

KAPOOR RAKESH & COMPANY

CHARTERED ACCOUNTANTS

G-1, SAKET, NEW DELHI-110017

INDEPENDENT AUDITORS' 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 Audit of Financial Statements

Opinion

We have audited the accompanying financial statements of **N B S A M CONSTRUCTION PRIVATE LIMITED (the Company)** which comprises the Balance Sheet as at March 31, 2021 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 Companies Act, 2013 in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2021, and profit/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.

Emphasis of Matter

We draw attention to Note 22 (c) of the financial statements which describes management's assessment of the impact of the outbreak of COVID-19 pandemic on its business operations and financial statements. The said assessment made by the management is highly dependent upon the circumstances as they evolve in subsequent period.

Our opinion is not modified in respect of this matter.



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

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position and financial performance of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act

for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibility for the Audit of the Financial Statements

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

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional 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 financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

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

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

As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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

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.

- 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.



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- 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 and the Statement of Profit and Loss dealt with by this Report are in agreement with the books of account.
- d. In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e. On the basis of the written representations received from the directors as on 31st March, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2021 from being appointed as a director in terms of Section 164 (2) of the Act.

With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- 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 required to be transferred by the Company to the Investor Education and Protection Fund by the Company.

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


RAKESH KAPOOR

Proprietor

M. No. 080212

UDIN:21080212AAAAAM1336

Place: New Delhi

Dated: 04.11.2021



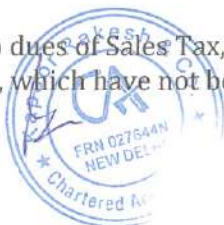
KAPOOR RAKESH & COMPANY

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(The "Annexure A" referred in paragraph 1 of Report on other legal and regulatory requirements of our report to the members of N B S A M CONSTRUCTION PRIVATE LIMITED on the accounts for the year ended 31st March 2021).

- i. The Company does not have any fixed assets during the year
- ii. The inventory has been physically verified by the management with our participation during the year and the frequency of such verification is reasonable. On the basis of our examination of the records of inventory, we are of the opinion that the Company is maintaining proper records of inventory. The discrepancies noticed on physical verification of inventory as compared to book records were not material and have been properly dealt with in the books of account.
- iii. 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 Companies Act, 2013. Accordingly, sub-clause (a), (b) and (c) of para (iii) of the Order are not applicable to the Company.
- iv. According to the information and explanations given to us, the Company has not given any loan, or made any investments, or provided any guarantee or security as specified under Section 185 and 186 of the Companies Act, 2013. Accordingly, the provisions of paragraph 3 (iv) of the Order are not applicable to the Company.
- v. As per the information and explanations given to us, the Company has not accepted any deposits as mentioned in the directives issued by the Reserve Bank of India and the provisions of Section 73 to 76 of the Act or any other relevant provisions of the Companies Act, 2013 and the rules framed there under. Accordingly, the provisions of paragraph 3 (v) of the Order are not applicable to the Company.
- vi. According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under the sub Section (1) of Section 148 of the Companies Act, 2013, for any services rendered or goods sold by the Company. Accordingly, the provisions of paragraph 3 (vi) of the Order are not applicable to the Company.
- vii. According to the information and explanations given to us, in respect of statutory dues:
 - (a) The Company has been generally regular in depositing with appropriate authorities undisputed statutory dues including Provident Fund, Employees' State Insurance, Sales Tax, Service Tax, Custom Duty, Excise Duty and Cess, Goods and Services Tax and any other material statutory dues applicable to it.
 - (b) There were no undisputed amounts payable in respect of statutory dues were in arrear as at 31st March 2021 for a period of more than six months from the date they become payable.
 - (c) There are no dues of Sales Tax, Income Tax, Custom Duty, Service Tax, Excise Duty and Cess, Goods and Services Tax, which have not been deposited, on account of any dispute.



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- viii In our opinion and according to the information and explanations given to us, the Company has not borrowed any money from banks, financial institutions and Government, and there were no debentures issued during the year or outstanding as at 31st March, 2021.
- ix Since the Company is a private limited. The Company did not raise any amount by way of Initial Public Offer or further Public Offer (including debt instruments). The money raised by way of term loans have been applied by the Company during the year for the purposes for which they were raised.
- x To the best of our knowledge and according to the information & explanations given to us, no fraud on the Company by its officers or employees has been noticed or reported during the year.
- xi The Company is a private limited company and accordingly the requirements as stipulated by the provisions of section 197 read with schedule V to the Act are not applicable to the Company. Accordingly, paragraph 3(xi) of the Order is not applicable.
- xii According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, paragraph 3(xii) of Order is not applicable.
- xiii The Company is a private limited company and accordingly the requirements as stipulated by the provisions of Section 177 of the Act are not applicable to the Company. In our opinion, the Company is in compliance with Section 188 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- xiv According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures.
- xv In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its directors or persons connected with them and hence provisions of section 192 of Companies Act,2013 are not applicable.
- xvi The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act,1934. Accordingly, the provisions of Clause 3[xvi] of the Order are not applicable to the Company.

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

RAKESH KAPOOR

Proprietor

M. No. 080212

UDIN: 21080212AAAAAM1336

Place: New Delhi

Dated: 04.11.2021



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

CIN No. U45201DL2005PTC143267

Balance Sheet as at 31 March, 2021

Particulars	Note No.	As at 3st March 2021	As at 3st March 2020
		₹	₹
A EQUITY AND LIABILITIES			
1 Shareholders' funds			
(a) Share capital	3	3,000,000	3,000,000
(b) Reserves and surplus	4	27,452,604	27,534,030
		30,452,604	30,534,030
2 Current liabilities			
(a) Other Current Liabilities	5	29,500	23,850
(b) Short-term provisions	6	-	295,484
		29,500	319,334
TOTAL		30,482,104	30,853,364
B ASSETS			
1 Non Current assets			
(a) Long Term loans and Advances	7	6,215,750	4,100,000
(b) Deferred Tax Asset (Net)	18	-	-
		6,215,750	4,100,000
2 Current assets			
(a) Inventories	8	14,351,879	14,351,879
(b) Trade Receivables	9	9,587,519	11,837,519
(c) Cash and cash equivalents	10	325,326	563,966
(d) Other current assets	11	1,630	-
		24,266,354	26,753,364
TOTAL		30,482,104	30,853,364
See accompanying notes forming part of the financial statements	1 to 21		

In terms of our report attached.

For Kapoor Rakesh & Co.

Chartered Accountants

Firm Regn No. 027644N



Rakesh Kapoor

Proprietor

M. No. : 080212

UDIN: 2108042AAAAAM1336

Place : New Delhi

Date : 04.11.2021

For and on behalf of the Board of Directors

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

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 for the year ended 31 March, 2021

Particulars		Note No.	For the Year Ended 31st March 2021	For the Year Ended 31st March 2020
			₹	₹
A	CONTINUING OPERATIONS			
1	Revenue from operations	12	-	15,937,519
2	Other income		-	-
3	Total revenue (1+2)		-	15,937,519
4	Expenses			
	(a) Change in Work in Progress Inventory	13	-	14,237,519
	(b) Other expenses	14	85,326	68,622
	Total expenses		85,326	14,306,141
5	Profit / (Loss) before exceptional and extraordinary items and tax (3 - 4)		(85,326)	1,631,378
6	Exceptional items		-	-
7	Profit / (Loss) before extraordinary items and tax (5 + 6)		(85,326)	1,631,378
8	Extraordinary items		-	-
9	Profit / (Loss) before tax (7 + 8)		(85,326)	1,631,378
10	Tax expense:			
	(a) Current tax expense for current year		-	380,206
	(b) (Less): MAT credit (where applicable)		-	-
	(c) Current tax expense relating to prior years		(3,900)	-
	(d) Net current tax expense		(3,900)	380,206
	(e) Deferred tax	18	-	47,853
			(3,900)	428,059
11	Profit / (Loss) from continuing operations (9 + 10)		(81,426)	1,203,319
11.i	Earnings per share (of ₹ 10/- each):			
	(a) Basic			
	(i) Continuing & Total operations	17.1	(0.27)	4.01
	(b) Diluted			
	(i) Continuing & Total operations	17.2	(0.27)	4.01
	See accompanying notes forming part of the financial statements	1 to 21		

In terms of our report attached.

For Kapoor Rakesh & Co.
Chartered Accountants
Firm Regn No. 027644N

Rakesh Kapoor
Proprietor

UDIN: 21080212AAAAAM1336
M. No. : 080212

Place: New Delhi

Date: 04.11.2021

For and on behalf of the Board of Directors
N.B.S.A.M. CONSTRUCTION PRIVATE LIMITED

Neeraj Kumar
Director
DIN: 08841277

Rakshak Vig
Director
DIN: 08832132

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 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 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> 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> 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> Interest income is recognised on a time proportion basis, taking into account the amount outstanding and the rates applicable.</p>
2.04	<p>Inventories 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) 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>Investments 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>
2.07	<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>



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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 2021

Particulars	
2.08 Earnings per share	<p>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>
2.09 Taxes on income	<p>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>
2.10 Impairment of assets	<p>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>
2.11 Provisions and contingencies	<p>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>
2.12 Prior Period And Extraordinary Item'	<p>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>
2.13 Significant Events Occurring After Balance Sheet Date	<p>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

Summary of significant accounting policies and other explanatory informations for the year ended 31 March 2021

Note 3 Share capital

Particulars	As at 31st March 2021		As at 31st March 2020	
	Number of shares	₹	Number of shares	₹
(a) Authorised Equity shares of ₹ 10 each with voting rights	500,000	5,000,000	500,000	5,000,000
(b) Issued, Subscribed and fully paid up Equity shares of ₹ 10 each with voting rights	300,000	3,000,000	300,000	3,000,000
Total	300,000	3,000,000	300,000	3,000,000

Note 3.1

The company has only one class of Equity Shares having a par value of ₹ 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.

Note: 3.2 Share capital (contd.)

Notes:

(i) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting period:

Particulars	Opening Balance	Fresh issue	Bonus	ESOP	Conversion	Buy back	Other changes (give details)	Closing Balance
Equity shares with voting rights								
Year ended 31 March, 2021								
- Number of shares	300,000	-	-	-	-	-	-	300,000
- Amount (₹)	3,000,000	-	-	-	-	-	-	3,000,000
Year ended 31 March, 2020								
- Number of shares	300,000	-	-	-	-	-	-	300,000
- Amount (₹)	3,000,000	-	-	-	-	-	-	3,000,000

(ii) Details of shares held by each shareholder holding more than 5% shares:

Class of shares / Name of shareholder	As at 31st March 2021		As at 31st March 2020	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares of Rs 10 each fully paid up				
Ratna Commercial Enterprises Pvt. Ltd.	-	-	150000	50.00
Hercules Builders Coimbatore Pvt. Ltd.	-	-	90000	30.00
Texcity Construction Koval Pvt. Ltd.	-	-	20000	6.67
Metalcity Construction Koval Pvt. Ltd.	-	-	20000	6.67
Better Choice Realtors Pvt. Ltd.	299900	99.97	20000	6.67

Notes: 3.4

As per records of the company, including its Register of shareholders/members and other declaration received from the shareholders regarding beneficial interest, the above shareholdings represents both legal and beneficial ownerships of the shares.

The Company has not made any buy back of shares during five years immediately proceeding 31st March 2021.

Note: 4 Reserves and surplus

Particulars	As at 31st March 2021	As at 31st March 2020
	₹	₹
(a) Securities premium account		
Opening balance	26,100,000	26,100,000
Add : Premium on shares issued during the year	-	-
Closing balance	26,100,000	26,100,000
(b) Surplus / (Deficit) in Statement of Profit and Loss		
Opening balance	1,434,030	230,711
Add: Profit / (Loss) for the year	(81,426)	1,203,319
Closing balance	1,352,604	1,434,030
Total	27,452,604	27,534,030



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

Summary of significant accounting policies and other explanatory informations for the year ended 31 March 2021

Note 5 Other Current liabilities

Particulars	As at 31st March 2021	As at 31st March 2020
	₹	₹
Audit fee payable	8,850	23,850
Liability for unrepresented cheques	20,650	-
Total	29,500	23,850

Note 6 Short Term Provisions

Particulars	As at 31st March 2021	As at 31st March 2020
	₹	₹
Provision for Current Income Tax	-	380,206
Less Mat Credit availed U/s 115JAA	-	(84,722)
Total	-	295,484

Note 7 Long Term Loans and Advances

Particulars	As at 31st March 2021	As at 31st March 2020
	₹	₹
Investments in Capital Advance	6,215,750	4,100,000
Total	6,215,750	4,100,000

Note 8 Inventories

Particulars	As at 31st March 2021	As at 31st March 2020
	₹	₹
Flats & Shops construction work in progress (Inventories have been valued at lower of cost or net realisable value)	14,351,879	14,351,879
Total	14,351,879	14,351,879

Note 9 Trade Receivables

Particulars	As at 31st March 2021	As at 31st March 2020
	₹	₹
(a) Trade receivables outstanding for a period exceeding six months Trade receivable considered good- Unsecured	9,587,519	11,837,519
(b) Other Trade receivables	-	-
Total	9,587,519	11,837,519

Note 10 Cash and cash equivalents

Particulars	As at 31st March 2021	As at 31st March 2020
	₹	₹
(a) Cash on hand	133,342	136,842
(b) Balances with banks In current accounts	191,984	427,124
Total	325,326	563,966

Note 11 Other current assets

Particulars	As at 31st March 2021	As at 31st March 2020
	₹	₹
MAT Credit available	-	84,722
Less Availed U/s 115JAA	-	(84,722)
Income Tax refundable	1,630	-
Total	1,630	-



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

Summary of significant accounting policies and other explanatory informations for the year ended 31 March 2021

Note 12 Revenue From Operation

Particular	For the Year Ended 31st March 2021	For the Year Ended 31st March 2020
	₹	₹
Sale of Flats/ Shops	-	15,937,519
Total	-	15,937,519

Note 13 Change in Inventory of Work in Progress

Particular	For the Year Ended 31st March 2021	For the Year Ended 31st March 2020
	₹	₹
<u>Inventories at the end of the year:</u>		
Flats & Shops construction work in progress	14,351,879	14,351,879
<u>Inventories at the beginning of the year:</u>		
Flats & Shops construction work in progress	14,351,879	28,589,398
Net (Increase)/Decrease in inventory	-	14,237,519

Note 14 Other expenses

Particular	For the Year Ended 31st March 2021	For the Year Ended 31st March 2020
	₹	₹
Audit fees (refer bellow note.14.i)	8,850	23,850
Bank charges	77	-
Filling Fees	3,500	-
Interest on Income Tax	46,786	-
Legal and Professional charges	26,113	44,772
Total	85,326	68,622

Note 14.i Other expenses (contd.)

Particulars	For the Year Ended 31st March 2021	For the Year Ended 31st March 2020
	₹	₹
(i) Payments to the auditors comprises (net of gst tax input credit, where applicable):		
As auditors - statutory audit	8,850	8,850
Tax Audit Fees	-	15,000
Total	8,850	23,850



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

Summary of significant accounting policies and other explanatory informations for the year ended 31 March 2021

Note 16 Disclosures under Accounting Standards

Note	Particulars		
16.1	Related party transactions		
16.1a	Details of related parties:		
	Description of relationship	Names of related parties	
	Directors	1. Mrs. Jyoti Vig - Director DIN 07569126 2. Mr. H S Rawat - Director DIN 07569102 3. Mr Neeraj Kumar- Director DIN 08841277 4 Mr Rakshak Vig- Director DIN 08832132	
	Holding Company	Better Choice Realtors Pvt Ltd	
	Note-1: Mr.Neeraj Kumar and Mr. Rakshak Vig were appointed director on 22.08.2020. Mrs Jyoti Vig and Mr. H. S. Rawat retired as a director from 22.08.2020		
	Note: Related parties have been identified by the Management.		
	Details of related party transactions during the year ended 31 March, 2021 and balances outstanding as at 31 March, 2021:		
16.1b		Director	Entities in which Dir. / relatives of Dir. have significant influence
			Total
	<u>Balances outstanding at the end of the year</u>		
	Loans and Advances (in Rs)	NIL	NIL
		[NIL]	[NIL]
	Borrowings (in ₹)	NIL	NIL
		[NIL]	[NIL]
	Note: Figures in bracket relates to the previous year		



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

Summary of significant accounting policies and other explanatory informations for the year ended 31 March 2021

Note 17 Disclosures under Accounting Standards (contd.)

Note	Particulars	As at 31st March	As at 31st March
		2021	2020
		₹	₹
	Earnings per share		
	Basic		
17.1	Continuing & Total operations		
	Net profit / (loss) for the year from continuing & total operations	(81,426)	1,203,319
	Less: Preference dividend and tax thereon	-	-
	Net profit / (loss) for the year from continuing & total operations attributable to the equity shareholders	(81,426)	1,203,319
	Weighted average number of equity shares	300,000	300,000
	Par value per share	10	10
	Earnings per share from continuing and total operations - Basic	(0.27)	4.01
	Diluted		
	The diluted earnings per share has been computed by dividing the Net Profit After Tax available for Equity Shareholders by the weighted average number of equity shares, after giving dilutive effect of the outstanding Warrants, Stock Options and Convertible bonds for the respective periods. Since, the effect of the conversion of Preference shares was anti-dilutive, it has been ignored.		
17.2	Continuing & Total operations		
	Net profit / (loss) for the year from continuing & total operations	(81,426)	1,203,319
	Less: Preference dividend and tax thereon	-	-
	Net profit / (loss) for the year attributable to the equity shareholders from continuing & total operations	(81,426)	1,203,319
	Add: Interest expense and exchange fluctuation on convertible bonds (net)	-	-
	Profit / (loss) attributable to equity shareholders from continuing and total operations (on dilution)	(81,426)	1,203,319
	Weighted average number of equity shares for Basic EPS	300,000	300,000
	Add: Effect of warrants, ESOPs and Convertible bonds which are dilutive	-	-
	Weighted average number of equity shares - for diluted EPS	300,000	300,000
	Par value per share		
	Earnings per share, from continuing and total operations - Diluted	(0.27)	4.01

Note 18 Disclosures under Accounting Standards (contd.)

Note	Particulars	As at 31st March	As at 31st March
		2021	2020
		₹	₹
18	Deferred tax (liability) / asset		
	Tax effect of items constituting deferred tax liability		
	On difference between book balance and tax balance of fixed assets	-	-
	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	-	-
	Tax effect of items constituting deferred tax assets	-	-
	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	-	-
	Brought forward business losses	-	-
	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	-	-
	Net deferred tax (liability) / asset	-	-

19 Corporate Social Responsibility Activities

Note	Particulars
19	Provisions of Section 135 of the Companies Act, 2013 is not applicable during the year on the company

20 Previous year's figures

Note	Particulars
20	Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosure.

21 Effect of round off

Note	Particulars
21	Effect of round off have been considered wherein it is necessary

In terms of our report attached.

For Kapoor Rakesh & Co.
Chartered Accountants
Firm Regn No. 027644N



Rakesh Kapoor
Proprietor

M. No. : 080212

UDIN: 21080212AAAAAM133L

Place : New Delhi

Date : 04.11.2021

For and on behalf of the Board of Directors
N.B.S.A.M. CONSTRUCTION PRIVATE LIMITED

(Signature)
Deeraj Kumar
Director
DIN: 08841277

(Signature)
Rakshak Vig
Director
DIN: 08832132