

KAPOOR RAKESH & COMPANY

CHARTERED ACCOUNTANTS

G-1, SAKET, NEW DELHI-110017

INDEPENDENT AUDITOR'S REPORT

To the Members of

N B S A M CONSTRUCTION PRIVATE LIMITED,

U45201DL2005PTC143267

Regd. Office: F-136, Jawahar Park, Khanpur, New Delhi-110062

Report on the Financial Statements

Opinion

We have audited the financial statements of **N B S A M CONSTRUCTION PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at March 31, 2023 and the Statement of Profit and Loss for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

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

Basis for Opinion

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

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

- The Company's Board of Directors is responsible for the other information. The other information obtained at the date of this auditor's report is information included in the Board's report but does not include the Financial Statements and our auditor's report thereon.
- Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.
- In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially



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inconsistent with the 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 are unable to conclude whether or not the other information is materially misstated with respect to these matters.

Management's Responsibility for the Financial Statements

The Company's Board of Directors of the Company is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ('the act') with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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; design, implementation and maintenance of adequate internal financial controls, that are operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.



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- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management and Board of Directors.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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 and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the relevant books of account.
 - d) On the basis of the written representations received from the directors as on 31st March 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164(2) of the Act.
 - e) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate



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Report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.

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,
In our opinion and to the best of our information and according to the explanations given to us, the Company being a private company, section 197 of the Act related to the managerial remuneration not applicable.

- f) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations which would impact its financial position.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. (a) The Management has represented that, to the best of its knowledge and belief, as disclosed in the Note 25 (viii), (ix) to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, 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 Management has represented, that, to the best of its knowledge and belief, as disclosed in the Note 25 (viii), (ix) to the financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

(c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, and according to the information and explanations provided to us by the Management in this regard nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
 - v. The Company has neither declared nor paid any dividend during the year.
 - vi. As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 (as amended), which provides for books of account to have the feature of audit trail, edit log and



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related matters in the accounting software used by the Company, is applicable to the Company only with effect from financial year beginning April 1, 2023, the reporting under clause (g) of Rule 11 of the Companies (Audit and Auditors) Rules, 2014 (as amended), is currently not applicable.

FOR KAPOOR RAKESH & COMPANY
CHARTERED ACCOUNTANTS
Firm Registration Number: 027644N



RAKESH KAPOOR
Proprietor

M. No. 080212
UDIN: 23080212BGZIUJ6546

Place: New Delhi,
Dated: 22.09.2023

KAPOOR RAKESH & COMPANY

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ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of **N. B. S. A. M. CONSTRUCTION PRIVATE LIMITED** of even date)

Report on the Internal Financial Controls Over Financial Reporting under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of **N B S A M CONSTRUCTION PRIVATE LIMITED** ("the Company") as of March 31, 2023, in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Company based on our audit conducted in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, to the extent applicable to an audit of internal financial controls, both issued by the Institute of Chartered Accountants of India.

Because of the matter described in *Disclaimer of Opinion* paragraph below, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on internal financial controls system over financial reporting of the Company.

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of



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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Disclaimer of Opinion

The system of internal financial controls over financial reporting with regard to the Company were not made available to us to enable us to determine if the Company has established adequate internal financial control over financial reporting and whether such internal financial controls were operating effectively as at March 31, 2023.

We have considered the disclaimer reported above in determining the nature, timing, and extent of audit tests applied in our audit of the financial statements of the Company, and the disclaimer does not affect our opinion on the financial statements of the Company.

FOR KAPOOR RAKESH & COMPANY
CHARTERED ACCOUNTANTS
Firm Registration Number: 027644N



RAKESH KAPOOR
Proprietor
M. No. 080212
UDIN: 23080212BGZIUJ6546

Place: New Delhi,
Dated: 22.09.2023

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“Annexure B” to the Independent Auditor’s Report of even date on the Financial Statements of M/s N.B. S.A.M. CONSTRUCTION PRIVATE LIMITED.

(Referred to in paragraph 2 under ‘Report on Other Legal and Regulatory Requirements’ section of our report to the Members of N.B.S.A.M. CONSTRUCTION PRIVATE LIMITED of even date)

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) In respect of the Company’s Property, Plant and Equipment and Intangible Assets:
- (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and relevant details of right-of-use assets.
(B)The Company has maintained proper records showing full particulars of intangible assets.
- (b) The Company program of physical verification of Property, Plant and Equipment and right-of-use assets so to cover all the assets once every three years which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. Pursuant to the program, Building the only asset under Property, Plant and Equipment were duly verified during the year and were physically verified by the Management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.
- (c) Based on our examination of records of the building shown as immovable property, disclosed under Property Plant and Equipment, we report that the company has got the procession letter of the property and is yet to be registered in the name of the Company.
- (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) 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 there under.
- (ii) (a) According to the information and explanations given to us and on the basis of our examination of the record of the company, inventories have been physically verified during the year by the management at reasonable intervals. No material discrepancy was noticed on physical verification of inventories by the management as compared to book records. However, no physical documents were produced for our verification.



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- (b) The Company has not been sanctioned working capital limits in excess of ₹ 5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.
- (iii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not granted any loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013 ('the Act'). Consequently, the provisions of clauses iii (a), iii (b), iii (c), iii (d), iii (e) & iii (f) of the order are not applicable to the Company
- (iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Act in respect of grant of loans, making investments and providing guarantees and securities, as applicable.
- (v) The Company has not accepted deposits during the year and does not have any unclaimed deposits as at March 31, 2023 and therefore, the provisions of the clause 3 (v) of the Order are not applicable to the Company.
- (vi) The maintenance of cost records has not been specified by the Central Government under section 148(1) of the Companies Act, 2013 for the business activities carried out by the Company. Thus reporting under clause 3(vi) of the order is not applicable to the Company.
- (vii) According to the information and explanations given to us and on the basis of our examination of the records of the Company:
- The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income Tax, Goods and Service Tax, Customs Duty, Cess and other material statutory dues applicable to it with the appropriate authorities.
There were no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income Tax, Goods and Service Tax, Customs Duty, Cess and other material statutory dues in arrears as at March 31, 2023 for a period of more than six months from the date they became payable.
 - According to the information and explanations given to us, there are no material dues of income tax, value added tax, service tax, customs duty etc. which have not been deposited with the appropriate authorities on account of any dispute.
- (viii) 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).
- (ix) a) The Company has not defaulted in payment of loans or other borrowings or in the payment of interest thereon to any lender; hence the clause is not applicable;
b) The Company has not declared wilful defaulter by any bank or financial institution or other lender, hence this clause is not applicable.
c) The Company has not taken any term loan during the year and there are no outstanding term loans at the beginning of the year and hence, reporting under clause 3(ix)(c) of the Order is not applicable.



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- d) The Company has not raised any short term funds hence this clause is not applicable.
- e) The Company has not raised any funds from any entity or person on account of or to meet the obligation of its subsidiaries, joint ventures or associates; hence this clause is not applicable.
- (x) (a) The company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3(x) of the order is not applicable.
(b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.
- (xi) (a) According to the information and explanations given to us, no fraud by the Company and no material fraud on the Company has been noticed or reported during the course of our audit.
(b) According to the information and explanations given to us, no report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
(c) According to the information and explanations given to us, no whistle blower complaints were received by the Company during the year (and upto the date of this report) which we are required to take into consideration, while determining the nature, timing and extent of our audit procedures.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a nidhi company. Accordingly, paragraph 3(xii) of the order is not applicable.
- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with Sections 177 and 188 of the Companies Act 2013, where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- (xiv) (a) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has an adequate internal audit system commensurate with the size and the nature of its business.

b) According to the information and explanations given to us and based on our examination of the records of the Company, Section 138(1) read with Rule 13 of the Companies (Accounts) Rules, 2014 for requirement of Internal Audit is not applicable on the Company.
- (xv) 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 its directors, and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.



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- (xvi) 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) and (d) of the Order is not applicable.
- (xvii) According to the information and explanations given to us and based on our examination of the records of the Company, The Company has not incurred cash loss during the financial year covered by our audit and the immediately preceding financial year there was NIL cash loss.
- (xviii) There has been no resignation of the statutory auditors of the Company during the year.
- (xix) On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this 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.
- (xx) (a) The requirement towards the Corporate Social Responsibility (CSR) regarding the unspent amounts towards Corporate Social Responsibility (CSR) requiring a transfer to a Fund specified in Schedule VII to the Companies Act in compliance with second proviso to sub-section (5) of Section 135 of the said Act, is not applicable to the Company. Accordingly, reporting under clause 3(xx)(a) of the Order is not applicable for the year.
(b) In respect of ongoing projects, the Company does not have any ongoing projects. Accordingly, reporting under clause 3(xx)(b) of the Order is not applicable for the year.

FOR KAPOOR RAKESH & COMPANY

CHARTERED ACCOUNTANTS

Firm Registration Number: 027644N

RAKESH KAPOOR

Proprietor

M. No. 080212

UDIN: 23080212BGZIUJ6546

Place: New Delhi

Dated: 22.09.2023



N.B.S.A.M CONSTRUCTION PRIVATE LIMITED

CIN No. U45201DL2005PTC143267

Balance Sheet As On 31st March, 2023

(₹ in '00)

Particulars	Note No.	Figures as at the end of current reporting period	Figures as at the end of previous reporting Period
		Rs.	Rs.
A EQUITY AND LIABILITIES			
1 Shareholders' funds			
(a) Share capital	3	30,000.00	30,000.00
(b) Reserves and surplus	4	2,70,902.43	2,73,975.70
(b) Money Received against share warrents		-	-
		3,00,902.43	3,03,975.70
2 Share application money pending allotments		-	-
3 Non-current liabilities			
(a) Long-term borrowings		-	-
(b) Deferred tax liabilities (net)		-	-
(c) Other Long Term Liabilities		-	-
(d) Long term provision		-	-
4 Current liabilities			
(a) Short Term Borrowings		-	-
(b) Trade payables			
(A) total outstanding dues of micro enterprises and small enterprises		-	-
(B) total outstanding dues of Creditors other than ME and SE		-	-
(c) Other current liabilities	5	19,836.00	24,836.00
(d) Short-term provisions	6	100.00	88.50
		19,936.00	24,924.50
TOTAL		3,20,838.43	3,28,900.20
B ASSETS			
1 Non-current assets			
(a (i) Property, Plant and Equipment	7	85,923.65	92,768.39
(ii) Intangible assets		-	-
(iii) Capital Work in progress		-	-
(iv) Intangible Assets under Development		-	-
(b) Non-current investments		-	-
(c) Deferred Tax Assets		1,750.74	336.68
(d) Long term loans and Advances	8	77,157.50	62,157.50
(e) Other Non Current Assets		-	-
		1,64,831.89	1,55,262.57
2 Current assets			
(a) Current Investments		-	-
(b) Inventories	9	1,43,518.79	1,43,518.79
(c) Trade receivables	10	8,760.00	2,280.00
(d) Cash and cash equivalents	11	2,871.45	27,702.54
(e) Short-term loans and advances		-	-
(f) Other Current Assets	12	856.30	136.30
		1,56,006.54	1,73,637.63
TOTAL		3,20,838.43	3,28,900.20

Notes from 1 to 17 form integral part of these financial statements

As per our report of even date attached

For Kapoor Rakesh & Co.

Chartered Accountants

Firm Regn No. 027664N



Rakesh Kapoor

Proprietor

M No. 080212

UDIN :

Place: Delhi

Date: 22.09.2023

For NBSAM Construction Pvt. Ltd.

Neeraj Kumar
(Director)
DIN: 08841277

Rakshak Vig
(Director)
DIN: 08832132

N.B.S.A.M CONSTRUCTION PRIVATE LIMITED

CIN No. U45201DL2005PTC143267

STATEMENT OF PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31st MARCH 2023

(₹ in '00)

Particulars	Note No.	Figures for the current reporting period	Figures for the previous reporting period
		Rs.	Rs.
I Revenue from operations (gross)		-	-
Less: Excise Duty		-	-
Revenue from operations (net)		-	-
II Other Income	13	7,200.00	1,200.00
III Total Income (I+II)		7,200.00	1,200.00
IV Expenses			
(a) Cost of materials consumed		-	-
(b) Purchase of Stock in Trade		-	-
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	14	-	-
(d) Employee benefits expenses		-	-
(e) Finance costs		-	-
(f) Depreciation and amortisation expenses	7	10,244.79	1,231.61
(g) Other expenses	15	1,442.54	855.41
Total Expenses		11,687.33	2,087.02
V Profit before exceptional and extraordinary item and tax		(4,487.33)	(887.02)
VI Exceptional Items		-	-
VII Profit before extraordinary item and tax		(4,487.33)	(887.02)
VIII Extraordinary Items		-	-
IX Profit before Tax		(4,487.33)	(887.02)
X Tax Expense:			
(a) Current tax expense		-	-
(b) Current tax expense relating to prior years		-	-
(c) Deferred tax		(1,414.06)	(336.68)
XI Profit / (Loss) for the period from continuing operations		(3,073.27)	(550.34)
XII Profit / (Loss) from discontinuing operations		-	-
XIII Tax from discontinuing operations		-	-
XIV Profit/ (Loss) from discontinuing operations		-	-
XV (Loss) for the Period		(3,073.27)	(550.34)
XVI Earning per equity share:			
(1) Basic	16(x)	(1.02)	(0.18)
(2) Diluted	16(x)	(1.02)	(0.18)

Notes from 1 to 17 form integral part of these financial statements

As per our report of even date attached

For Kapoor Rakesh & Co.

Chartered Accountants

Firm Regn.No. 027664N


Rakesh Kapoor
Proprietor

M No. 080212

UDIN :

Place: Delhi

Date: 22.09.2023

For NBSAM Construction Pvt. Ltd.



Neeraj Kumar

(Director)

DIN: 08841277



Rakshak Vig

(Director)

DIN: 08832132

N.B.S.A.M CONSTRUCTION PRIVATE LIMITED

CIN No U45201DL2005PTC143267

Summary of significant accounting policies and other explanatory informations for the year ended 31 March,2023

CIN No. U45201DL2005PTC143267

	Particulars
1.00	<p>Background and nature of operations N.B.S.A.M. Construction Private Limited is formed as Indian Company to provide the business of Sell, Purchase, Lease, Let, or otherwise dispose of the land, houses buildings and such other immovable property of the company or others.</p>
2.00	<p>Significant accounting policies (Illustrative)</p>
2.01	<p>Basis of accounting and preparation of financial statements</p>
	<p>These financial statements have been prepared under the historical cost convention on a going concern basis, on the accrual basis of accounting in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) Indian GAAP comprises mandatory accounting standards as specified under Section 133 of the Companies Act, 2013 (‘the Act’) read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended) and other accounting pronouncements of The Institute of Chartered Accountants of India. All assets and liabilities have been classified as current or non-current as per the Company’s normal operating cycle and other criteria set out in the Revised Schedule III to the Companies Act, 2013. Based on the nature of services and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as twelve months for the purpose of current/non-current classification of its assets and liabilities.</p>
2.02	<p>Use of estimates</p>
	<p>In preparing the financial statements in conformity with accounting principles generally accepted in India, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. Any revisions to accounting estimates are recognised in the current and future periods.</p>
2.03	<p>Revenue recognition</p>
	<p><u>Sale of goods</u></p>
	<p>Sales are recognised, net of returns and trade discounts, on transfer of significant risks and rewards of ownership to the buyer, which generally coincides with the delivery of goods to customers. Sales exclude sales tax and value added tax.</p>
	<p><u>Income from services</u></p>
	<p>Revenues from services priced on a time and material basis are recognised when services are rendered and related costs are incurred.</p>
	<p><u>Interest Income</u></p>
	<p>Interest income is recognised on a time proportion basis, taking into account the amount outstanding and the rates applicable.</p>
2.04	<p>Inventories</p>
	<p>Inventories of flats/ shops are valued at the lower of cost and the net realisable value after providing for obsolescence and other losses, where considered necessary. Cost includes all charges in bringing the flats to the point of sale, including other levies, insurance and receiving charges.</p>
2.05	<p>Cash and cash equivalents (for purposes of Cash Flow Statement)</p>
	<p>Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.</p>
2.06	<p>Depreciation and amortisation</p>
	<p>Depreciation on fixed assets for year ended 31 March 2023 is provided on written down value method based on life prescribed as per Schedule II of the Companies Act, 2013.</p>
2.07	<p>Property Plant and equipment</p>
	<p>Property plant and equipment is stated at cost less accumulated impairment loss if any. Assets in the course of construction are carried at cost, less any impairment loss. Depreciation of these assets commences when the assets are ready for their intended use. The cost of property plant and equipments includes directly attributable costs incurred in the acquisition and installation of such assets.</p>
	<p>Depreciation is recognised in profit or loss on written down value basis over the shorter of the lease term, if applicable, or the estimated useful life and ceases at the earlier of the date the asset is classified as held for sale or the date it is derecognised. Depreciation is not ceased when assets are idle.</p>
	<p>The difference between the proceeds and the carrying amount of an item of property, plant and equipment is recognised as the profit or loss on disposal.</p>
2.08	<p>Tangible fixed assets</p>
	<p>Fixed assets, are carried at cost less accumulated depreciation and impairment losses, if any. The cost of fixed assets includes interest on borrowings attributable to acquisition of qualifying fixed assets up to the date the asset is ready for its intended use and other incidental expenses incurred up to that date. Exchange differences arising on restatement / settlement of long-term foreign currency borrowings relating to acquisition of depreciable fixed assets are adjusted to the cost of the respective assets and depreciated over the remaining useful life of such assets. Machinery spares which can be used only in connection with an item of fixed asset and whose use is expected to be irregular are capitalised and depreciated over the useful life of the principal item of the relevant assets. Subsequent expenditure relating to fixed assets is capitalised only if such expenditure results in an increase in the future benefits from such asset beyond its previously assessed standard of performance.</p>
2.09	<p>Intangible assets</p>
	<p>Intangible assets are carried at cost less accumulated amortisation and impairment losses, if any. The cost of an intangible asset comprises its purchase price, including any import duties and other taxes (other than those subsequently recoverable from the taxing authorities), and any directly attributable expenditure on making the asset ready for its intended use and net of any trade discounts and rebates. Subsequent expenditure on an intangible asset after its purchase / completion is recognised as an expense when incurred unless it is probable that such expenditure will enable the asset to generate future economic benefits in excess of its originally assessed standards of performance and such expenditure can be measured and attributed to the asset reliably in which case such expenditure is added to the cost of the asset.</p>
2.10	<p>Investments</p>
	<p>Investments that are readily realisable and intended to be held for not more than a year are classified as current investments. All other investments are classified as long-term investments. Long term investments are stated at cost. Provision is made for diminution in the value of long-term investments to recognise decline, if any, other than temporary in nature.</p>



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N.B.S.A.M CONSTRUCTION PRIVATE LIMITED

CIN No. U45201DL2005PTC143267

Summary of significant accounting policies and other explanatory informations for the year ended 31 March,2023

CIN No. U45201DL2005PTC143267

Particulars	
2.11	<p>Segment reporting The Company identifies only one primary segments, based on the dominant source, nature of risks and returns and the internal organisation and management structure. Hence segment reporting as required under AS-17 is not Reported.</p>
2.12	<p>Earnings per share Basic earnings per share is computed by dividing the profit / (loss) after tax (including the post tax effect of extraordinary items, if any) by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit / (loss) after tax (including the post tax effect of extraordinary items, if any) as adjusted for dividend, interest and other charges to expense or income relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares. Potential equity shares are deemed to be dilutive only if their conversion to equity shares would decrease the net profit per share from continuing ordinary operations. Potential dilutive equity shares are deemed to be converted as at the beginning of the period, unless they have been issued at a later date. The dilutive potential equity shares are adjusted for the proceeds receivable had the shares been actually issued at fair value (i.e. average market value of the outstanding shares). Dilutive potential equity shares are determined independently for each period presented. The number of equity shares and potentially dilutive equity shares are adjusted for share splits / reverse share splits and bonus shares, as appropriate.</p>
2.13	<p>Taxes on income Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the provisions of the Income Tax Act, 1961.</p> <p>Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax. Accordingly, MAT is recognised as an asset in the Balance Sheet when it is probable that future economic benefit associated with it will flow to the Company.</p> <p>Deferred tax is recognised on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured using the tax rates and the tax laws enacted or substantially enacted as at the reporting date. Deferred tax liabilities are recognised for all timing differences. Deferred tax assets in respect of unabsorbed depreciation and carry forward of losses are recognised only if there is virtual certainty that there will be sufficient future taxable income available to realise such assets. Deferred tax assets are recognised for timing differences of other items only to the extent that reasonable certainty exists that sufficient future taxable income will be available against which these can be realised. Deferred tax assets and liabilities are offset if such items relate to taxes on income levied by the same governing tax laws and the Company has a legally enforceable right for such set off. Deferred tax assets are reviewed at each Balance Sheet date for their realisability.</p> <p>Current and deferred tax relating to items directly recognised in equity are recognised in equity and not in the Statement of Profit and Loss.</p>
2.14	<p>Impairment of assets The carrying values of assets / cash generating units at each Balance Sheet date are reviewed for impairment. If any indication of impairment exists, the recoverable amount of such assets is estimated and impairment is recognised, if the carrying amount of these assets exceeds their recoverable amount. The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor. When there is indication that an impairment loss recognised for an asset in earlier accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of Profit and Loss, except in case of revalued assets.</p>
2.15	<p>Provisions and contingencies A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes.</p>
2.16	<p>Prior Period And Extraordinary Item' Prior period and extraordinary transaction are accounted in accordance with the Accounting Standard -5 Issued by MCA. Transaction arising out of error or omission are accounted under prior period expenses.</p>
2.17	<p>Significant Events Occurring After Balance Sheet Date Treatment of Contingencies and significant event occurring after Balance sheet date in accordance with Accounting Standard -4 Issued by MCA.</p>



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N.B.S.A.M CONSTRUCTION PRIVATE LIMITED

CIN No. U45201DL2005PTC143267

NOTES ANNEXED TO AND FORMING PART OF THE BALANCE SHEET

Note 3 SHARE CAPITAL

(₹ in '00)

Particulars	Figures as at the end of current reporting period		Figures as at the end of previous reporting Period	
	Number of shares	Rs.	Number of shares	Rs.
(a) Authorised				
500000 Equity shares of Rs.10/- each with voting rights	5,00,000	50,000.00	5,00,000	50,000.00
(b) Issued, Subscribed and Paid up				
300000 Equity shares of Rs.10 each with voting rights	3,00,000	30,000.00	3,00,000	30,000.00
Total	3,00,000	30,000.00	3,00,000	30,000.00

Note 3.1

The company has only one class of Equity Shares having a par value of Rs.10 per shares. Each holder of equity shares is entitled to one vote per share. Any shareholder whose name is entered in the Register of Members of the company shall enjoy the same rights and be subject to the same liabilities as all other shareholders of the same class.

In the event of winding up of the company, Equity Shareholders will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. For the said purpose, the liquidator may set such value as he deems fair upon any property to be divided and may determine how such division shall be carried out between the members.

List of Shareholders holding more than 5% share capital

Name of Shareholders	No. of Shares	%	Value/Share	Total Value
Betterchoice Realtors Pvt. Ltd.	2,99,900	99.97	10	29,990.00
Total	2,99,900	99.97		29,990.00

Note 3A SHARES HELD BY PROMOTORS**Current Reporting Period**

Promotor's Name	No of shares	% of total shares	% Change during the year
1. Betterchoice Realtors Pvt. Ltd.	2,99,900	99.97%	-
2. Promila Anjali Mehta	100	0.03%	-

Previous reporting Period

Promotor's Name	No of shares	% of total shares	% Change during the year
1. Betterchoice Realtors Pvt. Ltd.	2,99,900	99.97%	-
2. Promila Anjali Mehta	100	0.03%	-

Note 3B STATEMENTS OF CHANGES IN EQUITY**Current Reporting Period**

Balance at the beginning of the current reporting period	Changes in Equity Share Capital due to prior period error	Related Balance at the beginning of the current reporting period	Changes in Equity Share Capital during the current year	Balance at the end of the current reporting period
3,00,000	-	-	-	3,00,000

Previous reporting Period

Balance at the beginning of the previous reporting period	Changes in Equity Share Capital due to prior period error	Related Balance at the beginning of the previous reporting period	Changes in Equity Share Capital during the previous year	Balance at the end of the previous reporting period
3,00,000	-	-	-	3,00,000



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N.B.S.A.M CONSTRUCTION PRIVATE LIMITED

CIN No. U45201DL2005PTC143267

NOTES ANNEXED TO AND FORMING PART OF THE BALANCE SHEET

Note 4 RESERVES AND SURPLUS

(₹ in'00)

Particulars	Figures as at the end of current reporting period	Figures as at the end of previous reporting Period
(A) Securities premium account		
Opening balance	2,61,000.00	2,61,000.00
Closing balance	2,61,000.00	2,61,000.00
Surplus / (Deficit) in Statement of Profit and Loss		
Opening balance	12,975.70	13,526.04
Add: Profit / (Loss) for the year	(3,073.27)	(550.34)
Closing balance	9,902.43	12,975.70
Total	2,70,902.43	2,73,975.70

Note 5 OTHER CURRENT LIABILITIES

Particulars	Figures as at the end of current reporting period	Figures as at the end of previous reporting Period
Creditors For Advance	18,636.00	18,636.00
Security Deposit - Rental	1,200.00	1,200.00
Others	-	5,000.00
Total	19,836.00	24,836.00

Note 6 SHORT TERM PROVISIONS

Particulars	Figures as at the end of current reporting period	Figures as at the end of previous reporting Period
Provision - Others		
Audit Fees Payable	100.00	88.50
Total	100.00	88.50



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N.B.S.A.M CONSTRUCTION PRIVATE LIMITED

CIN No. U45201DL2005PTC143267

NOTES ANNEXED TO AND FORMING PART OF THE BALANCE SHEET

Note 7 PROPERTY, PLANT & MACHINERY

(₹ in '00)

PARTICULARS	G R O S S ----- B L O C K				D E P R E C I A T I O N			N E T -- B L O C K	
	AS ON	ADDITIONS Before 30.09.2022	ADDITIONS After 30.09.2022	SALE during the year	AS ON	UP TO	FOR THE YEAR	AS ON	AS ON
01/04/2022	94,000.00	3,400.05	-	-	97,400.05	01.04.2022	10.244.79	31.03.2023	31.03.2021
BUILDING	94,000.00	3,400.05	-	-	97,400.05	1,231.61	10,244.79	85,923.65	92,768.38
TOTAL	94,000.00	3,400.05	-	-	97,400.05	1,231.61	10,244.79	85,923.65	92,768.38
PREVIOUS YEAR	94,000.00	6,800.10	-	-	94,000.00	1,231.61	1,231.61	-	92,768.39



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N.B.S.A.M CONSTRUCTION PRIVATE LIMITED

CIN No. U45201DL2005PTC143267

NOTES ANNEXED TO AND FORMING PART OF THE BALANCE SHEET

Note 8 LONG-TERM LOANS & ADVANCES (Unsecured Considered Goods)

(₹ in'00)

Particulars	Figures as at the end of current reporting period	Figures as at the end of previous reporting Period
Advance for purchase of Flats/Shops	77,157.50	62,157.50
Total	77,157.50	62,157.50

Note 9 INVENTORIES

(At lower of cost and net realisable value)

Particulars	Figures as at the end of current reporting period	Figures as at the end of previous reporting Period
W I P	1,43,518.79	1,43,518.79
Total	1,43,518.79	1,43,518.79

Note 11 CASH AND CASH EQUIVALENTS

Particulars	Figures as at the end of current reporting period	Figures as at the end of previous reporting Period
a) Cash In Hand	736.36	861.76
b) Balance with bank (i) in Current Account	2,135.09	26,840.78
Total	2,871.45	27,702.54

Note 12 OTHER CURRENT ASSETS

Particulars	Figures as at the end of current reporting period	Figures as at the end of previous reporting Period
Income Tax Refundable	136.30	16.30
TDS Receivable	720.00	120.00
Total	856.30	136.30



N.B.S.A.M CONSTRUCTION PRIVATE LIMITED

CIN No. U45201DL2005PTC143267

NOTES ANNEXED TO AND FORMING PART OF THE BALANCE SHEET

Note 10 TRADE RECEIVABLES**Figures For the Current Reporting Period**

(₹ in'00)

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 Months	6 Months -1Year	1-2 Years	2-3 Years	More than 3 Years	
Undisputed Trade Receivables- Considered Goods	3,240.00	3,240.00	2,280.00	-	-	8,760.00
Undisputed Trade Receivables- Considered Doubtful	-	-	-	-	-	-
Disputed Trade Receivables- Considered Goods	-	-	-	-	-	-
Disputed Trade Receivables- Considered Doubtful	-	-	-	-	-	-
Others	-	-	-	-	-	-
Total	3,240.00	3,240.00	2,280.00	-	-	8,760.00

Figures For Previous Reporting Period

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 Months	6 Months -1Year	1-2 Years	2-3 Years	More than 3 Years	
Undisputed Trade Receivables- Considered Goods	-	-	2,280.00	-	-	2,280.00
Undisputed Trade Receivables- Considered Doubtful	-	-	-	-	-	-
Disputed Trade Receivables- Considered Goods	-	-	-	-	-	-
Disputed Trade Receivables- Considered Doubtful	-	-	-	-	-	-
Others	-	-	-	-	-	-
Total	-	-	2,280.00	-	-	2,280.00



N.B.S.A.M CONSTRUCTION PRIVATE LIMITED

CIN No. U45201DL2005PTC143267

NOTES ANNEXED TO AND FORMING PART OF THE PROFIT & LOSS

Note 13 OTHER INCOME

Particulars	Figures for the current reporting period	Figures for the previous reporting period
Rental Income	7,200.00	1,200.00
Total	7,200.00	1,200.00

Note 14 CHANGE IN INVENTORIES

Particulars	Figures for the current reporting period	Figures for the previous reporting period
<u>Inventories at the end of the year:</u>		
Work-in-progress	1,43,518.79	1,43,518.79
	1,43,518.79	1,43,518.79
<u>Inventories at the beginning of the year:</u>		
Work-in-progress	1,43,518.79	1,43,518.79
	1,43,518.79	1,43,518.79
Net (increase) / decrease	-	-

Note 15 OTHER EXPENSES

Particulars	Figures for the current reporting period	Figures for the previous reporting period
Audit Fees	100.00	88.50
Bank Charges	1.64	1.06
Filing fee	205.00	10.00
Misc expenses	-	0.19
Professional Fees	1,010.50	382.50
Repair & Maintenance	125.40	373.16
Total	1,442.54	855.41



N.B.S.A.M CONSTRUCTION PRIVATE LIMITED

CIN No. U45201DL2005PTC143267

NOTES ANNEXED TO AND FORMING PART OF THE BALANCE SHEET

Note 16 Other Notes to Accounts

(₹ in '00)

Note	Particulars	Figures for the current reporting period	Figures for the previous reporting period
i)	Contingent liabilities and commitments (to the extent not provided for)		
a	Contingent liabilities		
	(a) Claims against the Company not acknowledged as debt	NIL	NIL
	(b) Guarantees	NIL	NIL
	(c) Other money for which the Company is contingently liable :	NIL	NIL
b	Commitments		
	(a) Estimated amount of contracts remaining to be executed	NIL	NIL
	Tangible assets	15,23,561.17	15,38,561.17
	Capital advance for under-construction property Rs.7715750 agn. Rs.160071867		
	Intangible assets	NIL	NIL
	(b) Uncalled liability on shares and other investments partly	NIL	NIL
	(c) Other commitments (specify nature)	NIL	NIL
ii)	In the opinion of the Management current assets, loans and advances have a value on realisation in the ordinary course of business at least equal to the amount at which they are stated except where indicated otherwise.		
iii)	Pursuant to the enactment of Companies Act 2013, the company has applied the estimated useful lives as specified in Schedule II, except in respect of certain assets as disclosed in Accounting Policy on Depreciation, Amortisation and Depletion. Accordingly the unamortised carrying value is being depreciated / amortised over the revised/ remaining useful lives.		
iv)	The Company is a Small and Medium Sized Company (SMC) as defined in the General Instructions in respect of Accounting Standards notified under the Companies Act, 2013. Accordingly, the Company has complied with the Accounting Standards as applicable to a Small and Medium Sized Company.		
v)	Disclosure of Principal Amount, Interest Due and Paid to MSME Suppliers:		
	The Company has initiated the process of identifying the suppliers who qualify under the definition of micro and small enterprises, as defined under the Micro, Small and Medium Enterprises Development Act, 2006. Since no intimation has been received from the suppliers regarding their status under the said Act as at 31st March 2023, disclosures relating to amounts unpaid as at the year end, if any, have not been furnished. In the opinion of the management, the impact of interest, if any, that may be payable in accordance with the provisions of the Act is not expected to be material.		
vi)	Balances of certain Trade Payables, Trade Receivables, loans and advances are subject to confirmation.		
Vii)	Gratuity And Other Post-Employment Benefit Plans		
	As per policy of the Company, company has not provided for in the accounts for gratuity and Leave encashment in terms of AS 15 and same will be accounted for on cash basis as and when paid.		



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N.B.S.A.M CONSTRUCTION PRIVATE LIMITED

CIN No. U45201DL2005PTC143267

NOTES ANNEXED TO AND FORMING PART OF THE BALANCE SHEET

Note 16 Other Notes to Accounts (contd.)

(₹ in'00)

Note	Particulars			
viii)	Related party transactions			
	In accordance with the Accounting Standards (AS-18) on Related Party Disclosures, where control exists and where key management personnel are able to exercise significant influence and, where transactions have taken place during the year, alongwith description of relationship as identified, are given below:			
A	Relationships			
	I. Key Managerial Personnel:			
	Name	Designation	Appointment on	Resigned on
	1. Rakshak Vig	Director	22/08/2020	-
	2. Neeraj Kumar	Director	22/08/2020	-
	II. Holding Companies Betterchoice Realtors Pvt. Ltd.			
	III. Subsidiary Companies NIL			
	IV. Associates/Enterprises over which key managerial personnel or their relatives are able to exercise significant influence			
B.	Transactions during the year with related parties :			(₹ in'00)
	S.No.	Nature of Transactions	Relation	Total Amount
				NIL
C.	Outstanding balance:		As at 31st March 2022	As at 31st March 2021
			NIL	NIL



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N.B.S.A.M CONSTRUCTION PRIVATE LIMITED

CIN No. U45201DL2005PTC143267

NOTES ANNEXED TO AND FORMING PART OF THE BALANCE SHEET

Note 16 Other Notes to Accounts (contd.)

(₹ in '00)

Note	Particulars	Figures as at the end of current reporting period	Figures as at the end of previous reporting Period
ix)	Deferred tax (liability) / asset		
	<u>Tax effect of items constituting deferred tax liability</u>		
	On difference between book balance and tax balance of fixed assets	2,323.60	3,468.39
	On expenditure deferred in the books but allowable for tax purposes		
	On items included in Reserves and surplus pending amortisation into the Statement of Profit and Loss		
	Others		
	Tax effect of items constituting deferred tax liability	604.14	901.78
	<u>Tax effect of items constituting deferred tax assets</u>		
	Provision for compensated absences, gratuity and other employee benefits		
	Provision for doubtful debts / advances		
	Disallowances under Section 40(a)(i), 43B of the Income Tax Act, 1961		
	On difference between book balance and tax balance of fixed assets		
Unabsorbed depreciation carried forward	4,355.41	4,416.91	
Brought forward business losses	4,701.81	346.40	
On items included in Reserves and surplus pending amortisation into the Statement of Profit and Loss			
Others			
Tax effect of items constituting deferred tax assets	2,354.88	1,238.46	
Net deferred tax (liability) / asset	1,750.74	336.68	
Net deferred tax (Income) / Expenses	(1,414.06)	(336.68)	
The Company has recognised deferred tax asset on unabsorbed depreciation to the extent of the corresponding deferred tax liability on the difference between the book balance and the written down value of fixed assets under Income Tax			

x)	Earnings per share (EPS) –	Figures as at the end of current reporting period	Figures as at the end of previous reporting Period
	Net Profit after tax as per Statement of Profit and Loss	(3,073.27)	(550.34)
	Profit attributable to the Equity Shareholders	(3,073.27)	(550.34)
	Weighted Average number of equity shares	3,00,000	3,00,000
	Basic and Diluted Earnings per share	(1.02)	(0.18)
	Face Value per equity share	10.00	10.00



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N.B.S.A.M CONSTRUCTION PRIVATE LIMITED

CIN No. U45201DL2005PTC143267

NOTES ANNEXED TO AND FORMING PART OF THE BALANCE SHEET

Note 16 Other Notes to Accounts (contd.)

Note	Particulars
x i)	Undisclosed income : During the Year, company does not have any undisclosed income.
x ii)	The provisions of section 135 of the companies act, 2013 reagrng Corporate Social Responsibility are not applicable to the company
x iii)	During the year, company is not deal in Crypto Currency or Virtual Currency
x iv)	Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosure.

In terms of our report attached.

For Kapoor Rakesh & Co.

Chartered Accountants

Firm Regn No. 027664N



Rakesh Kapoor

Proprietor

M No. 080212

UDIN :

Place: Delhi

Date: 22.09.2023

For NBSAM Construction Pvt. Ltd.

Neeraj Kumar

(Director)

DIN: 08841277

Rakshak Vig

(Director)

DIN: 08832132

N.B.S.A.M CONSTRUCTION PRIVATE LIMITED

CIN No. U45201DL2005PTC143267

NOTES ANNEXED TO AND FORMING PART OF THE BALANCE SHEET

17 Additional Regulatory Information

i) Title deeds of Immovable Property not held in name of the Company

Details of all the immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) whose title deeds are not held in the name of the company and details of immovable property is jointly held with others, details are required to be given to the extent of the company's share is given below:

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

ii) The Company has not revalued its Property, Plant and Equipment, based on the valuation by a registered valuer as defined under rule 2 of the Companies (Registered Valuers and Valuation) Rules, 2017.

iii) Details of Loans or Advances in the nature of loans are granted to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person, that are

a. repayable on demand

Type of Borrower	Amount of loan or advance in the nature of loan	Percentage to the total Loans and Advances
Promoters		
Directors		
KMPs		
Related Parties		

b. without specifying any terms or period of repayment

Type of Borrower	Amount of loan or advance in the nature of loan	Percentage to the total Loans and Advances
Promoters		
Directors		
KMPs		
Related Parties		

iv) Capital-Work-in Progress (CWIP)

a. CWIP aging schedule

CWIP	Amount in CWIP for a period of				Total
	Less than 1 Year	1-2 Years	2-3 Years	More Than 3 Years	
Projects in progress	-	-	-	1,43,518.79	1,43,518.79
Projects temporarily suspended	-	-	-	-	-

(₹ in '00)

b. For capital-work-in progress, whose completion is overdue or has exceeded its cost compared to its original plan, following CWIP completion schedule is as under:

CWIP	To be completed in			
	Less than 1 Year	1-2 Years	2-3 Years	More Than 3 Years
Project 1				
Project 2				

v) Intangible assets under development:

a. Intangible assets under development aging schedule

	Amount in CWIP for a period of				Total
	Less than 1 Year	1-2 Years	2-3 Years	More Than 3 Years	
Projects in progress					
Projects temporarily suspended					



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b. For Intangible assets under development, whose completion is overdue or has exceeded its cost compared to its original plan, following Intangible

	To be completed in			
	Less than 1 Year	1-2 Years	2-3 Years	More Than 3 Years
Project 1				
Project 2				

vi) Details of Benami Property held

Details of such property, including year of acquisition	Amount thereof	Details of Beneficiaries	Whether in Books, If Yes the item in the Balance Sheet	If not in Books, Reason thereof	proceedings against the company	Nature of proceedings, status of same and company's view on same

vii) The Company does not have borrowings from banks or financial institutions on the basis of security of current assets

viii) The company has not been declared as wilful defaulter by any bank or financial Institution or other lender.

ix) Relationship with Struck off Companies

Name of struck off Company	Nature of transactions with struck-off Company	Balance outstanding	Relationship with the Struck off company, if any, to be disclosed
	Investments in securities		
	Receivables		
	Payables		
	Shares held by struck off company		
	Other outstanding balances		

x) Registration of charges or satisfaction with Registrar of Companies

There is no charges or satisfaction yet to be registered with Registrar of Companies beyond the statutory period.

xi) Compliance with number of layers of companies

Not Applicable

xiii) Ratios

	Current Year	Last Year	change in %	Remark, If change% more than 25%
Current Ratio	7.8	7.0	-85.88%	Decrease of Current Assets
Debt-Equity Ratio	0.0	0.0	0.00%	Not Applicable
Debt Service Coverage Ratio	0.0	0.0	0.84%	Not Applicable
Return on Equity Ratio	0.0	0.0	0.84%	Not Applicable
Inventory turnover ratio	0.0	0.0	0.00%	Not Applicable
Trade Receivables turnover ratio	0.0	0.0	0.00%	Not Applicable
Trade payables turnover ratio	0.0	0.0	0.00%	Not Applicable
Net capital turnover ratio	0.0	0.0	0.00%	Not Applicable
Net profit ratio	0.0	0.0	0.00%	Not Applicable
Return on Capital employed	0.0	0.0	-1.80%	Not Applicable
Return on investment				

xiii) Compliance with approved Scheme(s) of Arrangements

Not Applicable

xiv) A During the year company has not advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Intermediary shall 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 to or on behalf of the Ultimate Beneficiaries.

xiv) B During the year 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 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.

In terms of our report attached

For Kapoor Rakesh & Co.

Chartered Accountants

Firm Regn No. 027664N

Rakesh Kapoor

Proprietor

M No. 080212

UDIN

Place: Delhi

Date: 22.09.2023

For NBSAM Construction Pvt. Ltd.

Neeraj Kumar

(Director)

DIN: 08841277

Rakshak Vig

(Director)

DIN: 08832132