

S3 INFRAREALITY PRIVATE LIMITED

Reg Office: 93, Hari Nagar, Ashram Delhi-110014

CIN No. U70200DL2013PTC257391

BALANCE SHEET AS ON 31.03.2023

	Notes No.	31.03.2023 (in Thousand)	31.03.2022 (in Thousand)
I. EQUITY AND LIABILITIES			
(1) Shareholder's Funds			
(a) Share Capital	1	250,000.00	110,000.00
(b) Reserves and Surplus	2	7,786.91	2,378.82
(c) Money received against share warrants		-	-
(2) Share application money pending allotment			
(3) Non-Current Liabilities			
(a) Long-term borrowings	3	276,621.89	102,394.33
(b) Deferred tax liabilities (Net)		417.37	-
(c) Other Long term liabilities		-	-
(d) Long term provisions		-	-
(4) Current Liabilities			
(a) Short-term borrowings	4	182,409.09	9,380.70
(b) Trade payables	5	112,787.73	902,113.44
(c) Other current liabilities	6	1,229,715.18	394,959.87
(d) Short-term provisions	7	3,713.86	2,762.22
Total		2,063,452.03	1,523,989.37
II. Assets			
(1) Non-current assets			
(a) Fixed assets			
(i) Tangible assets	8	32,900.30	23,462.48
(ii) Intangible assets		-	-
(iii) Capital work-in-progress		21,751.42	21,751.42
(iv) Intangible assets under development		-	-
(b) Non-current investments	8	18,146.06	18,146.06
(c) Deferred tax assets (net)		-	217.86
(d) Long term loans and advances		-	-
(e) Other non-current assets		-	-
(2) Current assets			
(a) Current investments	9	70,104.97	52,507.70
(b) Inventories	10	1,681,192.89	1,177,888.51
(c) Trade receivables	11	1,947.46	3,086.08
(d) Cash and cash equivalents	12	7,997.83	13,852.19
(e) Short-term loans and advances	13	214,830.68	187,333.23
(f) Other current assets	14	14,580.42	25,743.84
Total		2,063,452.03	1,523,989.37
		0.00	-

Significant Accounting Policies and Notes to accounts

Accompanying Notes from 1 to 21 are integral part of the Financial Statements

For and On Behalf of the Board of Directors

For PSP and Associates
(CHARTERED ACCOUNTANT)

CA Sudhir Kumar Goyal
(Partner)
Membership No. 097878
FRN : 017244N
Place : Faridabad
Date : 26-09-2023
UDIN- 23097878BGRTYJ3801

(On Behalf of Company Secretary)

CS MAHITA YADAV
(Company Secretary)
Membership No- A69614
House No. 2 Vill Kankarolla
Sector 87 DLF Near 9MT
Manesar Bypass
Haryana - 122505.

Sandeep Aggarwal
Director
DIN:00165550
H. No. 191 Sec-11D
Faridabad
Haryana-121006

Rajeev Aggarwal
Director
DPIN:02963865
H. No. 191 Sec-11D
Faridabad
Haryana-121006

S3 INFRAREALITY PRIVATE LIMITED

Reg Office: 93, Hari Nagar, Ashram Delhi-110014

CIN No. U70200DL2013PTC257391

STATEMENT OF PROFIT AND LOSS FOR THE PERIOD ENDING 31.03.2023

Particulars	Notes	31.03.2023	31.03.2022
	No.	(in Thousand)	(in Thousand)
Revenue from operations	15	50,246.90	26,606.24
Other Income	16	5,785.19	2,023.92
Total Revenue		56,032.09	28,630.16
Expenses:			
Cost of Project	17	36,574.79	1,197,116.61
Changes in inventories		-	(1,177,888.51)
Employee benefit expense	18	2,858.27	1,118.11
Financial costs	19	2,285.69	1,879.41
Depreciation and amortization expense	20	1,066.49	1,052.67
Other expenses	21	5,738.28	2,197.27
Total Expenses		48,523.51	25,475.55
Profit before tax		7,508.57	3,154.61
Less : Provision for Taxation			
(1) Current tax		1,465.26	668.97
(2) Deferred tax		635.23	-
Profit after Tax		5,408.08	2,485.64
Earning per equity share:			
(1) Basic		0.22	0.23
(2) Diluted		0.22	0.23

Significant Accounting Policies and Notes to accounts

Accompanying Notes from 1 to 21 are integral part of the Financial Statements

(On Behalf of Company Secretary)

For and On Behalf of the Board of Directors

For PSP and Associates
(CHARTERED ACCOUNTANT)
FARIDABAD

CA Sudhir Kumar Goyal
(Partner)

Membership No. 097878

FRN : 017244N

Place : Faridabad

Date : 26-09-2023

UDIN- 23097878BGRTYJ3801

MAHITA YADAV
Company Secretary
Mem No - A69614

House No 2 Vill Kankholla
Sector 87 DLF Near
Pmt manesar Gurgaon
Haryana -122505

Sandeep Aggarwal
Director
DIN:00165550
H. No. 191 Sec-11D
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Haryana-121006

Rajeev Aggarwal
Director
DPIN:02963865
H. No. 191 Sec-11D
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S3 INFRAREALITY PRIVATE LIMITED

Reg Office: 93, Hari Nagar, Ashram Delhi-110014

CIN No. U70200DL2013PTC267391

CASH FLOW STATEMENT AS AT 31ST MARCH, 2023

PARTICULARS	As at 31.03.2023 (Rs. In Thousands)	As at 31.03.2022 (Rs. In Thousands)
A) CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit Before Tax and Extraordinary items	7,508.58	3,154.61
Adjustments for:		
Add: Depreciation and Amortisation	3,342.41	2,525.32
Add: Finance Costs	3,070.86	1,938.79
Less: Profit on sale of Fixed Asset	-1,817.71	
Less: Interest Income	-3,838.06	-1,817.16
Operating Profit before Working Capital Changes	8,266.08	5,801.56
Changes in Working Capital:		
Decrease/(Increase) in Trade Receivables	1,138.62	1,606.56
Decrease/(Increase) in Current Inventories	-503,304.38	-1,177,888.51
Decrease/(Increase) in Current Investments	-17597.27	111,910.69
Decrease/(Increase) in Short Term Loans and Advances	-27497.44	-43,332.35
Decrease/(Increase) in Other Current Assets	11163.42	-6,170.45
(Decrease)/Increase in Trade Payables	-789,325.71	843,233.82
(Decrease)/Increase in Other Current Liabilities	834,755.31	228,974.71
Cash generated from Operation	-482,401.37	-35,863.97
Taxes Paid (Net)	-513.62	-668.97
Cash Flow before Extraordinary Items		
Extraordinary Items (Prior Year Income/Expenditure)	-	-
Others	-	-
Net Cash Flow from (Used in) Operating Activities	-482,914.99	-36,532.94
B) CASH FLOW FROM INVESTING ACTIVITIES		
Less: Purchase of Fixed Assets	-13,710.53	-21,885.06
Add: Sale of Fixed Assets	2,748.00	-
Less: Purchase of Investment	-	-
Add: Profit on sale of Fixed Asset	-	-
Add: Interest Income	3,838.06	1,817.16
Net Cash Flow from (Used in) Investing Activities	-7,124.47	-20,067.90
C) CASH FLOW FROM FINANCING ACTIVITIES		
Add: Proceed from Issue of Shares and Debentures	140,000.00	51,422.00
Add: Proceed from Long Term Borrowing	174,227.56	20,424.47
Add: Proceed from Short Term Borrowing	173,028.39	-
Less: Repayment of Long Term Borrowing	-	-
Less: Dividend Paid	-	-
Less: Interest Paid	-3,070.86	-1,938.79
Net Cash Flow from (Used in) Financing Activities	484,185.09	69,907.68
D) Net Inc./(Dec.) in cash and cash equivalent: (A+B+C)	-5,854.37	13,306.84
Add: Opening Balance of Cash and Cash Equivalents	13,852.19	545.35
Closing Balance of Cash and Cash Equivalents	7,997.82	13,852.19

Notes to Cash Flow Statement:

1. Previous year's figures have been regrouped wherever necessary, to confirm to this year's classification.
2. The Cash Flow Statement has been prepared under the 'Indirect Method' set out in Accounting Standard 3 'Cash Flow Statement'.
3. The Cash Flow Statements reflects the combined cash flows pertaining to continuing and discontinuing operations.

For PSP & Associates
Chartered Accountants
Firm Registration No.: 017244N

CA Sudhir Kumar Goyal
(Partner)

Membership No.: 097878

Place : Faridabad

Date : 26.09.2023

UDIN: 23097878BGRTYJ3801

For and On Behalf of the Board of Directors

Sandeep Aggarwal
Director
DIN:00165550
H. No. 191 Sec-11D
Faridabad
Haryana-121006

Rajeev Aggarwal
Director
DPIN:02963865
H. No. 191 Sec-11D
Faridabad
Haryana-121006

On Behalf of Company
Secretary

ESMAMTA YADAV
(Company Secretary)

Mem No - A69614

House No. 2 vill Kankrola Sector 87
Near intranasas curagum
Haryana - 122505

S3 INFRAREALITY PRIVATE LIMITED

Notes to the Financial Statements as at 31.03.2023

PARTICULARS	(in Thousand) 31.03.2023	(in Thousand) 31.03.2022
Note : 1		
Share Capital :		
Authorised Share Capital	250,000.00	110,000.00

Note: Authorised Share Capital and Paid Up share capital as on 31-08-2022 is Rs. 25 Cr.

Issued, Subscribed & Paidup Share Capital

250,00,000 equity shares of Rs. 10/- each	250,000.00	
PY 110,00,000 equity shares of Rs. 10/- each	-	110,000.00
Total	250,000.00	110,000.00

Quantitative Reconciliation of Shares Outstanding

No. of Shares Outstanding at the Beginning of the Year	11,000,000.00	2,000,000.00
Add : No. of Shares Issued	14,000,000.00	9,000,000.00
No. of Shares Outstanding at the end of Reporting Period	25,000,000.00	11,000,000.00

Detail of shareholders holding more than 5% shares

	31.03.2023		31.03.2022	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Sandeep Aggarwal	18,750,000.00	75.00	8,250,000.00	75.00
Rajeev Aggarwal	6,250,000.00	25.00	2,750,000.00	25.00

NOTE 1A. SHARES HELD BY PROMOTORS

Current Reporting Period				
Sr No.	Promotor's Name	No of shares	% of total shares	% Change during the year
1	Sandeep Aggarwal	18750000.00	75.00%	127.27%
2	Rajeev Aggarwal	6250000.00	25.00%	127.27%
	TOTAL	25,000,000	100.00%	

Previous reporting Period				
Sr No.	Promotor's Name	No of shares	% of total shares	% Change during the year
1	Sandeep Aggarwal	8,250,000	75.00%	0.00%
2	Rajeev Aggarwal	2,750,000	25.00%	0.00%
	TOTAL	11,000,000	100.00%	

NOTE- 1B. 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
11,000,000	-	11,000,000	14,000,000	25,000,000
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
2,000,000	-	2,000,000	9,000,000	11,000,000

Terms/Rights attached to Equity and Preference shares

The Company has one class of Equity shares Having par value of Rs 10 per share. Each holder of Equity shares is entitled to one vote per share.

About Dividend Distribution

In the event of liquidation of company, the holders of equity shares will be entitled to remaining assets of the company, after distribution of all preferential amounts. This distribution will be in proportion to the number of equity shares held by the shareholder



S3 INFRAREALITY PRIVATE LIMITED**Notes to the Financial Statements as at 31.03.2023**

PARTICULARS	(in Thousand) 31.03.2023	(in Thousand) 31.03.2022
Note: 2		
Reserves and Surplus		
Share Premium		
Opening Balance	-	-
Add: Addition during the year	-	-
Closing Balance	Total (A)	-
II. Surplus		
Opening Balance	2,378.82	38,471.19
Less : Debit Note Wrongly issued/Adjustment	-	-
Add: Addition During the Year	5,408.08	2,485.64
Less: Capitalised	-	(38,578.00)
Closing Balance	Total (B)	2,378.82
	7,786.91	2,378.82
Note: 3		
Long Term Borrowings		
Secured Loan		
From Banks*		
- KVB Bank Car Loan- Fortuner	-	306.53
- Loan from Bank of India	13,927.87	14,576.97
- KVB Car Loan Harrier	1,200.00	-
- Union Bank Car Loan- Fortuner	2,423.84	-
- Union Bank Car Loan- Innova	1,743.35	-
Unsecured Loan		
From Directors		
- Rajeev Aggarwal	22,118.09	3,824.69
- Sandeep aggarwal	6,129.04	2,932.19
Company		
- as per list	229,079.70	80,753.95
Total	276,621.89	102,394.33
Note: 4		
Short Term Borrowings		
Unsecured Loan - Related Party	182,409.09	9,380.70
As per List	Total	9,380.70
Note: 4		
Trade Payable		
Due to micro and small enterprises	-	-
Due to creditors other than micro and small enterprises	65,287.73	45,209.21
Amount Payable to land owners	47,500.00	856,904.23
Total	112,787.73	902,113.44



S3 INFRAREALITY PRIVATE LIMITED**Notes to the Financial Statements as at 31.03.2023**

PARTICULARS	(in Thousand)	(in Thousand)
	31.03.2023	31.03.2022
Note: 5		
Other Current Liabilities		
Advance Recd. From Customer	36,846.89	43,123.00
Security Deposits	1,847.51	12,156.74
Cheque in Reconciliation	160,220.57	5,172.05
Others Payable		
-Statutory Dues	12,825.62	11,629.15
-Auditors	54.36	54.36
-Others	4,232.68	2,921.83
-Cancellation Payable	4,755.69	35,589.88
-Advance from others	1,008,931.85	284,312.85
Total	1,229,715.18	394,959.87
Note: 6		
Short-Term Provisions		
Provision for Income Tax	3,713.86	2,762.22
Total	3,713.86	2,762.22
Note: 8		
Non-Current Investment		
Goverdhan Land	5,896.06	5,896.06
Era Group	12,250.00	12,250.00
Total	18,146.06	18,146.06
Note: 9		
Current Investment		
Dream House Infrastructure LLP	19,800.00	19,800.00
Gajanand Finance and Investment Private Limited	9,000.00	9,000.00
Fixed Deposit for BG	4,167.91	3,906.70
FD	37,137.06	19,801.00
Total	70,104.97	52,507.70
Note: 10		
Inventories		
(As Taken, Valued & Certified by the Management)		
Project in Progress	1,681,192.89	1,177,888.51
Total	1,681,192.89	1,177,888.51
Note: 11		
Trade Receivables		
(Unsecured Considered goods)		
(i) Outstanding more than 6 months		
(ii) Others	1,947.46	3,086.08
Total	1,947.46	3,086.08



S3 INFRAREALITY PRIVATE LIMITED**Notes to the Financial Statements as at 31.03.2023**

PARTICULARS	(in Thousand)	(in Thousand)
	31.03.2023	31.03.2022
Note: 12		
Cash & Cash Equivalents		
Cash in Hand	3,445.88	1,980.91
Balance with Scheduled Banks in current accounts	4,551.95	11,871.28
Total	7,997.83	13,852.19
Note: 13		
Short Term Loan and Advances		
Advance to Suppliers/Contractors/Others	214,020.83	186,628.12
Security Refundable	682.29	632.29
Advance to Employee	127.56	72.83
TOTAL	214,830.68	187,333.23
Note: 14		
Other Current Assets		
GST Receivable	13,715.92	12,053.45
Tds And TCS Recievable	650.55	178.14
Interest Receivable	213.95	50.63
Others	-	13,461.63
TOTAL	14,580.42	25,743.84
Note: 15		
Revenue From Operations		
Sale of Flats	50,246.90	26,606.24
Less Sales Discount on account of GST	-	-
Total	50,246.90	26,606.24
Note: 16		
Other Income		
Interest Received	3,838.06	1,817.16
Profit on Sale of Assets	1,817.71	-
Other Income	129.43	206.76
Total	5,785.19	2,023.92



S3 INFRAREALITY PRIVATE LIMITED**Notes to the Financial Statements as at 31.03.2023**

PARTICULARS	(in Thousand)	(in Thousand)
	31.03.2023	31.03.2022
Note 17		
Cost of Project-79		
Cost of Construction/Projects		
Opening Balance	1,177,888.51	-
Add: Incurred during the year		
Land Cost	95,695.17	1,126,894.47
Govt Charges	353,475.77	48,688.40
Purchase Of Material	1,833.78	479.36
Construction Expenses	22,833.83	178.20
Employee Cost	4,384.40	52.61
Financial Charges	-	-
Other Expenses	25,072.58	1,595.46
Depreciation	8.87	-
	1,681,192.89	1,177,888.51
Less : Inventory at the end of year	1,681,192.89	1,177,888.51
Cost of Project charged to Profit & Loss A/c	Total	Total
	-	-
Cost of Project-82		
Cost of Construction/Projects		
Opening Balance	-	-
Add: Incurred during the year		
Land Cost	-	-
Govt Charges	846.50	-
Purchase Of Material	4,354.55	2,735.67
Construction Expenses	15,250.81	6,372.62
Employee Cost	4,763.64	1,905.06
Financial Charges	785.17	59.38
Other Expenses	8,307.05	6,682.72
Depreciation	2,267.07	1,472.65
	36,574.79	19,228.10
Less : Inventory at the end of year	-	-
Cost of Project charged to Profit & Loss A/c	Total	Total
	36,574.79	19,228.10
Note: 18		
Employee Benefit Expenses		
Salary & Wages	10,589.85	2,878.00
EPF and ESI Employer Share	28.11	58.88
Stipend	1,123.64	-
Staff Welfare	264.72	86.29
	12,006.31	3,023.17
Less : Allocated to Cost of Project	9,148.04	1,905.06
	2,858.27	1,118.11
Note: 19		
Financial Costs		
Interest on Car Loan	128.33	59.38
Interest on Secured loan	1,150.90	236.97
Interest Paid to Customers	656.84	-
Interest on UnSecured loan	687.22	1,627.17
Bank & other Financial Charges	447.56	15.27
	3,070.86	1,938.79
Less : Allocated to Cost of Project	785.17	59.38
	Total	Total
	2,285.69	1,879.41
Note 20		
Depreciation & Amortization Expenses		
Depreciation of tangible asset	3,342.42	2,525.32
	3,342.42	2,525.32
Less : Allocated to Cost of Project	2,275.93	1,472.65
	Total	Total
	1,066.49	1,052.67



S3 INFRAREALITY PRIVATE LIMITED
Notes to the Financial Statements as at 31.03.2023

PARTICULARS	(in Thousand)	(in Thousand)
	31.03.2023	31.03.2022
Note:21		
Other Expenses		
Admin Charges	6.58	-
Architect Fees	297.73	
Audit Fees	20.64	30.00
Business Promotion	244.56	114.34
Cartage and Freight	72.93	6.85
Commission Bank Guarantee (WIP)	2,825.52	-
Common area Maintenance Charges	198.65	198.65
Computer and Networking Exp	80.63	27.99
Consumable Exp	4,023.75	893.34
Conveyance Expenses	67.86	131.72
Courier and Postage	4.32	2.25
DG Rent	147.25	-
Donation	1,301.25	-
Electricity Charges-Site	185.68	203.13
Electricity Charges-Office	403.80	229.73
Festival exp	235.54	0.05
Guest House Rent	263.00	456.00
Int on TDS	2.00	
Hire Charges	8.00	7.50
Late fees of GST	147.80	23.62
Int on GST	585.77	-
Legal & Professional Expenses	6,843.81	316.61
Loading and unloading	2.61	0.03
Marketing & Promotional Exp	8,810.86	3,686.54
Office Expenses	235.70	20.98
Printing & Stationary	51.11	38.71
Printing and Designing	122.20	297.02
Rates & Taxes	75.00	2.00
Roc expenses	1,286.21	825.06
Repair and Maintenance	-	12.20
Security Services	1,300.92	213.81
Site Expenses	71.76	-
STP Charges	-	36.00
Short and excess	348.16	(20.66)
Insurance Exp	176.10	-
Software expenses	30.00	35.31
Telephone Exp	120.09	108.57
Tour and Travelling Expenses	873.73	125.00
Vehicle Running & Maintenance	1,104.59	457.77
GST Inputs	6,541.79	2,047.94
	39,117.91	10,528.06
Less : Allocated to Cost of Project	33,379.63	8,330.79
Total	5,738.28	2,197.27

