

S3 INFRAREALITY PRIVATE LIMITED

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

CIN No. U70200DL2013PTC257391

BALANCE SHEET AS ON 31.03.2024

	Notes No.	31.03.2024 (in thousand.)	31.03.2023 (in thousand.)
I. EQUITY AND LIABILITIES			
(1) Shareholder's Funds			
(a) Share Capital	1	250,000.00	250,000.00
(b) Reserves and Surplus	2	14,231.34	7,786.91
(c) Money received against share warrants		-	-
(2) Share application money pending allotment			
(3) Non-Current Liabilities			
(a) Long-term borrowings	3	224,674.65	276,621.89
(b) Deferred tax liabilities (Net)		194.64	417.37
(c) Other Long term liabilities		-	-
(d) Long term provisions		-	-
(4) Current Liabilities			
(a) Short-term borrowings	4	194,397.32	182,409.09
(b) Trade payables	5	77,144.40	112,274.73
(c) Other current liabilities	6	1,680,932.99	1,230,228.18
(d) Short-term provisions	7	4,820.24	3,713.86
Total		2,446,395.57	2,063,452.03
II. Assets			
(1) Non-current assets			
(a) Fixed assets			
(i) Tangible assets	8	35,162.04	32,900.30
(ii) Intangible assets		-	-
(iii) Capital work-in-progress		31,219.63	21,751.42
(iv) Intangible assets under development		-	-
(b) Non-current investments	8	18,146.06	18,146.06
(c) Deferred tax assets (net)		-	-
(d) Long term loans and advances		-	-
(e) Other non-current assets		-	-
(2) Current assets			
(a) Current investments	9	81,883.65	70,104.97
(b) Inventories	10	1,921,049.37	1,681,192.89
(c) Trade receivables	11	1,534.26	1,947.46
(d) Cash and cash equivalents	12	10,460.80	7,997.83
(e) Short-term loans and advances	13	334,135.73	214,830.68
(f) Other current assets	14	12,804.02	14,580.42
Total		2,446,395.57	2,063,452.03

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 Sadhir Kumar Goyal

(Partner)

Membership No. 097878

FRN : 017244N

Place : Faridabad

Date : 25.09.2024

UDIN- 24097878BKFCX1966

Sandeep Aggarwal

Director

DIN:00165550

H. No. 191 Sec- H. No. 191 Sec-11D

Faridabad

Haryana-121006

Rajeev Aggarwal

Director

DPIN:02963865

H. No. 191 Sec- H. No. 191 Sec-11D

Faridabad

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CIN No. U70200DL2013PTC257391

STATEMENT OF PROFIT AND LOSS FOR THE PERIOD ENDING 31.03.2024

Particulars	Notes No.	31.03.2024	31.03.2023
		(in thousand.)	(in thousand.)
Revenue from operations	15	41,913.54	50,246.90
Other Income	16	5,439.87	5,785.19
Total Revenue		47,353.41	56,032.09
Expenses:			
Cost of Project	17	16,781.40	36,574.79
Changes in inventories		-	-
Employee benefit expense	18	160.25	2,858.27
Financial costs	19	5,843.19	2,285.69
Depreciation and amortization expense	20	1,196.96	1,066.49
Other expenses	21	14,614.27	5,738.28
Total Expenses		38,596.07	48,523.51
Profit before tax		8,757.34	7,508.58
Less : Provision for Taxation			
(1) Current tax		2,571.64	1,465.26
(2) Deferred tax		(222.74)	635.23
Profit after Tax		6,408.43	5,408.08
Earning per equity share:			
(1) Basic		0.26	0.22
(2) Diluted		-	-

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

For PSP and Associates
(CHARTERED ACCOUNTANT)

CA Sudhir Kumar Goyal
(Partner)

Membership No. 097878

FRN : 017244N

Place : Faridabad

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Sandeep Aggarwal
Director
DIN:00165550
H. No. 191 Sec-11D
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Rajeev Aggarwal
Director
DPIN:02963865
H. No. 191 Sec-11D
Faridabad
Haryana-121006

S3 INFRAREALITY PRIVATE LIMITED
Notes to the Financial Statements as at 31.03.2024

PARTICULARS	31.03.2024 (in thousand.)	31.03.2023 (in thousand.)
Note : 1		
Share Capital :		
Authorised Share Capital	250,000.00	250,000.00

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

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

	250,000.00	250,000.00
	-	-
Total	250,000.00	250,000.00

Quantitative Reconciliation of Shares Outstanding

No. of Shares Outstanding at the Beginning of the Year

Add : No. of Shares Issued

No. of Shares Outstanding at the end of Reporting Period

25,000,000.00	11,000,000.00
-	14,000,000.00
25,000,000.00	25,000,000.00

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	18,750,000.00	75.00
Rajeev Aggarwal	6,250,000.00	25.00	6,250,000.00	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%	0.00%
2	Rajeev Aggarwal	6250000.00	25.00%	0.00%
	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	18,750,000	75.00%	0.00%
2	Rajeev Aggarwal	6,250,000	25.00%	0.00%
	TOTAL	25,000,000	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
25,000,000	-	25,000,000	-	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
11,000,000	-	11,000,000	14,000,000	25,000,000

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 31.03.2024

PARTICULARS	31.03.2024 (in thousand.)	31.03.2023 (in thousand.)
Note: 2		
Reserves and Surplus		
Share Premium		
Opening Balance	-	-
Add: Addition during the year	-	-
Closing Balance	Total (A)	-
II. Surplus		
Opening Balance	7,786.91	2,378.82
Add : Provision for Income Tax	36.00	-
Add: Addition During the Year	6,408.43	5,408.08
Less: Capitalised	-	-
Closing Balance	Total (B)	14,231.34
	14,231.34	7,786.91
	14,231.34	7,786.91
Note: 3		
Long Term Borrowings		
Secured Loan		
From Banks*		
- Totyota Financial Services India Ltd	2,474.47	-
- Loan from Bank of India	13,361.75	13,927.87
- KVB Car Loan Harrier	1,020.47	1,200.00
- Union Bank Car Loan- Fortuner	1,822.96	2,423.84
- Union Bank Car Loan- Innova	1,094.34	1,743.35
Unsecured Loan		
From Directors		
- Rajeev Aggarwal	3,408.10	22,118.09
- Sandeep aggarwal	-	6,129.04
Company		
- as per list	201,492.56	229,079.70
Total	224,674.65	276,621.89
Note: 4		
Short Term Borrowings		
Unsecured Loan		
As per List	194,397.32	182,409.09
Total	194,397.32	182,409.09
Note: 4		
Trade Payable		
Due to micro and small enterprises	77,144.40	64,774.73
Due to creditors other than micro and small enterprises	-	47,500.00
Amount Payable to land owners	Total	77,144.40
	77,144.40	112,274.73



S3 INFRAREALITY PRIVATE LIMITED
Notes to the Financial Statements as at 31.03.2024

PARTICULARS	31.03.2024 (in thousand.)	31.03.2023 (in thousand.)
Note: 5		
<u>Other Current Liabilities</u>		
Advance Recd. From Customer	1,035,814.62	36,846.89
Security Deposits	2,266.74	2,360.51
Cheque in Reconciliation	-	160,220.57
<u>Others Payable</u>		
-Statutory Dues	14,038.05	12,825.62
-Auditors	84.36	54.36
-Others	8,858.23	4,232.68
-Cancellation Payable	3,690.16	4,755.69
-Advance from others	616,180.82	1,008,931.85
	-	-
Total	<u>1,680,932.99</u>	<u>1,230,228.18</u>

Note: 6		
<u>Short-Term Provisions</u>		
Provision for Income Tax	4,820.24	3,713.86
Total	<u>4,820.24</u>	<u>3,713.86</u>

Note: 8		
<u>Non-Current Investment</u>		
Goverdhan Land	5,896.06	5,896.06
Era Group	12,250.00	12,250.00
	-	-
Total	<u>18,146.06</u>	<u>18,146.06</u>

Note: 9		
<u>Current Investment</u>		
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	4,446.60	4,167.91
Aurik InfraReality LLP	1,000.00	-
S3 Infrabuild Private Limited	2,000.00	-
FD	45,637.06	37,137.06
Total	<u>81,883.65</u>	<u>70,104.97</u>

Note: 10		
<u>Inventories</u>		
(As Taken, Valued & Certified by the Management)		
Project in Progress	1,921,049.37	1,681,192.89
	-	-
Total	<u>1,921,049.37</u>	<u>1,681,192.89</u>

Note: 11		
<u>Trade Receivables</u>		
(Unsecured Considered goods)		
(i) Outstanding more than 6 months	-	-
(ii) Others	1,534.26	1,947.46
Total	<u>1,534.26</u>	<u>1,947.46</u>



S3 INFRAREALITY PRIVATE LIMITED
Notes to the Financial Statements as at 31.03.2024

PARTICULARS	31.03.2024 (in thousand.)	31.03.2023 (in thousand.)
Note: 12		
Cash & Cash Equivalents		
Cash in Hand	3,317.76	3,445.88
Balance with Scheduled Banks in current accounts	6,579.43	4,551.95
Cheque in Reconciliation	563.61	-
Total	10,460.80	7,997.83
Note: 13		
Short Term Loan and Advances		
Advance to Suppliers/Contractors/Others	333,022.41	214,020.83
Security Refundable	920.29	682.29
Advance to Employee	193.03	127.56
TOTAL	334,135.73	214,830.68
Note: 14		
Other Current Assets		
GST Receivable	10,521.32	13,715.92
Tds And TCS Recievable	1,485.54	650.55
Interest Receivable	783.12	213.95
Others	14.03	-
TOTAL	12,804.02	14,580.42
Note: 15		
Revenue From Operations		
Sale of Flats	41,913.54	50,246.90
Less Sales Discount on account of GST	-	-
Total	41,913.54	50,246.90
Note: 16		
Other Income		
Interest Received	4,118.60	3,838.06
Profit on Sale of Assets	70.38	1,817.71
Commission Bank Guarantee (WIP)	1,123.20	-
Other Income	78.31	129.43
Short and Excess	49.40	-
Total	5,439.87	5,785.19



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Notes to the Financial Statements as at 31.03.2024

PARTICULARS	31.03.2024 (in thousand.)	31.03.2023 (in thousand.)
Note 17		
Cost of Project-79		
Cost of Construction/Projects		
Opening Balance	1,681,192.89	1,177,888.51
Add: Incurred during the year		
Land Cost	31,905.00	95,695.17
Govt Charges	86,018.22	353,475.77
Purchase Of Material	138.94	1,833.78
Construction Expenses	39,318.17	22,833.83
Employee Cost	21,642.70	4,384.40
Financial Charges	140.32	-
Other Expenses	70,431.00	25,072.58
Depreciation	963.98	8.87
	1,931,751.21	1,681,192.89
Less : Inventory at the end of year		
Cost of Project charged to Profit & Loss A/c	1,921,049.37	1,681,192.89
Total	10,701.84	-

Cost of Project-82		
Cost of Construction/Projects		
Opening Balance	-	-
Add: Incurred during the year		
Land Cost	-	-
Govt Charges	-	846.50
Purchase Of Material	4.27	4,354.55
Construction Expenses	56.98	15,250.81
Employee Cost	-	4,763.64
Financial Charges	428.59	785.17
Other Expenses	1,775.67	8,307.05
Depreciation	3,814.04	2,267.07
	6,079.56	36,574.79
Less : Inventory at the end of year		
Cost of Project charged to Profit & Loss A/c	6,079.56	36,574.79
Total	6,079.56	36,574.79

Note: 18		
Employee Benefit Expenses		
Salary & Wages	19,329.30	10,589.85
EPF and ESI Employer Share	76.08	28.11
Stipend	1,829.32	1,123.64
Staff Welfare	568.24	264.72
	21,802.95	12,006.31
Less : Allocated to Cost of Project	21,642.70	9,148.04
	160.25	2,858.27

Note: 19		
Financial Costs		
Interest on Car Loan	568.91	128.33
Interest on Secured loan	1,233.88	1,150.90
Interest Paid to Customers	2,347.45	656.84
Interest on UnSecured loan	2,234.29	687.22
Bank & other Financial Charges	27.58	447.56
	6,412.10	3,070.86
Less : Allocated to Cost of Project	568.91	785.17
Total	5,843.19	2,285.69

Note 20		
Depreciation & Amortization Expenses		
Depreciation of tangible asset	5,974.98	3,342.42
	5,974.98	3,342.42
Less : Allocated to Cost of Project	4,778.02	2,275.93
Total	1,196.96	1,066.49



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Notes to the Financial Statements as at 31.03.2024

PARTICULARS	31.03.2024 (in thousand.)	31.03.2023 (in thousand.)
Note:21		
Other Expenses		
Admin Charges	0.00	6.58
AMC Expenses	21.60	0.00
Architect Fees	1,000.00	297.73
Audit Fees	30.00	20.64
Business Promotion	0.00	244.56
Cartage and Freight	11.10	72.93
Commission Bank Guarantee (WIP)	0.00	2,825.52
Common area Maintenance Charges	203.23	198.65
Computer and Networking Exp	73.77	80.63
Consumable Exp	3,079.98	4,023.75
Conveyance Expenses	203.93	67.86
Courier and Postage	7.38	4.32
DG Rent	146.33	147.25
Horticulture Expenses	351.72	0.00
Donation	11.10	1,301.25
Electricity Charges-Site	605.01	185.68
Electricity Charges-Office	284.56	403.80
Festival exp	36.66	235.54
Guest House Rent	640.00	263.00
Int on TDS	3,375.59	2.00
Hire Charges	0.00	8.00
Late fees of GST	226.30	147.80
Int on GST	218.37	585.77
Legal & Professional Expenses	3,211.02	6,843.81
Consultancy Charges	2,000.00	0.00
Technical Expenses	12.71	0.00
Loading and unloading	7.05	2.61
Advertisement expenses	16,617.53	0.00
Marketing & Promotional Exp	37,188.67	8,810.86
Office Expenses	996.65	235.70
Printing & Stationary	244.71	51.11
Printing and Designing	0.00	122.20
Rates & Taxes	0.00	75.00
Roc expenses	91.75	1,286.21
Sales Tax Demand	7,513.01	0.00
Repair and Maintenance	8.03	0.00
Security Services	2,076.75	1,300.92
Site Expenses	312.57	71.76
STP Charges	0.00	0.00
Short and excess	0.00	348.16
Insurance Exp	163.89	176.10
Software expenses	380.00	30.00
Telephone Exp	122.79	120.09
Tour and Travelling Expenses	78.70	873.73
Vehicle Running & Maintenance	121.32	1,104.59
GST Inputs	5,147.16	6,541.79
	86,820.94	39,117.91
Less : Allocated to Cost of Project	72,206.67	33,379.63
Total	14,614.27	5,738.28

