2.10 Total	<u>8,171.82</u>	<u>6,888.08</u>

(a) Indirect taxes are subject to final Assesment & Reconciliation with revenue Authority

	As at 31 March 2023	As at 31 March 2022
20 OTHER CURRENT ASSETS		
20.1 Revenue Recognised Adjustable on Commercial Projects	218.53	218.53
20.2 Revenue Recognised on % Basis on Contract Receipts	44.15	44.15
20.3 Statutory Deposits Under Protest	44.36	44.36
20.4 Prepaid Expenses	0.02	
	<u>307.06</u>	<u>307.03</u>



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	As at 31	As at 31
21 CONTINGENT LIABILITIES & COMMITMENTS (As certified by the Mgmt)	March 2023	March 2022
21.1 Commitments Guarantees given by the Company		

Beneficiary Company (Corporate Guarantee)	Lender	Santion Date	As at 31 March 2023	As at 31 March 2022
RG Residency Pvt Ltd	ECL Finance Ltd	21-03-2017	17,000.00	17,000.00
Rainbow Vanijya Pvt Ltd	Karnataka Bank Ltd	07-03-2018	1,500.00	1,500.00
Real Growth Commercial Enterprises L Punjab National Bank		09-04-2015	1,750.00	1,750.00
			20,250.00	20,250.00

21.2 Disputed Tax Liabilities as given below

S. No.	Financial Year	Particulars	Head	Demand Raised (Rs.)	Amount Deposited (Rs.)	Disputed Balance	Forum on which Appeal is Pending
1	2001-02	Stock Matter on P and L	Income Tax	2.11	nil	2.11	Case tfr from ITAT to CIT Appeal
2	2011-12	Dis allowances / Addition Under Income Tax Act	Income Tax	4.25	1.71	2.54	CIT (Appeals)
3	2012-13	Dis allowances / Addition Under Income Tax Act	Income Tax	0.03	NIL	0.03	Pending before ITAT
4	2015-16	TDS Demands	TDS	0.25	nil	0.25	As per order of March 2017
5	2011-12	Demand on Deemed sale of Sand on Land Excavation	Land Authority	0.03	NIL	0.03	Tribunal Commercial Tax Noida , Pending for Hearing
6	2012-13	Demand on Deemed sale of Sand on Land Excavation	Land Authority	0.08	NIL	0.08	Tribunal Commercial Tax Noida , Pending for Hearing
7	2013-14	Demand on Deemed sale of Sand on Land Excavation	Land Authority	0.09	NIL	0.09	Tribunal Commercial Tax Noida , Pending for Hearing
8	2010-11	Sales Tax (U.P. VAT)	Sales Tax	0.29	NIL	0.29	Tribunal Commercial Tax Noida , Pending for Hearing
9	2015-16 to 2017-18 (Till July 2017)	CESTAT	Service Tax and CENVAT Credit (Including Penalties)	96.19	NIL	96.19	The Customs, Central Excise and Service Tax Appellate Tribunal
				103.32	1.71	101.62	

The Above O/s demand doesn't include interest as well as such liabilities against which provision has already been made in the books of accounts.

21.3 Legal Disputes Pending at various courts/forums-

That there are legal disputes pending at various judiciaries pertaining to Project Customers, Vendors, Employees and Banks which the company is contesting and making best efforts to settle from time to time. That adequate provisioning is being made year on year for probable customer settlements as well as Interest payable to banks and the management does not foresee any liability payable against other pending disputes. The Disputed Amounts against the Legal Matters to the extent quantifiable are disclosed as under:

Nature of Disputes & Disputed Amount

Customers Rs. 54,30,30,596/-, Vendors & Contractors 15,89,13,750 and Employees Rs. 1,60,83,620/-.

- 21.4** Company had taken registration under DVAT w.e.f. 13th March '06 and filed the DVAT Return & paid taxes under protest. The Department has issued an order raising a demand of Rs.1,00,000/- towards penalty for delay in registration. The company has preferred an appeal against these orders and the matter is sub-judice.
- 21.5** Assessment under Income Tax Act, 1961 for AY 2013-14 has been completed and a demand of Rs.11.83 Lac is ascertained in respect of assessment year 2013-14. The Company has preferred an appeal against this order and matter is under sub-judice.
- 21.6** Assessment under UP VAT for AY 2010-11 has been completed and a demand of Rs.29,14,228/- (net of deposit) is ascertained in respect of assessment year 2010-11. The Company has preferred an appeal against this order and matter is under sub-judice.
- 21.7** Assessment under UP VAT for AY 2011-12 has been completed and a demand of Rs.4,20,378/- (net of deposit) is ascertained in respect of assessment year 2011-12. The Company has preferred an appeal against this order and matter is under sub-judice.
- 21.8** Assessment under UP VAT for AY 2012-13 has been completed and a demand of Rs.8,84,806/- (net of deposit) is ascertained in respect of assessment year 2012-13. The Company has preferred an appeal against this order and matter is under sub-judice.
- 21.9** Assessment under UP VAT for AY 2013-14 has been completed and a demand of Rs.9,56,012/- (net of deposit) is ascertained in respect of assessment year 2013-14. The Company has preferred an appeal against this order and matter is under sub-judice.






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	As at 31 March 2023	As at 31 March 2022
22 REVENUE FROM OPERATION		
Revenue Recognised (Residential Unit, net of reversal on account of flat cancellations)	14,182.79	4,877.76
22.01		
22.02 Sale of Commercial Units (a)	-	504.73
22.03 Revenue Recognised/(Reversed) (Commercial Units) (b)	-	(81.53)
22.04 Revenue from Commercial Project Sales/Bookings (a-b)	-	423.20
22.05 Total (aa)	<u>14,182.79</u>	<u>5,300.96</u>
22.06 OTHER OPERATING INCOME		
22.07 Residential Project Ancillary Charges	105.77	
22.08 Other Income	-	-
22.09 Total (bb)	<u>105.77</u>	<u>-</u>
22.10 Total (aa+bb)	<u>14,288.56</u>	<u>5,300.96</u>
22.11 a. That revenue recognition has been computed based on the percentage completion method in respect of the Residential Housing Project, RG Luxury Homes by considering the projected revenue as well as the estimated cost which is based on the actual data available as on the date of this balance sheet as well as the relevant facts and circumstances existing as on this date. This factors the latest pronouncement of the Greater Noida Development Authority announcing relaxations and concessions with regards to the payment and interest obligations towards the Authority. The customer bookings as at the end of the financial year other than those whose units are cancelled are taken as active bookings .		
22.12 Includes Prior Period Income of INR 46.02 Lacs (PY NIL)		

	As at 31 March 2023	As at 31 March 2022
23 OTHER INCOME		
23.1 Bank Interest on Fixed Deposit	1.25	3.45
23.2 Interest Earned	3.63	3.48
23.3 Profit on sale of Fixed Assets	5.75	-
23.4 Rent Received A	9.16	10.54
23.5 Less: Rent Reimbursed B	-	-
23.6 Net Rent Received (A-B)	9.16	10.54
23.7 Misc. Income	38.07	-
	<u>57.86</u>	<u>17.47</u>

	As at 31 March 2023	As at 31 March 2022
24 Project expense incurred		
24.1 Project Expense incurred-RG Luxury Homes		
24.1.01 Contract Construction cost	3,999.21	3,115.93
24.1.02 Finance cost on loan	1,031.97	974.31
24.1.03 Finance cost on land financing through Greater Noida Industrial Development	2,060.44	1,731.04
24.1.04 Subvention excess provision written back	(11.65)	-
24.1.05 Other construction cost	1,442.44	519.22
24.1.06 Provision towards Uncertified work done	1,970.41	-
24.1.07 Total (a)	<u>10,492.81</u>	<u>6,340.49</u>
24.2 Project expense incurred-Commercial Units		
24.2.1 Finance cost on loan--Commercial Units	-	25.93
24.2.2 Total (b)	<u>-</u>	<u>25.93</u>
24.3 Cost incurred Construction Contracts		
24.3.1 Total (c)	<u>-</u>	<u>-</u>
24.4 Total (a+b+c)	<u>10,492.81</u>	<u>6,366.43</u>
24.5 Being the portion of Partikar recoverable which is not included in the sale price as well as the cost of the project (PY)		



25 Change in Inventory		
25.1 Opening Stock of Work in Progress_ RG Luxury Homes	40,769.56	38,563.83
25.1.1 Add: Project Expenses Incurred	10,492.81	6,340.49
25.1.2 Less: Cost against Revenue Recognised (Net of cost of sale return)	12,179.29	4,134.77
25.1.3 Less: Transferred to Construction Contract Work		
25.1.4 Closing Stock Work in Progress_ RG Luxury Homes	39,083.08	40,769.56
25.2 Opening Stock of Work in Progress_ Commercial Projects	2,029.46	2,334.15
25.2.1 Add: Project Expenses Incurred	-	25.93
25.2.2 Less: Cost of Sales		330.62
25.2.3 Closing Stock Work in Progress_ Commercial Projects	2,029.46	2,029.46
25.3 Opening Stock of Work in Progress_ Construction Contracts	670.66	670.66
25.3.1 Add: Project Expenses Incurred	-	-
25.3.2 Closing Stock Work in Progress_ Construction Contracts	670.66	670.66
25.4 Decrease/(Increase) in Inventory	1,686.48	(1,901.04)
(a) Includes Unbilled work towards the construction contract being undertaking for the project RG Residency Private Limited, which is pending approval. That the margin due on the said work has been duly recognized during the previous year as income accrued but not due. The management is confident on realizing the said margin from the Contractee Company. (Refer Note No. 29)		
26 EMPLOYEES BENEFITS EXPENSES	As at 31	As at 31
	March 2023	March 2022
26.1 Salaries and Incentives	25.73	24.38
26.2 Contribution to provident and other funds	0.77	0.65
26.3 Staff Welfare Expenses	2.62	0.36
	29.12	25.40
27 FINANCE COSTS	As at 31	As at 31
	March 2023	March 2022
Paid to Banks & NBFC's		
27.1 for Vehicle Loan	0.18	0.84
27.2 for Term Loan, Overdraft/cash credit	1,108.02	1,074.92
27.2 Other Borrowing Costs	-	4.13
27.3 Less: Transferred to Project Work in Progress	(1,031.97)	(1,000.24)
	76.23	79.65
28 OTHER EXPENSES.	As at 31	As at 31
	March 2023	March 2022
28.01 Payment to Auditors		
28.1.1 - Statutory Audit fees	2.09	2.09
28.1.2 - Other Services	1.05	1.05
28.02 Advertisement & Publicity	72.19	49.13
28.03 Bank Charges	1.23	0.90
28.04 Brokerage Expenses	611.19	189.77
28.05 Water & Electricity	0.65	10.61
28.06 Fees and Subscription	3.96	0.06
28.07 Legal & Professional	60.66	71.99
28.08 Other Expenses	17.32	37.28
28.09 Printing & Stationery	4.36	1.39
28.10 Rent, Rates & Taxes	25.60	7.56
28.11 Repair & Maintainance		
28.12 Buildings	1.24	10.75
28.13 Computer and Software	12.64	10.13
28.14 Customer Rebates, Schemes and Compensations	403.25	13.09
28.15 Provision for Bad debt/Advances	45.19	201.53
28.16 Provision for Adhoc Brokerage	25.00	
28.17 Insurance Expenses	0.20	-
28.18 Travelling & Conveyance	1.08	-
28.19 Prior Period Expenses	-	3.28
	1,288.92	610.59



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29 Details of Contract Revenue and Costs (AS-7)

29.1	Aggregate of contract revenue recognised upto reporting date	54,226.07	54,226.07
29.2	Aggregate of contract costs incurred upto reporting date	51,917.01	51,917.01
29.3	Recognised profits upto reporting date	2,979.73	2,979.73
29.4	Unbilled/Uncertified work	0.00	0.00
29.5	Contract Profit Recognised on Percentage Basis	44.15	44.15

30 Disclosure in respect of project which falls under the Revised Guidance Note issued by Institute of Chartered Accountants of India on "Accounting for Real Estate transactions (Revised 2012)" in respect of housing project under construction "RG Luxury Homes"

	As at 31 March 2023	As at 31 March 2022	
30.1	Amount of project revenue recognized as revenue during the year	14,182.79	4,877.76
30.2	Amount of advances received (Net)	17,886.80	20,933.05
30.3	Amount of work in progress and value of inventories	39,083.08	40,769.56

Additional Disclosures pertaining to the Residential Housing Project "RG Luxury Homes"

30.4	Total Cost Debited to the Project till end of the year (a)	94,451.08	83,958.26
30.5	Total Direct Cost Apportioned to the Project till end of the year (b)	3,683.86	2,597.22
30.6	Total Indirect Cost Apportioned to the Project till end of the year (c)	9,089.18	8,857.79
30.7	Total Cost related (direct/allocated) to the Project till end of the year (a+b+c)	1,07,224.12	95,413.27

30.8	Total Customer Collection Received (Net of Taxes) #	78,570.09	68,985.04
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Includes amount (Rs. 54,29,47,496) received from Real Growth Corporation Limited (group company)

31 Borrowing Cost Capitalised (As-16)

	As at 31 March 2023	As at 31 March 2022	
31.1	Finance costs pertaining to Project, capitalized to the Project Cost during the year		
31.2	Bank Charges & Interest	1,031.97	1,209.35
31.3	Other Interest paid to customers	(11.65)	626.71
31.4	Interest to Greater Noida Industrial Development Authority	2,060.44	1,592.54
	3,080.76	3,428.60	

31.5 Being interest Reimbursed under Discount/Scheme offered by the company for sale of Flats paid/accrued as per terms agreed.

32 Provisions, Contingent Liabilities and Contingent Assets

Pursuant to the AS-29 "Provisions, Contingent Liabilities and Contingent Assets", the disclosure relating to provisions made in the accounts for the year ended 31st March 2023 is as follows:-

Particulars	1.) Provision for Leave Encashment (Retirement Benefits)		2.) Provision for Gratuity (Retirement Benefits)	
	As at 31 March	As at 31 March 2022	As at 31 March 2023	As at 31 March 2022
Opening Balance- Under	3.67	3.55	7.02	6.35
32.01 Provison				
32.02 Interest cost				
32.03 Current service cost				
32.04 Past service cost				
32.05 Utilization/ Contribution				
Reversal (including	0.09	0.13	(0.28)	0.68
32.06 Acturial (gain)/loss)				
32.07 Closing Balance- (A)	3.76	3.67	6.74	7.02



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32.08	Opening Balance- Under Full & Final Payable	5.34	5.34	0	0.05
32.09	Addition				
32.10	Utilization/ Contribution	-	-	-	-
32.11	Reversal	-	-	-	-
32.12	Closing Balance- (B)	<u>5.34</u>	<u>5.34</u>	<u>0</u>	<u>0.05</u>
32.13	Closing Balance- (A+B)	<u>9.10</u>	<u>9.01</u>	<u>6.79</u>	<u>7.08</u>
32.14	Particulars	3.) Provision for Adhoc Expense		4.) Provision for Labour cess	
32.15		As at 31 March 2023	As at 31 March 2022	As at 31 March 2023	As at 31 March 2022
32.16	Opening Balance	271.48	278.67	106.60	106.60
32.17	Addition	25.00	-	-	-
32.18	Utilization/ Contribution	(27.81)	(7.19)	-	-
32.19	Reversal	-	-	-	-
32.20	Closing Balance	<u>268.67</u>	<u>271.48</u>	<u>106.60</u>	<u>106.60</u>
33	GRATUITY PROVISION (AS-15)			As at 31 March 2023	As at 31 March 2022
	The Provision for Gratuity is based on the Management Calculation of the Gratuity Due to the Continuing Employees only.				
34	EARNING PER SHARE (AS - 20)			As at 31 March 2023	As at 31 March 2022
34.01	Profit/(loss) for the year			743.64	118.01
34.02	Nominal value per share (Rs)			10.00	10.00
34.03	Weighted average number of equity shares			105.82	105.82
34.04				<u>7.03</u>	<u>1.12</u>
	Diluted loss per share			As at 31 March 2023	As at 31 March 2022
34.05					
34.06	Profit/(loss) for the year			743.64	118.01
34.07	Nominal value per share (Rs)			10.00	10.00
34.08	Weighted average number of equity shares (refer note 33.1 below)			105.82	105.82
34.09				<u>7.03</u>	<u>1.12</u>
34.10	Calculation of weighted average number of equity shares				
34.11	Equity shares as at the beginning of the year			105.82	105.82
34.12	Add: Weighted average number of equity shares issued during the year			-	-
34.13	Weighted average number of equity shares			<u>105.82</u>	<u>105.82</u>
34.14	earnings/(loss) per share				
34.15					
34.16	Weighted average number of equity shares in calculating			<u>105.82</u>	<u>105.82</u>
34.17	Weighted average number of equity shares in calculating			<u>105.82</u>	<u>105.82</u>



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RAJESH PROJECTS (INDIA) PRIVATE LIMITED

Shop No. 214, LSC Block-B, RG City Centre, Lawrence Road, North West Delhi, India, 110035

Notes to financial statement for the year ended 31st March, 2023

(All amounts are in Lakh unless otherwise specified)

35 RELATED PARTY DISCLOSURE (AS-18)

35.1 List of Related Parties with whom transactions have been taken place (As Represented and certified by Management)

Name of Parties	Relationship
35.1.1 Dimension Buildwell Private Limited	Subsidiary Company
35.1.2 Empire Assets & Properties Private Limited	Subsidiary Company
35.1.3 RG Assets Private Limited	Subsidiary Company
35.1.4 RG Residency Private Limited	Subsidiary Company
35.1.5 Dimension Landcon Private Limited	Enterprise over which KMP having Significant Influence
35.1.6 Dishank Estate Management Private Limited	Enterprise over which KMP having Significant Influence
35.1.7 Hindusthan Credit Capital Limited	Enterprise over which KMP having Significant Influence
35.1.8 KVIR Towers Private Limited	Enterprise over which KMP having Significant Influence
35.1.9 Real Growth Comm. Enterprises Limited	Enterprise over which KMP having Significant Influence
35.1.10 RG Buildcon Private Limited	Enterprise over which KMP having Significant Influence
35.1.11 RG Infra-Build Private Limited	Enterprise over which KMP having Significant Influence
35.1.12 RG Promoters Private Limited	Enterprise over which KMP having Significant Influence
35.1.13 RG Services Private Limited	Enterprise over which KMP having Significant Influence
35.1.14 Vinig Trade Link Private Limited	Enterprise over which KMP having Significant Influence
35.1.15 Rainbow Vanijya Private Limited	Enterprise over which KMP having Significant Influence
35.1.16 Rajesh Goyal	KMP
35.1.17 Deepak Gupta	KMP
35.1.18 Jai Bhagwan Goyal	KMP's Relative
35.1.19 Krishna Goyal	KMP's Relative
35.1.20 Suchita Goyal	KMP's Relative
35.1.21 Jai Bhagwan Goyal (HUF)	Karta is Relative of Director of the Company
35.1.22 R. K. & Sons (HUF)	Karta is Director of the Company
35.1.23 Dishank Goyal	KMP's Relative



RG

35.2 The following transactions were carried out with related parties in the ordinary course of business:-

Nature Of Transaction	Year Ended 31 March 2023	Year Ended 31 March 2022
35.2.1.1 <u>Dimension Buildwell Private Limited</u>		
35.2.1.2 Closing Balances		
35.2.1.3 Shares Investment	136.00	136.00
35.2.1.4 Loan Outstanding Receivable	376.82	376.82
35.2.1.5 Security Deposits Given	7392.15	7392.15
35.2.2.1 <u>Empire Assets & Properties Private Limited</u>		
35.2.2.2 Closing Balances		
35.2.2.3 Shares Investment	100.00	100.00
35.2.2.4 Loan Outstanding Receivable	771.32	771.32
35.2.3.1 <u>Rg Assets Private Limited</u>		
35.2.3.2 Closing Balances		
35.2.3.3 Shares Investment	139.50	139.50
35.2.3.4 Loan Outstanding Receivable	479.15	479.15
35.2.4.01 <u>Rg Residency Private Limited</u>		
35.2.4.02 Transactions		
35.2.4.03 Loan Granted	31.50	13.92
35.2.4.04 Loan Payment Received ##	12.47	0.00
35.2.4.05 Closing Balance		
35.2.4.06 Loan Outstanding Payable	26.56	7.53
35.2.4.07 Shares Investment	3810.00	3810.00
35.2.5.1 <u>Dimension Landcon Private Limited</u>		
35.2.5.2 Closing Balance		
35.2.5.3 Loan Outstanding payable	0.15	0.15
35.2.6.1 <u>Dishank Estate Management Private Limited</u>		
35.2.6.2 Closing Balance		
35.2.6.3 Loan Outstanding Receivable	1.63	1.63
35.2.6.4 Advance From Customers	36.09	36.09
35.2.7.1 <u>Hindusthan Credit Capital Limited</u>		
35.2.7.2 Closing Balance		
35.2.7.3 Advance From Customers	18.91	18.91
35.2.8.1 <u>Kvir Towers Private Limited</u>		
35.2.8.2 Transactions		
35.2.8.3 Trade Receivable received	-	0.06
35.2.8.4 Closing Balance		
35.2.8.5 Trade Receivable	-	-
35.2.9.01 <u>Real Growth Comm. Enterprises Limited</u>		
35.2.9.02 Transactions		
35.2.9.03 Rental Income	5.31	5.31
35.2.9.04 Closing Balance		
35.2.9.05 Receivable against booking demand	1550.35	1545.85
35.2.9.06 Shares Investment	64.00	64.00



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35.2.10.1	<u>Rg Buildcon Private Limited</u>		
35.2.10.2	Transactions		
35.2.10.3	Loan Accepted #	-	17.24
35.2.10.4	Closing Balance		
35.2.10.5	Loan Outstanding Payable	17.67	17.67
35.2.11.01	<u>Rg Infra-Build Private Limited</u>		
35.2.11.02	Transactions		
35.2.11.03	Loan Payment Received	-	0.20
35.2.11.04	Closing Balance		
35.2.11.05	Loan Outstanding Receivable	117.92	129.05
35.2.11.06	Trade Receivable	2004.87	2004.87
35.2.12.01	<u>Rg Promoters Private Limited</u>		
35.2.12.02	Closing Balance		
35.2.12.03	Loan Outstanding Payable	21.17	21.17
35.2.12.04	Advance From Customers	38.00	38.00
35.2.13.01	<u>Rg Services Private Limited</u>		
35.2.13.02	Transactions		
35.2.13.04	Provision of Lease & Business support services f	8.15	5.66
35.2.13.05	Loan Granted incl. inter group adjustments	119.72	6.07
35.2.13.06	Loan Payment received	127.45	68.80
35.2.13.08	Loan and Interest Repaid incl. inter group adjustr	-	52.27
35.2.13.09	Expense Reimbursement Receivable	-	114.97
35.2.13.10	Closing Balance		
35.2.13.11	Loan Outstanding Receivable	7.73	49.22
35.2.13.12	Customer advance	137.56	137.56
35.2.13.13	Expense Reimbursement payable	12.95	0.05
35.2.13.14	Loan Outstanding Payable	-62.21	15.97
35.2.13.15	Trade Payable	20.35	19.70
35.2.13.16	TDS	0.00	105.40
35.2.14.01	<u>Vinig Trade Link Private Limited</u>		
35.2.14.02	Closing Balance		
35.2.14.03	Advance From Customers	46.35	46.35
35.2.15.01	<u>Rainbow Vanijya Private Limited</u>		
35.2.15.02	Transactions		
35.2.15.03	Rental Income (Including tax)	3.54	3.54
35.2.15.04	Closing Balance		
35.2.15.05	Loan Outstanding Receivable	276.65	273.41
35.2.16.01	<u>Rajesh Goyal</u>		
35.2.16.02	Transactions		
35.2.16.03	Loan Accepted	-	327.26
35.2.16.04	Closing Balance		
35.2.16.05	Loan Outstanding Payable	2523.84	2517.02



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35.2.17.01	<u>Deepak Gupta</u>		
35.2.17.02	Closing Balance		
35.2.17.03	Refundable To Customers	4.24	4.24
35.2.17.04	Current	0.55	0.16
35.2.18.01	<u>Jai Bhagwan Goyal</u>		
35.2.18.02	Closing Balance		
35.2.18.03	Loan Outstanding Payable	101.21	101.21
35.2.19.01	<u>Krishna Goyal</u>		
35.2.19.02	Closing Balance		
35.2.19.03	Other Payable	0.75	0.75
35.2.20.01	<u>Suchita Goyal</u>		
35.2.20.02	Transactions		
35.2.20.03	Loan Accepted	-	1.30
35.2.20.04	Closing Balance		
35.2.20.05	Loan Outstanding Payable	1.30	1.30
35.2.20.06	Advances To Suppliers & Contractors	-	-
35.2.20.07	Advance From Customer	307.04	35.57
			-
35.2.21.01	<u>R. K. & Sons (Huf)</u>		
35.2.21.02	Transactions		
35.2.21.03	Loan Accepted	-	1000.00
35.2.21.04	Loan and Interest Repaid	-	265.00
35.2.21.05	Closing Balance		
35.2.21.06	Loan Outstanding Payable	739.82	739.82
35.2.22.01	<u>Cool Estates Private Limited</u>		
35.2.22.02	Transactions		
35.2.22.03	Loan accepted	-	1.62
35.2.22.04	Closing Balance		
35.2.22.05	Loan Outstanding Payable	1.62	1.62
35.2.23.01	<u>Dishank Goyal</u>		
35.2.23.02	Transactions		
35.2.23.03	Rent Income	11.60	11.60
35.2.23.04	Closing Balance		
35.2.23.05	Rent Reimbursement Payable	46.69	35.09

That the transactions pertaining to Acceptance of Loans or repayment thereof, includes transactions adjusted through third parties & group companies. That all such adjustments have been duly approved and acknowledged by the management of the company as well as respective parties.

That multiple ledgers of RPT have been clubbed together/adjusted for better controls and reporting.



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- 36 (a) Current Assets, Loans & Advances has a value on realization at least equal to the amount at which these are
(b) That during the financial year under consideration, the uncleared payments as well as the vendor claims which were no longer realizable/payable have been completely written off/back.
(c) The Balance of payables and receivables including Loans & Advances, imprest balances are subject to confirmation from the Third Parties.
- 37 The Company has not provided for the diminution in the value of investments, since in the opinion of the management these investments are strategic investments and the diminution in their value is temporary in nature & does not represent any permanent decline in the inherent value of these investments.
- 38 The Company has sought information from its suppliers/service providers about their status under Micro Small & Medium Enterprises Development (MSMED) Act 2006. Based on the information provided by the vendors and from the company knowledge no interest is payable.
- 39 That in order to settle disputes arising on account of financial stress, efforts have been made during the year by adjusting third party claims whether on account of liabilities against borrowings, flat bookings or refundables, trade payables etc. by way of allotment of flats, commercial units or transferring of the dues or recoverable to group companies for netting off/grossing the balances for the ease of final settlement with the parties or full and final payments as the case may be. Such transfers or take overs have been duly reflected in the Inter Corporate Loans or advances with the related party transactions. The group companies have duly acknowledged and confirmed such balances in their respective books of accounts.
- 40 The Company is engaged in the business of providing Urban Housing as per Section 186(11) read with Schedule VI of the Act. Accordingly, disclosures under Section 186 of the Act, are not applicable to the Company.
- 41 Previous year's figures have been rearranged / regrouped, if considered necessary.

For Serva Associates
Firm Registration No.000272N
Chartered Accountants



Nitin Jain
(Partner)
M.No : 506898
Place : Delhi
Date : 30-04-2024



For and on behalf of
Rajesh Projects (India) Private Limited



Manoj Kulshrestha
(Interim Resolution Professional)
Reg No. IBB/I/PA-003/IP-N00005/2016-17/10024



Deepak Gupta
Director
(DIN :01890274)



Rajesh Goyal
Director
(DIN:01339614)

RAJESH PROJECTS (INDIA) PRIVATE LIMITED

Shop No. 214, LSC Block-B, RG City Centre, Lawrence Road, North West Delhi, India, 110035

CIN: U45201DL1999PTC101984

Note 42-Statement of Ratios for year ended 31st March, 2023

S.No	Ratio	Numerator	Denominator	For the year ended 31 March 2023	For the year ended 31 March 2022	% Variance	Reason for variance
1	Current ratio	Total current assets	Total current liabilities	0.85	0.86	-1.16%	NA
2	Debt-equity ratio	Total Debt	Shareholder's equity	72.34	-66.75	-208%	Due to normal business activity improved in current FY
3	Debt service coverage ratio	Net profit after tax (excluding Other Comprehensive Income)+ Depreciation & amortizations	Total amount of interest , lease payments & principle repayments of loan payable or paid during the period	36%	15%	145%	Due to normal business activity improved in current FY
4	Return on equity ratio	Net profit after tax*100	Average Shareholder's equity	63.79	0.27	238.17	Due to normal business activity improved in current FY
5	Inventory turnover ratio	Cost of goods sold	(Opening inventory+closing inventory)/2	NA	NA	NA	
6	Trade receivables turnover ratio	Total Net Revenue	Average Account Receivables (Opening+Closing)/2	358%	167%	114%	Normal business activities started after Covid-19
7	Trade payables turnover ratio	Total Purchases	Average Account Payables (Opening+Closing)/2	226%	198%	14%	Not Applicable
8	Net Capital turnover ratio	Total Net Revenue from operations	Working capital (Current Assets-Current liabilities)	-147%	-60%	144%	Normal business activities started after Covid-19
9	Net Profit ratio	Net Profit after tax*100	Net Revenue from operations	5%	2%	134%	Not Applicable
10	Return on capital employed	Earning Before interest and Tax	Capital Employed (Tangible Net worth+ Total Debt+ Deferred tax liability)	0.15	0.12	27.64%	Due to normal business activity improved in current FY
11	Return on Investment	Rental/Interest/Commission income	Average Investment	-	0.00	0.00%	No Earning from Investment made



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Other information

(i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.

(ii) The Company did not have any transactions with Companies struck off.

(iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

(iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the respective financial years / period.

(v) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries

(vi) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries,

(vii) The Company does not have any transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

(viii) The Company has not been declared willful defaulter by any bank or financial Institution or other lender.

(ix) The Company does not have any Scheme of Arrangements which have been approved by the Competent Authority in terms of sections 230 to 237 of the Act.

(x) The Company has complied with the the number of layers prescribed under of Section 2(87) of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

(xi) In the opinion of the Board and to the best of their knowledge and belief, the value on realization of current assets, loans and advances in the ordinary course of business would not be less than the amount at which they are stated in Balance Sheet. The Provision for all known liabilities is adequate.

(xii) Due to Outbreak of COVID -19 in India , the company does not have or likely to have significant adverse impact on its functioning or ability to continue as a going concern and recovering its receivables and meeting its liabilities.

(xiii) Previous Year's figures have been rearranged / regrouped wherever necessary.

(xiv) That the Interest on borrowings paid to the Non Banking Financials Companies paid in the previous years on which the requirement to deduct Tax at source was late discovered and subsequently the TDS payable and simultaneously recoverable was parked in the books along with follow up with the lenders. However, the recovery of TDS from such financial institutions was denied since the Tax Returns and corresponding Taxes on such income has already been deposited by the financial institutions. Both the entries pertaining to TDS recoverable and payable have been unilaterally reversed by the company during the year and the expenses have remained disallowable under the Income Tax Act as if the TDS was never deducted

For Serva Associates
Firm Registration No. 000272N
Chartered Accountants



(Partner)
M.No : 586898
Place : Delhi
Date : 30-04-2024

For and on behalf of
Rajesh Projects (India) Private Limited

Manoj Kulshrestha
(Interim Resolution Professional)
Reg No. IBBI/IPA-003/IP-N00005/2016-17/10024

Deepak Gupta
Director
(DIN :01890274)

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Director
(DIN:01339614)