

PANCHSHEEL BUILDTECH PRIVATE LIMITED

Corp. Office: H-169, Sector-63 Noida 201301 UP
Regd. Office: G-124, Shop No.5, Dilshad Colony Delhi DI 110092
CIN: U45200DL2006PTC156772, Email ID: cs@panchsheelgroup.com

SHORTER NOTICE OF 15TH ANNUAL GENERAL MEETING

Shorter Notice is hereby given that the 15th Annual General Meeting ("AGM") of the members of Panchsheel Buildtech Private Limited ("The Company") is scheduled to be held on Thursday, the 30th Day of December, 2021 at 03.00 P.M. at the Registered Office of the Company at G-124, SHOP NO.5, DILSHAD COLONY, DELHI-110092 to transact the following businesses:

ORDINARY BUSINESS

1. To receive, consider and adopt the Audited Financial Statements of the Company for the financial year ended 31st March, 2021 together with the reports of the Directors and Auditors thereon.
2. Any other matter as discussed with chair.

SPECIAL BUSINESS

3. Ratification of remuneration of Cost Auditor
To ratify the remuneration of cost auditor and in this regard to consider and if thought fit, to pass with or without modification, following resolution as **Ordinary Resolution**:

"RESOLVED THAT pursuant to provisions of Section 148 and other applicable provisions of the Companies Act, 2013 and the Companies (Cost Records and Audit) Rules, 2014 and Companies (Audit and Auditors) Rules, 2014 (including any statutory modification(s), enactment(s) or re-enactment(s) thereof, for the time in force), payment of remuneration Rs. 27,500 /- (Rupees Twenty Seven Thousand Five Hundred only) exclusive of taxes to M/s Rahul Jain and Associates, Cost Accountants (Registration No. 101515), the Cost Auditor appointed by the Board of Directors to conduct the audit of cost records of the Company for the financial year ending 31st March, 2022, be and is hereby approved.

RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorized to do all acts and take all such steps as may be necessary proper or expedient to give effect to this resolution."

BY ORDER OF THE BOARD OF DIRECTORS
For Panchsheel Buildtech Private Limited

Place: Delhi
Date: 29th December, 2021


(RAHUL KUMAR SINGHWAL)
Director
DIN: 02029400

Notes:

1. A member entitled to attend and vote at the meeting is entitled to appoint a proxy to attend and vote instead of himself and the proxy need not be a member of the Company.
2. The instrument appointing proxy must reach at the Registered Office of the Company not less than 48 hours before the commencement of the meeting.
3. Corporate Members are requested to send a duly certified true copy of the Board Resolution authorizing their representatives to attend and vote at the Annual General Meeting.
4. Members are informed that in case of joint holders attending the Meeting, only such Joint holder who higher in the order of the names will be entitled to vote.

EXPLANATORY STATEMENT PURSUANT TO SECTION 102(1) OF THE COMPANIES ACT, 2013

Pursuant to Section 148 of the Companies Act, 2013 and Rule 14 of the Companies (Audit and Auditors) Rules, 2014, the Company is required to appoint a Cost Auditor to audit the cost records for applicable products of the Company.

The Board of Directors at its meeting held on 27th September, 2021, considered and approved the appointment of M/s Rahul Jain and Associates, Cost Accountants (Registration No. 101515), as the Cost Auditor for the fiscal year 2021-22 at a remuneration of Rs. 27,500 /- (Rupees Twenty Seven Thousand Five Hundred only) per annum exclusive of taxes.

The Board of Directors recommends the Ordinary Resolution as set out in Item No. 3 of the Notice for the approval of the shareholders. None of the Directors, Key Managerial Personnel (KMP), or their relatives are, in any way, concerned with or interested in, financially or otherwise, the said resolution.

**BY ORDER OF THE BOARD OF DIRECTORS
For Panchsheel Buildtech Private Limited**



(RAHUL KUMAR SINGHWAL)

Director

DIN: 02029400

Place: Delhi

Date: 29th December, 2021

DIRECTORS' REPORT

Dear Members,

Your Board of Directors have pleasure in presenting the 15th Annual Report on the business and operations of the Company along with audited financial statement for the financial year ended 31st March, 2021.

1. FINANCIAL RESULTS

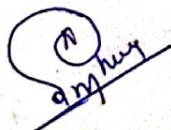
Your Company's financial performance, for the year ended 31 March 2021 is summarised below:

| PARTICULARS | For the year ended 31.03.2021 | For the year ended 31.03.2020 |
|--|----------------------------------|----------------------------------|
| | ₹ | ₹ |
| Turnover | 143,68,18,000 | 302,20,41,000 |
| Other Income | 1,66,45,000 | 8,81,95,000 |
| Total Revenue | 145,34,63,000 | 311,02,36,000 |
| Profit/(Loss) Before Depreciation | 3,48,09,000 | 5,72,63,000 |
| Less: Depreciation | 2,20,36,000 | 2,71,67,000 |
| Profit/(Loss) Before Tax | 1,27,73,000 | 3,00,96,000 |
| Less: Provision for Taxation: Current Year | (40,85,000) | (93,86,000) |
| : Earlier year tax paid | (1,65,000) | 4,96,000 |
| : Deferred Tax | 3,45,000 | (11,43,000) |
| Profit/(Loss) After Tax | 88,68,000 | 2,00,63,000 |
| Earning Per Equity Share: Basic | 1.15 | 2.60 |
| : Diluted | NA | NA |

2. STATE OF COMPANY'S AFFAIRS

During the financial year under review the company was involved in the construction of residential and commercial complexes under the various Projects of the Company namely "PANCHSHEEL GREENS", "PANCHSHEEL WELLINGTON" (Tower 7 & 8), "PANCHSHEEL HYNISH", "PANCHSHEEL PEBBLES", "PANCHSHEEL GREENS-2" "PANCHSHEEL PRIME-390" and we are looking forward to successfully complete the project in the near future.

Further, during the year, company has successfully obtained phase completion certificate of its Project name of "Panchsheel Prime 390 (Tower 1 to 5 and 14 to 18)."





3. IMPACT OF COVID-19

COVID-19 pandemic has manifested as a global challenge, with disruption across the world. Global solutions are needed to overcome these.

The pandemic caused slow down and impacted the Indian Real Estate Sector. The Central and State Governments have taken various initiatives including stamp duty waivers, reduced charges and establishment of Special Window for Affordable and Mid-Income Housing ('SWAMIH'), to provide last mile funding for stalled projects. Keeping the policy rates low has helped the sector to withstand these difficult times.

India had one of the strictest lockdowns to prevent the spread of COVID-19. This led to the curtailment of economic activity. Once lockdown restrictions were eased, the economy started witnessing gradual recovery. With the success of the vaccination drive, it is expected that the current fiscal should show revival aided by initiatives of the Central Bank and Governments.

The health and safety of our employees and stakeholders remained the top priority for the Company, with several initiatives to support employees and their families during the pandemic.

4. DIVIDEND

In view of the increased financial requirements of the Company the Board of Directors expresses their inability to recommend equity dividend for the financial year ended 31st March, 2021.

5. MATERIAL CHANGES AND COMMITMENT

Save as otherwise stated in this report, no material changes and commitments affecting the financial position of the Company have occurred between the end of the financial year i.e. 31st March, 2021 and the date of this report.

Further, there are no significant and material orders passed by the regulators or courts or tribunals impacting the going concern status and company's operations in future.

6. CHANGE IN NATURE OF BUSINESS OF THE COMPANY

During the financial year under review there is no change in the nature of the business of the Company.

7. TRANSFER TO RESERVE

During the financial year, the Company has not transferred any amount to the general reserve.





8. A) SHARE CAPITAL

During the year under review, there is no change in the Issued, Subscribed and Fully Paid-up Equity Share Capital of the Company. The Company has neither bought back any of its securities, or issued any Sweat Equity Shares, Bonus Shares, nor has provided any Stock Option Scheme to the employees. The paid-up equity share capital as at 31st March, 2021 stood at Rs. 7,70,90,000 (Rupees Seven Crores Seventy Lakh Ninety Thousand Only).

B) DEBENTURES

During the year under review, your Company has made the proportional pre-payment/part-redemption of *Secured rated Listed Redeemable Non-Convertible Debentures (issued on Private Placement basis) "NCDs"* on various dates. After such pre-payment/part-redemption, 1328 NCDs of Rs. 5,94,003.59/- each aggregating to Rs. 78,88,36,767/- were outstanding as on 31st March, 2021.

9. DIRECTORS AND KEY MANAGERIAL PERSONNEL ("KMP")

During the period under review there was no change in the composition of Board of Directors of the Company. Mr. Ashok Chaudhry, Mr. Anuj Kumar and Mr. Rahul Kumar Singhwal will continue to be the Directors of the Company.

After the closure of financial year and up to current date there were some changes in senior executives as Ms. Ruchi Singh has resigned from the position of Company Secretary on 12th day of November 2021 and Ms. Asha has appointed as a company secretary and compliance officer of the company with immediate effect.

10. BOARD MEETINGS:

During the Financial Year 2020-21, 17 (Seventeen) Board Meetings were held in accordance with the provisions of Section 173 of Companies Act, 2013.

| | | | |
|----------------|----------------|----------------|----------------|
| 1. 02.06.2020 | 2. 08.06.2020 | 3. 29.06.2020 | 4. 03.07.2020 |
| 5. 15.07.2020 | 6. 04.08.2020 | 7. 02.09.2020 | 8. 24.09.2020 |
| 9. 01.10.2020 | 10. 05.11.2020 | 11. 20.11.2020 | 12. 03.12.2020 |
| 13. 31.12.2020 | 14. 02.01.2021 | 15. 08.01.2021 | 16. 18.01.2021 |
| 17. 16.03.2021 | | | |

Rahul Kumar Singhwal

Ashok Chaudhry

All the Directors have actively participated in the aforesaid Board Meetings held during the period under review.

The intervening gaps between any two meetings were well within the limits prescribed under the Companies Act, 2013.

11. STATEMENT INDICATING THE MANNER IN WHICH FORMAL ANNUAL EVALUATION HAS BEEN MADE BY THE BOARD OF ITS OWN PERFORMANCE AND THAT OF ITS COMMITTEES AND INDIVIDUAL DIRECTORS

In terms of the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 a formal annual evaluation was performed by the Board of Directors of the Company on its own performance and the directors individually.

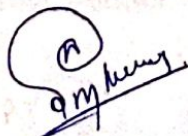
12. MANAGERIAL REMUNERATION

In terms of the provisions of Section 197(12) of the Act read with Rule 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, as amended, a statement showing the names and other particulars of the employees drawing remuneration in excess of the limits set out in the said rules are provided in the Annual Report, which forms part of this Report.

Disclosure relating to remuneration and other details as required under Section 197 (12) of the Act read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are also provided in the Annual Report, which forms part of this Report. However, in pursuant to the provisions of Section 136(1) of the Act and as advised, the Annual Report excluding the aforesaid information is being sent to the members of the Company. The said information is available for inspection at the registered office of the Company during the working hours and any member interested in obtaining such information may write to the Company Secretary and the same will be furnished on request.

13. SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES

As on 31st March 2021, your Company has no subsidiary, associates company and joint ventures company.


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M. M. M.


Singhwal

14. EXTRACT OF ANNUAL RETURN

During the year under review in terms of amended provisions of law, the annual return shall be uploaded by the company of the date of filing of the same with the Registrar and thereafter the same can be viewed by the members and stakeholders at the following link <https://panchsheelgroup.com/statutory-compliance-ncds.php>

15. STATUTORY AUDITORS AND AUDITORS' REPORT

At the 14th Annual General Meeting of the company member approved the Appointment of "M/S ANUBHAV MITTAL & CO, Chartered Accountants [FRN 029322C]), as a Statutory Auditors of the Company from the financial year 2020-2021 onwards on such terms and conditions and remunerations as may be decided by the board of directors and statutory auditors on their mutual consent will continue as a statutory auditors of the company till the conclusion of 19th Annual General Meeting of the company to be held in the year 2025.

Auditors Report

The Notes on financial statement referred to in the Auditors' Report are self-explanatory and do not call for any further comments. The Auditors' Report does not contain any qualification, reservation or adverse remark.

16. COST AUDITOR

As per Section 148 of the Act, the Company is required to have the audit of its cost records conducted by a Cost Accountant. Accordingly, Mr. Rahul Jain, proprietor of M/s Rahul Jain & Associates, Cost Accountant (FRN: 101515) was appointed as the Cost Auditor of the company to conduct the audit of the cost records of the Company pertaining to the financial year ended on 31st March, 2022. The Board have approved the remuneration payable to the Cost Auditor subject to ratification of their remuneration by the Members at the forthcoming AGM.

M/s Rahul Jain & Associates have, under Section 139(1) of the Act and the Rules framed thereunder furnished a certificate of their eligibility and consent for appointment. The Company maintains necessary cost records as specified by Central Government under Section 148 of the Act read with the Companies (Cost Records and Audit) Rules, 2014.

17. INTERNAL AUDITOR

Your Company engaged Mr. Abhishek Mittal, Chartered Accountant having Membership No. 441291, as its Internal Auditor. During the year, the Company continued to implement his


Anurag


Anubhav Mittal

suggestions and recommendations for the smooth functioning of the company's Internal Control Mechanism. Their scope of work includes review of processes for safeguarding the assets of the Company, review of operational efficiency, effectiveness of systems and processes and assessing internal control strength in all areas. The Board of Directors on regular intervals discuss the findings of Internal Auditor. However, it is important to note that the Internal Auditor Report does not contain any qualification, reservation or adverse remark.

18. SECRETARIAL AUDITOR & SECRETARIAL AUDIT REPORT

In terms of the provisions of Section 204 of the Companies Act, 2013 and rules made there under, Ms. Ashneet Kaur, Practicing Company Secretary holding COP No. 18650, of Delhi was appointed as the Secretarial Auditor of the Company for the Financial Year 2020-21 in the Board meeting held on 29th Day of December, 2021

The Secretarial Audit Report in Form No. MR-3 for the financial year 2020-2021 given by the Secretarial Auditors of the Company is annexed as Annexure-I with this report. There has been no qualification, reservation or adverse remark or disclaimer in their Report.

19. VIGIL MECHANISM

The Company has adopted a Vigil Mechanism/ Whistle Blower Policy, framed as per the requirements of Section 177 of the Companies Act, 2013. The Vigil Mechanism has also been displayed on Company's website at <https://panchsheelgroup.com/images/sc/vigil-mechanism-whistle-blower-policy.pdf>.

20. RISK MANAGEMENT

The Company does not have any Risk Management Policy as such, however, the Board of Directors are vigilant in identifying any major risks and concerns that threaten the financial position of the Company and take adequate steps to mitigate the same. Key business risks and their mitigation are considered in the annual/strategic business plans and in periodic management reviews.

21. INTERNAL FINANCIAL CONTROLS

The Company has in place adequate Internal Financial controls with reference to financial statements, which ensures the safeguard of all assets, prevention and detection of frauds and errors, accuracy and completeness of accounting records etc. During the year, such controls



were tested and no reportable material weaknesses in the design or operation were observed. The Company has also adopted Vigil Mechanism Policies/Whistle Blower Policy which ensures the comprehensive and effective management control.

The Board of Directors reconsidered and reviewed the Internal Financial Control and Risk Management system to which the statutory auditors confirm that the Company's Internal Financial control is adequate. The report on the Internal Financial Control issued by M/s Amit Mittal & Associates, Chartered Accountants, Statutory Auditors of the Company in compliance with the provisions under the Companies Act, 2013 is forming part of the Auditor's Report for the F.Y. 2020-21.

22. RELATED PARTY TRANSACTIONS

All related party transactions referred to in sub-section (1) of section 188 of The Companies Act, 2013 that were entered into during the financial year were on an arm's length basis and were in the ordinary course of business. Your Directors draw attention of the members to Note to the financial statement which sets out details of all related party transactions.

The particulars of contracts or arrangements with related parties in Form AOC-2 (Annexure-II) are annexed and forms part of this report.

23. DEPOSITS

The Company has not accepted any deposit from the public falling within the ambit of Section 73 of the Companies Act, 2013 and The Companies (Acceptance of Deposits) Rules, 2014. The Company has not accepted any deposits during the year under review.

24. REPORTING OF FRAUDS

There have been no instances of fraud reported by the Statutory Auditors under Section 143(12) of the Act and rules framed there under either to the Company or to the Central Government.

25. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS

The details of loans, guarantees and investments under Section 186 of the Companies Act, 2013 read with the Companies (Meetings of Board and its Powers) Rules, 2014 are provided in the notes to Financial Statements.



26. DETAILS OF LISTING

Company's Secured Rated Redeemable Non-Convertible Debentures issued on private placement basis are listed on the Bombay Stock Exchange Limited. The Company has paid all the listing fees to BSE on due date.

27. DETAILS OF DEBENTURE TRUSTEE

Axis Trustee Services Limited
 Axis House, Bombay Dyeing Mills Compound,
 Pandurang Budhkar Marg,
 Worli, Mumbai, Maharashtra- 400 025
 Phone: +91 22 43253000
 Email: debenturetrustee@axistrustee.com

28. DISCLOSURES UNDER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION & REDRESSAL) ACT 2013

The organisation is committed to provide a healthy environment to all employees and thus does not tolerate any discrimination and/or harassment in any form. The Company has in place a Prevention of Sexual Harassment (POSH) policy in line with the requirements of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and redressal) Act, 2013. Internal Compliant Committee (ICC) has been set up in accordance with the act to redress complaints received regarding sexual harassment. Frequent communication of this policy is done at regular intervals to all the Employees of the Company.

The following is a summary of Sexual harassment complaints received and resolve during the year 2020-21;

| Sr. No. | Particulars | Number of Complaints |
|---------|---|----------------------|
| 1 | Complaints filed during the financial year 2020-21 | Nil |
| 2 | Complaints disposed-off during the financial year 2020-21 | Nil |
| 3 | Number of complaints pending as on 31.03.2021 | Nil |




29. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO

29.1 Conservation of Energy

The disclosure relating to conservation of energy as required as per Rule 8(3)(A) of the Companies (Accounts) Rules, 2014, read with Section 134 of the Companies Act, 2013, are not applicable to the Company.

29.2 Technology Absorption

The Company has not undertaken development of any technology as a result of which the disclosure of particulars as per Rule 8(3)(B) of the Companies (Accounts) Rules, 2014, read with Section 134 of the Companies Act, 2013, are not applicable to the Company.

29.3 Foreign Exchange Earnings and Outgo

There was no Foreign Exchange Earnings or Outgo during the year.

30. CORPORATE SOCIAL RESPONSIBILITY

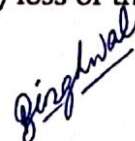
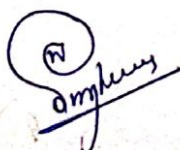
During the year under review CSR Provisions under section 135 of companies act 2013 are not applicable on company however company voluntarily focusing in following areas for their engagement:

1. Eradicating hunger, malnutrition and making available safe drinking water;
2. Promoting education among children and women;
3. Ensuring environmental sustainability, ecological balance, protection of flora and fauna.

31. DIRECTOR RESPONSIBILITY STATEMENT

To the best of their knowledge and belief and according to the information and explanations obtained by them, your Directors make the following statements in terms of Section 134(3)(c) of the Companies Act, 2013:

- a. that in the preparation of the annual financial statements for the financial year ended 31 March 2021; the applicable accounting standards had been followed along with proper explanation relating to material departures;
- b. that such accounting policies as mentioned in Note no. 1 of the Notes to the Financial Statements have been selected and applied consistently and judgments and estimates have been made that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at 31 March 2021, of the profit /loss of the Company and its Cash Flow for the year ended on that date;



- c. that proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d. that the annual financial statements for the financial year ended 31 March 2021 have been prepared on a going concern basis;
- e. That the Directors had laid down internal financial controls to be followed by the company and that such internal financial controls are adequate and were operating effectively, and
- f. that the proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

32. SECRETARIAL STANDARDS

Your Company complies with all applicable secretarial standards.

33. ACKNOWLEDGEMENT

Your Directors wish to thank all the stakeholders who have contributed to the success of your Company. Your Directors wish to place on record their appreciation, for the contribution made by the employees at all levels. Your Directors also wish to thank its customers, dealers, agents, suppliers, investors and bankers for their continued support and faith reposed in the Company.

**BY ORDER OF THE BOARD OF DIRECTORS
For Panchsheel Buildtech Private Limited**



(Anuj Kumar)

Director

DIN: 01764636



(Rahul Kumar Singhwal)

Director

DIN: 02029400

Place: Delhi

Date: 29.12.2021

Form No. AOC-2

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)

Form for disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto

1. Details of contracts or arrangements or transactions not at arm's length basis
 - (a) Name(s) of the related party and nature of relationship
 - (b) Nature of contracts/arrangements/transactions
 - (c) Duration of the contracts / arrangements/transactions
 - (d) Salient terms of the contracts or arrangements or transactions including the value, if any
 - (e) Justification for entering into such contracts or arrangements or transactions
 - (f) date(s) of approval by the Board
 - (g) Amount paid as advances, if any:
 - (h) Date on which the special resolution was passed in general meeting as required under first proviso to section 188

2. Details of material contracts or arrangement or transactions at arm's length basis **(AS PER ANNEXURE-1)**
 - (a) Name(s) of the related party and nature of relationship
 - (b) Nature of contracts/arrangements/transactions
 - (c) Duration of the contracts / arrangements/transactions-
 - (d) Salient terms of the contracts or arrangements or transactions including the value, if any:
 - (e) Date(s) of approval by the Board, if any:
 - (f) Amount paid as advances, if any:





ANNEXURE -1

| Name of Related party | Nature of Relationship | Nature of Contract/Transaction | Duration of Contract /Transaction | Salient Terms of Contract (Value) | Date of Approval by Board | Advance Payment |
|-----------------------|------------------------|--------------------------------|-----------------------------------|-----------------------------------|---------------------------|-----------------|
| Ashok Chaudhry | Director | Remuneration | - | 34,82,143/- | | - |
| Anuj Kumar | Director | Unsecured Loan | | 75,00,000/- | | |
| Rahul Kumar Singhwal | Director | Remuneration | - | 66,07,143/- | | - |
| Sunita Chaudhary | Relative of Director | Remuneration | - | 14,00,000/- | | - |
| Sonia Lakra | Relative of Director | Unsecured Loan | - | 20,20,000/- | | - |
| Rahul Kumar Singhwal | Director | Unsecured Loan | - | 9,08,63,000/- | | - |
| Ashok Chaudhry | Director | Unsecured Loan | - | 12,51,39,000/- | | |

**BY ORDER OF THE BOARD OF DIRECTORS
For Panchsheel Buildtech Private Limited**


(Anuj Kumar)

Director
DIN: 01764636


(Rahul Kumar Singhwal)

Director
DIN: 02029400

Place: Delhi
Date: 29.12.2021



ANUBHAV MITTAL & CO

CHARTERED ACCOUNTANTS

III-N/23, Ambedkar Road, (Near Banwari Lal Sweets)

Ghaziabad - 201 001 Ph. : 8826129760

E-mail : caanubhav20@gmail.com

INDEPENDENT AUDITORS' REPORT

To the Members of

PANCHSHEEL BUILDTECH PRIVATE LIMITED

Report on the Financial Statements

We have audited the accompanying standalone financial statements of **PANCHSHEEL BUILDTECH PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March 2021, and the Statement of Profit and Loss (Including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of the 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 standalone financial statements give a true and fair view in conformity with the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 as amended, the other accounting principles generally accepted in India, as at 31st March, 2021, and profit/loss, change in equity and its cash flows 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 thereunder, 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.

Management's Responsibility 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 standalone financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 as amended, the other accounting principles generally accepted in India.

Anubhav Mittal



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

In preparing the 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.

Those 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 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 skepticism 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.
- 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 Act, we are also responsible for expressing our opinion on whether the entity 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 in preparation of financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the



appropriateness of this assumption. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the companies (Auditor's Report) Order, 2016 ("the Order") issued by the central Government in terms of Section 143 (11) of the Act, we give in "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. 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, Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the statement of Cash Flow dealt with by this Report are in agreement with the books of account;
 - d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act.



- e) On the basis of written representations received from the directors of the Company as on 31st March 2021, and 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.
- f) 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 Report in **Annexure B**. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
- g) 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) The Company does not have any outstanding amount payable as Dividend and hence, there are no amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

Place: Delhi
Date: 29/12/2021



for ANUBHAV MITTAL & CO
Chartered Accountants
Firm Registration No: 029322C

Anubhav Mittal

(ANUBHAV MITTAL)
Proprietor
Membership No.- 449008
UDIN: 22449008AAAAAA2499

ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

Annexure referred to in paragraph titled as "Report on other Legal and Regulatory Requirements" of Auditor's Report to the members of M/s PANCHSHEEL BUILDTECH PRIVATE LIMITED for the year ended 31st March 2021

On the basis of the records produced to us for our verification / perusal, such checks as we considered appropriate and according to the information and explanation given to us during the course of our audit, we report that:

- i.
 - (a) The company has maintained proper records showing full particulars including quantitative details and situation of its fixed assets.
 - (b) The Company has a regular programme of physical verification of its fixed assets by which fixed assets are verified in a phased manner over a period of three years. In accordance with this programme, certain fixed assets were verified during the year and no material discrepancies were noticed on such verification. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets.
 - (c) On the basis of our examination of the records and documents maintained the title deeds of immovable properties are held in the name of the company.
- ii. As explained to us, the physically verification of inventory has been conducted by the management during the year. In our opinion the frequency of verification is at reasonable intervals and no material discrepancies were noticed on such verification.
- iii. According to the information and explanations given to us and on the basis of our examination of the books of account, 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. Accordingly, the provisions of Clause 3 (iii) (a) to (iii) (c) 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 duly complied with the provisions of section 185 and 186 of the Companies Act, 2013 with



respect to loans, investments, guarantees and security. During the year, the company has given guarantee to Capital India Finance Ltd for term loan of Rs. 2.5 Crore taken by M/s Allied Infratech Private Limited and Rs. 4 Crore taken by M/s Panchsheel Realtech Private Limited.

- v. The Company has not accepted deposits in terms of section 73 to 76 of the Companies Act 2013 and the Rules framed thereunder. Accordingly, the provisions of Clause 3 (v) of the Order are not applicable to the Company.
- vi. The maintenance of cost records have been prescribed by the Central Government under sub section (1) of section 148 of the Companies Act 2013. As per the information and explanation given to us and in our opinion prima facie the cost records have been maintained, however, we have not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.
- vii. (a) According to the information and explanations given to us, undisputed statutory dues including Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Wealth Tax, Goods and Service Tax, Custom Duty, Excise Duty, cess to the extent applicable and any other statutory dues have generally been regularly deposited with the appropriate authorities. According to the information and explanations given to us there were no outstanding statutory dues as on 31st of March, 2021 for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us, there are no dues of Income Tax, Goods and service tax, sales tax, customs duty and excise duty, as applicable, which have not been deposited on account of any dispute by the Company.
- viii. According to the records of the Company examined by us and the information and explanations given to us, we are of the opinion that, the Company has not defaulted in repayment of dues to a financial institution, bank or debenture holders.
- ix. Based on our audit procedures and on the information given by the management, the company did not raise any money by way of initial public offer or further public offer (including debt instruments). However, debentures have been issued on private placement basis. In our opinion, term loans have been applied for the purpose for which they were obtained.



- x. According to the information and explanations given to us, no fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- xi. According to the information and explanations given to us and based on our examination of the records of the company, the Company has paid/provided for managerial remuneration in accordance with the requisite approvals mandated by the provisions of Section 197 read with Schedule V to the Act.
- xii. The Company is not a nidhi company, accordingly, the provisions of Clause 3 (xii) of the Order are not applicable to the Company.
- 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 Companies Act, 2013 where applicable and the details of such transactions have been disclosed in the Financial Statements etc., as required by the applicable accounting standards.
- xiv. According to the information and explanations given to us and based on our examination of the records of the company, the company has not made private placement of fully or partly convertible debentures during the year hence reporting requirements under this clause is not applicable to the company.
- xv. According to the records of the Company examined by us and the information and explanations given to us the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provisions of Clause 3 (xv) of the Order are not applicable to the Company.
- xvi. The company is not a non-banking financial company (NBFC), therefore, it not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

Place: Delhi
Date: 29/12/2021



for ANUBHAV MITTAL & CO
Chartered Accountants
Firm Registration No: 029322C

Anubhav Mittal

(ANUBHAV MITTAL)
Proprietor
Membership No.- 449008
UDIN: 22449008AAAAAA2499

ANNEXURE - B TO THE INDEPENDENT AUDITORS' REPORT

Report on the Internal Financial Controls 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 **M/s PANCHSHEEL BUILDTECH PRIVATE LIMITED** ("the Company") as of 31 March 2021 in conjunction with our audit of the standalone 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 ('ICAI'). 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 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.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.



Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

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 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 authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized 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.



Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2021, 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.

Place: Delhi
Date: 29/12/2021



for **ANUBHAV MITTAL & CO**
Chartered Accountants
Firm Registration No: 029322C

Amitlal

(ANUBHAV MITTAL)
Proprietor
Membership No.- 449008
UDIN: 22449008AAAAAA2499

PANCHSHEEL BUILDTECH PRIVATE LIMITED
CIN: U45200DL2006PTC156772
REGD. OFFICE - G-124, SHOP NO.5, DILSHAD COLONY, DELHI-110092
BALANCE SHEET AS AT MARCH 31, 2021

| Particulars | Note No. | INR (in Lakh) | | |
|--|----------|--------------------------------------|--------------------------------------|--------------------------------------|
| | | As at March 31, 2021 (Audited) | As at March 31, 2020 (Audited) | As at March 31, 2019 (Audited) |
| ASSETS | | | | |
| Non Current Assets | | | | |
| (a) Property, Plant and Equipment | 1 | 852.17 | 988.45 | 1,252.62 |
| (b) Intangible Assets | 1 | 2.85 | 3.96 | 4.07 |
| (c) Financial Assets | | | | |
| (i) Investments | 2 | - | - | - |
| (ii) Other Non Current Financial Assets | 3 | 684.65 | 655.40 | 620.06 |
| (d) Deferred tax Assets (net) | 4 | 95.77 | 92.76 | 104.19 |
| (e) Other Non Current Assets | 5 | 124.32 | 141.83 | 125.58 |
| | | 1,759.76 | 1,882.38 | 2,106.52 |
| Current Assets | | | | |
| (a) Inventories | 6 | 54,916.99 | 57,623.34 | 73,074.09 |
| (b) Financial Assets | | | | |
| (i) Trade Receivables | 7 | 84.07 | 1,555.73 | 1,999.18 |
| (ii) Cash and Cash Equivalents | 8 | 653.81 | 1,388.15 | 2,004.65 |
| (iii) Other Bank balances | 9 | - | - | 80.69 |
| (iv) Loans | 10 | 671.15 | 671.11 | 2,082.05 |
| (c) Other Current Assets | 11 | 3,371.79 | 3,189.50 | 3,024.63 |
| (d) Current Tax Assets (Net) | 12 | 17.84 | 26.41 | 8.44 |
| | | 59,715.64 | 64,454.24 | 82,273.74 |
| Total Assets | | 61,475.40 | 66,336.63 | 84,380.26 |
| EQUITY AND LIABILITIES | | | | |
| Equity | | | | |
| (a) Equity Share Capital | 13 | 770.90 | 770.90 | 770.90 |
| (b) Other Equity | 14 | 9,885.00 | 9,796.32 | 9,595.69 |
| Total Equity | | 10,655.90 | 10,567.22 | 10,366.59 |
| Liabilities | | | | |
| Non-Current Liabilities | | | | |
| (a) Financial Liabilities | | | | |
| Borrowings | 15 | 23,601.73 | 34,039.89 | 33,653.74 |
| (b) Other Non Current Liabilities | 16 | 15,243.45 | 15,595.07 | 24,524.67 |
| | | 38,845.18 | 49,634.96 | 58,178.40 |
| Current Liabilities | | | | |
| (a) Financial Liabilities | | | | |
| (i) Trade Payables | 17 | 2,264.82 | 2,565.87 | 4,516.74 |
| (ii) Other Current Financial Liabilities | 18 | 9,348.64 | 3,452.47 | 11,244.11 |
| (b) Other Current Liabilities | 19 | 360.87 | 116.11 | 74.41 |
| (c) Current Tax Liabilities (Net) | | - | - | - |
| | | 11,974.32 | 6,134.45 | 15,835.27 |
| Total Equity and Liabilities | | 61,475.40 | 66,336.63 | 84,380.26 |

Significant Accounting Policies & Notes On Accounts

A & B

Auditor's Report
As Per Our Separate Report of Even Date Annexed
For ANUBHAV MITTAL & CO
CHARTERED ACCOUNTANTS
FIRM REG NO. - 029322C

Anubhav Mittal

ANUBHAV MITTAL
Proprietor
M.No.: 449008

PLACE : DELHI
Date: 29/12/2021



For and on behalf of the Board of :
PANCHSHEEL BUILDTECH PRIVATE LIMITED

Anubhav Mittal
ANUBHAV MITTAL
DIRECTOR
DIN 01764636

Rahul Kumar Singhal
RAHUL KUMAR SINGHWAL
DIRECTOR
DIN 02029400

Asha
ASHA
COMPANY SECRETARY

PANCHSHEEL BUILDTECH PRIVATE LIMITED
CIN: U45200DL2006PTC156772
REGD. OFFICE - G-124, SHOP NO.5, DILSHAD COLONY, DELHI-110092
STATEMENT OF PROFIT & LOSS FOR THE PERIOD ENDED MACRH 31, 2021

| Particulars | Note no. | INR (in Lakh) | |
|--|----------|-----------------------------|-----------------------------|
| | | For the Year ended | |
| | | March 31, 2021 (Audited) | March 31, 2020 (Audited) |
| Revenue from operations | 20 | 14,368.18 | 30,220.41 |
| Other Income | 21 | 166.45 | 881.95 |
| Total Revenue (A) | | 14,534.63 | 31,102.36 |
| Expenses: | | | |
| (Increase)/Decrease in Inventories | 22 | 2,706.34 | 15,450.75 |
| Cost of Construction/ Development/ Work-in-Progress | 23 | 9,926.76 | 11,631.69 |
| Employee benefit expenses | 24 | 551.93 | 1,082.75 |
| Finance Cost | 25 | 371.57 | 268.12 |
| Depreciation and amortization expense | 1 | 220.36 | 271.67 |
| Other expenses | 26 | 629.94 | 2,096.42 |
| Total Expenses (B) | | 14,406.90 | 30,801.40 |
| Profit before exceptional items and tax (A-B) | | 127.73 | 300.96 |
| Exceptional Items | | - | - |
| Profit before tax (C) | | 127.73 | 300.96 |
| Tax expense: | | | |
| Current tax | 27 | (40.41) | (93.86) |
| Earlier Year Tax Paid | | (1.65) | 4.96 |
| MAT Credit (Utilized) /entitlement | | - | - |
| Deferred tax | | 3.01 | (11.43) |
| Total Tax Expenses (D) | | (39.05) | (100.33) |
| Profit/(Loss) for the period (E = C-D) | | 88.68 | 200.63 |
| Other Comprehensive Income: | | | |
| <i>Items not to be reclassified to Profit or Loss:</i> | | | |
| Re-measurement gains/ (losses) on defined benefit plan | | - | - |
| Income tax effect | | - | - |
| Other Comprehensive Income for the year, net of tax (F) | | - | - |
| Total Comprehensive Income for the year (E + F) | | 88.68 | 200.63 |
| Earning per equity share: | | | |
| (1) Basic | 28 | 1.15 | 2.60 |
| (2) Diluted | | N.A. | N.A. |
| Significant Accounting Policies & Notes On Accounts | A & B | | |

Auditor's Report

As Per Our Separate Report of Even Date Annexed

For ANUBHAV MITTAL & CO

CHARTERED ACCOUNTANTS

FIRM REG NO. - 029322C

Anubhav Mittal

ANUBHAV MITTAL

Proprietor

M.No.: 449008

PLACE : DELHI

Date: 29/12/2021



Anubhav Mittal

ANUBHAV MITTAL
DIRECTOR

DIN 01764636

For and on behalf of the Board of:
PANCHSHEEL BUILDTECH PRIVATE LIMITED

Rahul Kumar Singhwal

RAHUL KUMAR SINGHWAL
DIRECTOR

DIN 02029400

Asha

ASHA
COMPANY SECRETARY

PANCHSHEEL BUILDTECH PRIVATE LIMITED

CIN: U45200DL2006PTC156772

REGD. OFFICE - G-124, SHOP NO.5, DILSHAD COLONY, DELHI-110092

CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2021

| | AS AT 31-Mar-21 AMOUNT (Lakh) | AS AT 31-Mar-20 AMOUNT (Lakh) |
|---|-------------------------------------|-------------------------------------|
| A. CASH FLOW FROM OPERATING ACTIVITIES: | | |
| Net profit/ (loss) after interest and before tax | 127.73 | 300.96 |
| <i>Adjustments for:</i> | | |
| (Profit)/Loss on sale of fixed assets | (3.41) | (12.13) |
| Interest paid during the year | 371.57 | 268.12 |
| Interest income | (46.87) | (92.00) |
| Depreciation & amortization expenses | 220.36 | 271.67 |
| Operating profit/(loss) before working capital changes | 669.38 | 736.62 |
| <i>Adjustments for :</i> | | |
| Increase/ (Decrease) in trade payables | (301.06) | (1,950.87) |
| Increase/ (Decrease) in other current liabilities | 274.39 | (51.30) |
| Increase/ (Decrease) in other long term liabilities | (351.62) | (8,929.59) |
| Decrease/ (Increase) in trade receivables | 1,471.67 | 443.45 |
| Decrease/ (Increase) in inventory | 2,706.34 | 15,450.75 |
| Decrease/ (Increase) in loans and advances | (388.71) | 1,225.04 |
| Decrease/ (Increase) in other assets | 223.89 | (2.50) |
| Direct taxes paid | (33.49) | (106.87) |
| NET CASH FROM OPERATING ACTIVITIES | (A) 4,270.80 | 6,814.73 |
| B. CASH FLOW FROM INVESTING ACTIVITIES: | | |
| Addition to fixed assets | (91.57) | (18.26) |
| Sale of fixed assets | 12.00 | 23.00 |
| Decrease/(increase) in investments | (29.26) | 52.64 |
| Interest received during the year | 46.87 | 92.00 |
| NET CASH FROM INVESTING ACTIVITIES | (B) (61.96) | 149.38 |
| C. CASH FLOW FROM FINANCING ACTIVITIES: | | |
| Increase/(Decrease) in Equity Share Capital (issued/paid up) | - | - |
| Increase/(Decrease) in secured borrowings | (5,440.70) | (9,369.83) |
| Increase/(Decrease) in unsecured borrowings | 869.08 | 2,057.33 |
| Interest paid during the year | (371.57) | (268.12) |
| NET CASH FROM FINANCING ACTIVITIES | (C) (4,943.19) | (7,580.61) |
| NET INCREASE/(DECREASE) IN CASH & CASH EQUIVALENTS | (A+B+C) (734.34) | (616.51) |
| NET INCREASE/(DECREASE) IN CASH & CASH EQUIVALENTS | | |
| Cash and cash equivalents as at beginning | 1,388.15 | 2,004.65 |
| Cash and cash equivalents as at end | 653.81 | 1,388.15 |
| NET INCREASE/(DECREASE) IN CASH & CASH EQUIVALENTS | (734.34) | (616.51) |

Auditor's Report

AS PER OUR SEPARATE REPORT OF EVEN DATE ATTACHED

For ANUBHAV MITTAL & CO
CHARTERED ACCOUNTANTS
FIRM REG NO. - 029322C

Anubhav Mittal

ANUBHAV MITTAL
Proprietor
M.No.: 449008
Place: Delhi
Date: 29/12/2021



Raj Kumar
RAJ KUMAR
DIRECTOR
DIN: 01764636

For and on behalf of the Board of :
For PANCHSHEEL BUILDTECH PRIVATE LIMITED

Rahul Kumar Singhwal
RAHUL KUMAR SINGHWAL
DIRECTOR
DIN 02029400

Asha
ASHA
COMPANY SECRETARY