



## **INDEPENDENT AUDITORS' REPORT**

To,  
The Members,  
SACHAM HIGHWAY REAL ESTATES PRIVATE LIMITED

### **Report on the Audit of the Financial Statements**

#### **Opinion**

We have audited the accompanying Financial Statements of **SACHAM HIGHWAY REAL ESTATES PRIVATE LIMITED** ("the Company"), which comprises the Balance Sheet as at March 31st, 2024, 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 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31st, 2024, its *Profit* 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 Act. 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 Act 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.



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**Responsibility of Management and Those Charged with Governance for the Financial Statements**

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

**Auditors' 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 auditors' 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 Company has adequate internal financial controls with reference to financial statements 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 in the financial statements made by Management and the Board of Directors.
- Conclude on the appropriateness of Management and Board of Director 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.



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 auditors' 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. The Company is not covered under 'the Companies (Auditor's Report) Order, 2003', as amended by 'the Companies (Auditor's Report) (Amendment) Order, 2020', issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act (hereinafter referred to as the "Order"), and therefore no report is required under such order.
2. As required by Section 143(3) of the Act, 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 purpose 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 *except for the matters stated in paragraph (f)(vi) below on reporting under Rule 11(g)*.
  - (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 March 31st, 2024, taken on record by the Board of Directors, none of the directors is disqualified as on March 31st, 2024, from being appointed as a director in terms of Section 164 (2) of the Act;
  - (f) With respect to the other matters to be included in the Auditors' 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 were required to be transferred to the Investor Education and Protection Fund by the Company.
- (iv)
  - (a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
  - (b) The management has represented, that, to the best of its knowledge and belief, no funds have been received by the company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
  - (c) Based on such audit procedures that we considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
- (v) The Company has not declared or paid any dividend during the year.



- (vi) (a) Based on our examination, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility *however, the same has not been operated throughout the year for all relevant transactions recorded in the software. The audit trail (edit log) facility was enabled from 03-06-2023 and thereafter remained enabled and operated till the end of the year i.e. 31-03-2024.* Further, for the periods where audit trail (editlog) facility was enabled and operated, we did not come across any instance of the audit trail feature being tampered with.
- (b) As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1<sup>st</sup>, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention is not applicable for the financial year ended March 31<sup>st</sup>, 2024.

Place : Indore  
Dated : September 5th, 2024

For **Anil Kamal Garg & Company**

Chartered Accountants



**(Devendra Bansal)**

Partner

Membership No. : 078057

ICAI UDIN : 24078057BKG&PDS2191

**SACHAM HIGHWAY REAL ESTATES PRIVATE LIMITED**

CIN : U31200MP1986PTC026143

**BALANCE SHEET AS AT 31ST MARCH, 2024**

Particulars		Note No.	As at 31st March, 2024	As at 31st March, 2023
<b>A</b>	<b><u>EQUITY AND LIABILITIES</u></b>			
I	<u>SHAREHOLDERS' FUNDS</u>			
(a)	Share Capital	1	5,71,500	5,71,500
(b)	Reserves and Surplus	2	23,12,57,141	15,81,73,630
	(I)		23,18,28,641	15,87,45,130
II	<u>NON-CURRENT LIABILITIES</u>			
(a)	Long-Term Borrowings	3	7,18,45,377	4,15,27,680
(b)	Deferred Tax Liabilities (Net)	4	57,50,485	35,54,660
(c)	Long-Term Liabilities	5	7,10,00,000	6,10,00,000
	(II)		14,85,95,862	10,60,82,340
III	<u>CURRENT LIABILITIES</u>			
(a)	Trade Payables	6	5,14,88,186	4,34,24,773
(b)	Other Current Liabilities	7	14,56,89,340	12,06,26,401
(c)	Short-Term Provisions	8	19,11,791	7,24,528
	(III)		19,90,89,317	16,47,75,702
	<b><u>TOTAL RUPEES (I + II + III)</u></b>		<b>57,95,13,820</b>	<b>42,96,03,172</b>
<b>B</b>	<b><u>ASSETS</u></b>			
I	<u>NON-CURRENT ASSETS</u>			
(a)	<u>Property, Plant and Equipment and Intangible Assets</u>	9		
i)	Property, Plant and Equipment	9-A	16,32,26,284	12,52,58,367
ii)	Capital Work-in-Progress	9-B	4,46,13,051	-
			20,78,39,335	12,52,58,367
(b)	Other Non-Current Assets	10	18,14,229	13,60,179
(c)	Non-Current Investments	11	5,57,89,405	16,84,32,423
	(I)		26,54,42,969	29,50,50,969
II	<u>CURRENT ASSETS</u>			
(a)	Inventories	12	27,99,20,925	11,06,12,759
(b)	Trade Receivables	13	8,99,335	72,20,916
(c)	Cash and Cash Equivalents	14	10,71,669	46,20,904
(d)	Short-Term Loans and Advances	15	2,19,77,999	1,19,17,624
(e)	Other Current Assets	16	1,02,00,924	1,80,000
	(II)		31,40,70,851	13,45,52,203
	<b><u>TOTAL RUPEES (I + II)</u></b>		<b>57,95,13,820</b>	<b>42,96,03,172</b>
	Significant Accounting Policies & Practices and Other Notes Additional Regulatory Information	25 & 26 27		

The accompanying Notes form an integral part of these Financial Statements

For and on behalf of the Board of Directors

(Arun Kumar Jain)  
Director  
DIN : 00006132

(Anoop Agrawal)  
Director  
DIN : 00006120

Place : Indore  
Dated : September 5th, 2024

As per our report of even date attached

For Anil Kamal Garg & Company  
Chartered Accountants  
ICAI Firm Registration No. 004186C

(Devendra Bansal)  
Partner  
Membership No. 078057

ICAI UDIN :  
24078057BKGPDS2191

**SACHAM HIGHWAY REAL ESTATES PRIVATE LIMITED**

CIN : U31200MP1986PTC026143

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2024**

Particulars	Note No.	Year ended 31st March, 2024	Year ended 31st March, 2023
<b>REVENUE</b>			
I Revenue from Operations	17	5,08,59,344	6,96,23,537
II Other Income	18	1,20,37,700	38,41,495
III <b>TOTAL INCOME (I + II)</b>		<b>6,28,97,044</b>	<b>7,34,65,032</b>
<b>EXPENSES</b>			
(a) Land held as Non-Current Investments converted into Stock-in-Trade	19	18,46,76,000	-
(b) Land & Site Development Expenses	20	1,44,38,267	1,32,74,668
(c) Changes in Inventories of Finished Goods, Work-In-Progress and Stock-in-Trade	21	(16,93,08,166)	2,51,73,048
(d) Employee Benefits Expense	22	83,26,711	1,11,87,134
(e) Finance Costs	23	19,78,632	52,21,567
(f) Other Expenses	24	36,19,291	61,20,214
(g) Depreciation and Amortization		62,50,044	42,72,957
<b>TOTAL EXPENSES (IV)</b>		<b>4,99,80,780</b>	<b>6,52,49,588</b>
V Profit before exceptional and extraordinary items and tax (III-IV)		1,29,16,264	82,15,444
VI Exceptional items - Profit on Conversion of Non-Current Investments held in the form of Land into Stock-in-Trade		6,36,63,921	-
VII Profit before extraordinary items and tax (V+VI)		7,65,80,185	82,15,444
VIII Extraordinary items		-	-
IX Profit before Tax (VII-VIII)		<b>7,65,80,185</b>	<b>82,15,444</b>
X Tax Expense:			
(a) Current Tax		12,90,000	2,83,000
(b) (Less) : MAT Credit		-	-
(c) Current Tax Expense relating to prior years		10,850	25,29,072
(d) Deferred Taxation		21,95,825	20,16,353
		34,96,675	48,28,425
XI Profit for the year (IX-X)		<b>7,30,83,511</b>	<b>33,87,019</b>
XII Earnings per share			
(a) Basic		12788.02	592.65
(b) Diluted		12788.02	592.65
Significant Accounting Policies & Practices and Other Notes Additional Regulatory Information	25 & 26 27		

Notes form integral part of these financial statements

As per our report of even date attached

For and on behalf of the Board of Directors

For Anil Kamal Garg & Company

(Arun Kumar Jain)  
Director  
DIN : 00006132

(Anoop Agrawal)  
Director  
DIN : 00006120



Chartered Accountants  
ICAI Firm Registration No. 004186C

(Devendra Bansal)  
Partner  
Membership No. 078057

Place : Indore  
Dated : September 5th, 2024

ICAI UDIN : 24078057BKGPDS2191



# SACHAM HIGHWAY REAL ESTATES PRIVATE LIMITED

CIN : U31200MP1986PTC026143

**NOTES ANNEXED TO AND FORMING PART OF THE BALANCE SHEET  
AS AT 31ST MARCH, 2024 AND STATEMENT OF PROFIT AND LOSS  
FOR THE YEAR ENDED ON THAT DAY**

**NOTE - 1 - SHARE CAPITAL**

**A. Authorised and Paid-up Share Capital**

Particulars	As at 31st March, 2024		As at 31st March, 2023	
	No. of Shares	Amount	No. of Shares	Amount
<b><u>AUTHORISED</u></b>				
Equity Shares of Rs.100/- each	10,000	10,00,000	10,000	10,00,000
<b><u>ISSUED, SUBSCRIBED &amp; PAID-UP</u></b>				
Equity Shares of Rs.100/- each Fully Paid-up	5,715	5,71,500	5,715	5,71,500
<b>TOTAL</b>	5,715	5,71,500	5,715	5,71,500

**B. Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period**

Particulars	As at 31st March, 2024		As at 31st March, 2023	
	No. of Shares	Amount	No. of Shares	Amount
Shares outstanding at the beginning of the year	5,715	5,71,500	5,715	5,71,500
Shares issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	5,715	5,71,500	5,715	5,71,500

**C. Details of shares held by shareholders holding more than 5% of the aggregate shares in the company**

Particulars	As at 31st March, 2024		As at 31st March, 2023	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Shri Arun Kumar Jain	2,449	42.85	2,449	42.85
Shri Anoop Agrawal	2,402	42.03	2,402	42.03
Smt. Neetu Agrawal	314	5.49	314	5.49
<b>TOTAL</b>	5,165	90.37	5,165	90.37

**D. Details of shares held by Promoters as defined in the Companies Act, 2013 as at 31st March, 2024 and as at 31st March, 2023**

Name of the Promoter	As at 31st March, 2024		As at 31st March, 2023		% Change during the year
	No. of Shares held	% of Total Shares	No. of Shares held	% of Total Shares	
Shri Arun Kumar Jain	2,449	42.85	2,449	42.85	-
Shri Anoop Agrawal	2,402	42.03	2,402	42.03	-
Smt. Neetu Agrawal	314	5.49	314	5.49	-
Smt. Rachna Agrawal	200	3.50	200	3.50	-
Shri Alok Agrawal	199	3.48	199	3.48	-
Smt. Jyoti Jain	151	2.65	151	2.65	-
<b>TOTAL</b>	5,715	100.00	5,715	100.00	-



Sacham Highway Real Estates Pvt. Ltd.

Director

Director

E. Details of shares held by Promoters as defined in the Companies Act, 2013 as at 31st March, 2023 and as at 31st March, 2022

Name of the Promoter	As at 31st March, 2023		As at 31st March, 2022		% Change during the year
	No. of Shares held	% of Total Shares	No. of Shares held	% of Total Shares	
Shri Arun Kumar Jain	2,449	42.85	2,449	42.85	-
Shri Anoop Agrawal	2,402	42.03	2,402	42.03	-
Smt. Neetu Agrawal	314	5.49	314	5.49	-
Smt. Rachna Agrawal	200	3.50	200	3.50	-
Shri Alok Agrawal	199	3.48	199	3.48	-
Smt. Jyoti Jain	151	2.65	151	2.65	-
<b>TOTAL</b>	<b>5,715</b>	<b>100.00</b>	<b>5,715</b>	<b>100.00</b>	<b>-</b>

F. Rights, Preferences and restrictions attached to Equity Shares

The Company has issued only one class of equity shares having face value of Rs.100/- per share. Each shareholder is eligible for one vote per share held. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company, after distribution of all preferential amounts, in proportion to their shareholding.

G. Allotment of Bonus Shares/Buy Back of shares

There are no shares allotted as fully paid up by way of bonus shares or allotted as fully paid up pursuant to contract without payment being received in cash, or bought back during the period of five years immediately preceding the reporting date. There are no securities which are convertible into equity shares.

**NOTE - 2 - RESERVES AND SURPLUS**

Particulars	As at 31st March, 2024	As at 31st March, 2023
<b>A. <u>Securities Premium</u></b>		
Balance as per last year	1,35,13,500	1,35,13,500
(A)	1,35,13,500	1,35,13,500
<b>B. <u>Capital Reserve</u></b>		
Amount transferred from Surplus	3,14,17,603	-
(B)	3,14,17,603	-
<b>C. <u>Surplus</u></b>		
Balance as per last year	14,46,60,130	14,12,73,111
Add : Net Profit transferred from Statement of Profit and Loss	7,30,83,511	33,87,019
	21,77,43,641	14,46,60,130
Less : Amount transferred to Capital Reserve	3,14,17,603	-
(C)	18,63,26,037	14,46,60,130
<b>TOTAL RUPEES</b>	<b>23,12,57,141</b>	<b>15,81,73,630</b>



Sacham Highway Real Estates Pvt. Ltd.  
 Director  
 Director

**NOTE - 3 - LONG-TERM BORROWINGS**

Particulars	As at 31st March, 2024	As at 31st March, 2023
<b>Loans and advances from related parties</b>		
<u>Unsecured</u>		
From Directors	7,03,45,377	1,44,32,403
<b>Other Loans and Advances</b>		
<u>Unsecured</u>		
From Body Corporates	15,00,000	2,70,95,277
<b>TOTAL RUPEES</b>	<b>7,18,45,377</b>	<b>4,15,27,680</b>
Refer Note-26 for Related Party Details		

**NOTE - 4 - DEFERRED TAX LIABILITIES (NET)**

Particulars	As at 31st March, 2024	As at 31st March, 2023
Balance as per last year	35,54,660	15,38,307
Add : Provided during the year	21,95,825	20,16,353
<b>TOTAL RUPEES</b>	<b>57,50,485</b>	<b>35,54,660</b>

**NOTE 4.1 - Component of Deferred Tax Liabilities for the year ended 31st March, 2024**

Particulars	As at 1st April, 2023	Charge/(Credit) to Statement of Profit and Loss	As at 31st March, 2024
A. <u>Deferred Tax Liabilities in relation to :</u>			
Property, Plant and Equipment	35,54,660	21,95,825	57,50,485
(A)	35,54,660	21,95,825	57,50,485
B. <u>Deferred Tax Assets in relation to :</u>			
Others	-	-	-
(B)	-	-	-
<b>TOTAL (A-B)</b>	<b>35,54,660</b>	<b>21,95,825</b>	<b>57,50,485</b>

**NOTE 4.2 - Component of Deferred Tax Liabilities for the year ended 31st March, 2023**

Particulars	As at 1st April, 2022	Charge/(Credit) to Statement of Profit and Loss	As at 31st March, 2023
A. <u>Deferred Tax Liabilities in relation to :</u>			
Property, Plant and Equipment	15,38,307	20,16,353	35,54,660
(A)	15,38,307	20,16,353	35,54,660
B. <u>Deferred Tax Assets in relation to :</u>			
Others	-	-	-
(B)	-	-	-
<b>TOTAL (A-B)</b>	<b>15,38,307</b>	<b>20,16,353</b>	<b>35,54,660</b>



Director

Sachin High Realty Real Estates Pvt. Ltd.

**NOTE - 5 - LONG TERM LIABILITIES**

Particulars	As at 31st March, 2024	As at 31st March, 2023
Security Deposits	7,10,00,000	6,10,00,000
<u>TOTAL RUPEES</u>	7,10,00,000	6,10,00,000
Refer Note-26 for Related Party Details		

**NOTE - 6 - TRADE PAYABLES**

Particulars	As at 31st March, 2024	As at 31st March, 2023
<u>Trade Payables</u>		
Total outstanding dues of micro enterprises & small enterprises	-	-
Total outstanding dues of creditors other than micro enterprises & small enterprises	5,14,88,186	4,34,24,773
<u>TOTAL RUPEES</u>	5,14,88,186	4,34,24,773
Refer Note-26 for Related Party Details		

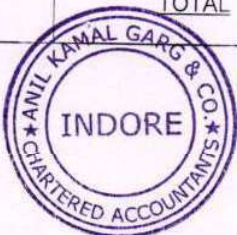
**NOTE - 6.1 - Information to be disclosed under Micro, Small and Medium Enterprises Development Act, 2006**

The information as required to be disclosed under Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the Company. The amount of principal and interest outstanding during the year is given below :

Particulars	As at 31st March, 2024	As at 31st March, 2023
(a) Principal amount remaining unpaid to any supplier as at the end of accounting year	-	-
(b) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-
(c) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
(d) The amount of interest due and payable for the year	-	-
(e) The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
(f) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	-	-

**NOTE - 6.2 - Trade Payables Ageing Schedule as at 31st March, 2024**

S.No	Particulars	Outstanding for following periods from due date of payment				Total
		Less than 1 Year	1 to 2 years	2 to 3 years	More than 3 years	
1	MSME	-	-	-	-	-
2	Other than MSME	81,21,823	-	4,33,66,363	-	5,14,88,186
3	Disputed dues - MSME	-	-	-	-	-
4	Disputed dues - Other than MSME	-	-	-	-	-
	<u>TOTAL</u>	81,21,823	-	4,33,66,363	-	5,14,88,186



Sacham Highway Real Estates Pvt. Ltd.  
 ✓  
 Director  
 Director

**NOTE - 6.3 - Trade Payables Ageing Schedule as at 31st March, 2023**

S.No	Particulars	Outstanding for following periods from due date of payment				Total
		Less than 1 Year	1 to 2 years	2 to 3 years	More than 3 years	
1	MSME	-	-	-	-	-
2	Other than MSME	58,410	4,33,66,363	-	-	4,34,24,773
3	Disputed dues - MSME	-	-	-	-	-
4	Disputed dues - Other than MSME	-	-	-	-	-
	<b>TOTAL</b>	58,410	4,33,66,363	-	-	4,34,24,773

**NOTE - 7 - OTHER CURRENT LIABILITIES**

Particulars	As at 31st March, 2024	As at 31st March, 2023
Creditors for Capital Goods	75,00,000	-
Creditors for Expenses	2,65,642	20,94,893
Advance from Customers	9,76,00,401	11,13,80,952
Payable to Joint Developers / Land Owners	4,02,72,381	71,34,473
Security Deposits	50,000	15,000
Statutory Dues Payables	916	1,083
<b>TOTAL RUPEES</b>	14,56,89,340	12,06,26,401

Refer Note-26 for Related Party Details

**NOTE - 8 - SHORT-TERM PROVISIONS**

Particulars	As at 31st March, 2024	As at 31st March, 2023
For Taxation	12,90,000	2,83,000
For Others	6,21,791	4,41,528
<b>TOTAL RUPEES</b>	19,11,791	7,24,528



Sacham Highway Real Estates Pvt. Ltd.

  
Director


  
Director

**NOTE - 9 - PROPERTY, PLANT AND EQUIPMENT AND INTANGIBLE ASSETS**

SNO.	PARTICULARS	GROSS BLOCK		DEPRECIATION AND AMORTIZATION			NET BLOCK				
		As at 1-4-2023	Additions/ Transferred	Disposals/ Transferred	As at 31-3-2024	As at 1-4-2023	For the year	Disposals	As at 31-3-2024	As at 31-3-2023	
9-A	<b>Property, Plant and Equipment</b>										
1	Cottage & Marriage Garden at Califormea Citi, Kanadia Road, Indore	12,61,26,404	-	-	12,61,26,404	41,80,025	40,04,945	-	81,84,970	11,79,41,434	12,19,46,379
2	Club House at Califormea Citi, Kanadia Road, Indore	-	2,51,00,000	-	2,51,00,000	-	7,97,011	-	7,97,011	2,43,02,889	-
3	Furniture & Fixtures	20,58,835	87,57,472	-	1,08,16,307	45,739	6,67,056	-	7,12,795	1,01,03,512	20,13,066
4	Television	9,61,700	7,90,391	-	17,52,091	2,61,130	2,48,430	-	5,09,560	12,42,531	7,00,570
5	Refrigerators	6,69,428	4,35,763	-	11,05,191	71,106	1,03,289	-	1,74,395	9,30,796	5,98,322
6	DG Set	-	36,75,000	-	36,75,000	-	1,57,043	-	1,57,043	35,17,957	-
7	Electrical Equipments	-	54,43,235	-	54,43,235	-	2,70,904	-	2,70,904	51,72,331	-
8	Mobile Phone	-	16,101	-	16,101	-	1,366	-	1,366	14,735	-
	<b>TOTAL RUPEES</b>	<b>12,98,16,367</b>	<b>4,42,17,961</b>	<b>-</b>	<b>17,40,34,328</b>	<b>45,58,000</b>	<b>62,50,044</b>	<b>-</b>	<b>1,08,08,044</b>	<b>16,32,26,284</b>	<b>12,52,58,367</b>
	<b>PREVIOUS YEAR</b>	<b>12,73,38,104</b>	<b>24,78,263</b>	<b>-</b>	<b>12,98,16,367</b>	<b>2,85,043</b>	<b>42,72,957</b>	<b>-</b>	<b>45,58,000</b>	<b>12,52,58,367</b>	<b>12,70,53,061</b>
9-B	<b>Capital Work-in-Progress</b>										
1	Cottage & Marriage Garden at Califormea Citi Kanadia Road, Indore	-	4,46,13,051	-	4,46,13,051	-	-	-	-	4,46,13,051	-
	<b>TOTAL RUPEES</b>	<b>-</b>	<b>4,46,13,051</b>	<b>-</b>	<b>4,46,13,051</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,46,13,051</b>	<b>-</b>
	<b>PREVIOUS YEAR</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Note : During the year Interest of Rs. 49,40,968/- [Previous year Nil] has been capitalized during the year under the head 'Capital Work-in-Progress'.



Sacham Highway Real Estates Pvt. Ltd.

*[Signature]*  
Director

*[Signature]*  
Director

**NOTE - 9 - B.1 CWIP Ageing Schedule as at 31st March, 2024**

SNO.	PARTICULARS	Amount in CWIP for a period of			TOTAL
		Less than 1 year	1 to 2 years	2 to 3 years	
1	Projects in Progress	4,46,13,051	-	-	4,46,13,051
2	Projects temporarily suspended	-	-	-	-
	<u>TOTAL</u>	4,46,13,051	-	-	4,46,13,051

**NOTE - 9 - B.2 CWIP Ageing Schedule as at 31st March, 2023**

SNO.	PARTICULARS	Amount in CWIP for a period of			TOTAL
		Less than 1 year	1 to 2 years	2 to 3 years	
1	Projects in Progress	-	-	-	-
2	Projects temporarily suspended	-	-	-	-
	<u>TOTAL</u>	-	-	-	-



Sacham Highway Real Estates Pvt. Ltd.

*[Signature]*  
Director

*[Signature]*  
Director

**NOTE - 10 - OTHER NON-CURRENT ASSETS**

Particulars	As at 31st March, 2024	As at 31st March, 2023
Security Deposits [Unsecured, considered good]	18,14,229	13,60,179
<u>TOTAL RUPEES</u>	18,14,229	13,60,179

**NOTE - 11 - NON-CURRENT INVESTMENTS**

Particulars	As at 31st March, 2024	As at 31st March, 2023
Investment in Immovable Properties	5,57,89,405	16,84,32,423
<u>TOTAL RUPEES</u>	5,57,89,405	16,84,32,423

**NOTE - 12 - INVENTORIES**

Particulars	As at 31st March, 2024	As at 31st March, 2023
Finished Goods		
- Califormea Citi - Old Phase	47,57,871	3,96,83,187
- Califormea Citi - New Phase - 5	6,91,78,499	6,50,01,542
Work-In-Progress		
- Beverly Hills Project	10,73,10,036	-
- Califormea Citi - New Phase - 2	1,21,40,000	-
- Califormea Citi - New Phase - 3	5,02,28,000	-
- Califormea Citi - New Phase - 4	3,03,78,489	-
- Project yet to be commenced	59,28,030	59,28,030
<u>TOTAL RUPEES</u>	27,99,20,925	11,06,12,759

[For basis of valuation, refer Note-25]

**NOTE - 13 - TRADE RECEIVABLES**

Particulars	As at 31st March, 2024	As at 31st March, 2023
Secured, considered good	-	-
Unsecured, considered good	8,99,335	72,20,916
Doubtful	-	-
<u>TOTAL RUPEES</u>	8,99,335	72,20,916



Sacham Highway Real Estates Pvt. Ltd.

Director

Director



**NOTE - 13.1 - TRADE RECEIVABLES AGEING SCHEDULE AS AT 31ST MARCH, 2024**

S.No	Particulars	Outstanding for following periods from due date of Payment				Total
		Less than 6 months	6 months to 1 year	1 to 2 years	2 to 3 years	
1	Undisputed Trade receivables – considered good	8,94,335	-	5,000	-	8,99,335
2	Undisputed Trade Receivables – considered doubtful	-	-	-	-	-
3	Disputed Trade Receivables – considered good	-	-	-	-	-
4	Disputed Trade Receivables – considered doubtful	-	-	-	-	-
	<b>TOTAL</b>	<b>8,94,335</b>	<b>-</b>	<b>5,000</b>	<b>-</b>	<b>8,99,335</b>

**NOTE - 13.2 - TRADE RECEIVABLES AGEING SCHEDULE AS AT 31ST MARCH, 2023**

S.No	Particulars	Outstanding for following periods from due date of Payment				Total
		Less than 6 months	6 months to 1 year	1 to 2 years	2 to 3 years	
1	Undisputed Trade receivables – considered good	45,20,916	27,00,000	-	-	72,20,916
2	Undisputed Trade Receivables – considered doubtful	-	-	-	-	-
3	Disputed Trade Receivables – considered good	-	-	-	-	-
4	Disputed Trade Receivables – considered doubtful	-	-	-	-	-
	<b>TOTAL</b>	<b>45,20,916</b>	<b>27,00,000</b>	<b>-</b>	<b>-</b>	<b>72,20,916</b>



Sacham Highway Real Estates Pvt. Ltd.  
 Director  
 Director

**NOTE - 14 - CASH AND CASH EQUIVALENTS**

Particulars	As at 31st March, 2024	As at 31st March, 2023
<b>Cash and Bank Balances</b>		
A. <u>Balances with Banks</u>		
In Current Accounts	7,97,898	43,59,936
In Fixed Deposit Accounts for more than 12 months Maturity	2,15,348	2,00,611
(A)	10,13,246	45,60,547
B. Cash in Hand	58,423	60,357
(B)	58,423	60,357
<u>TOTAL RUPEES</u>	10,71,669	46,20,904
(A+B)		

**NOTE - 15 - SHORT-TERM LOANS AND ADVANCES**

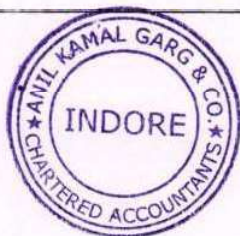
Particulars	As at 31st March, 2024	As at 31st March, 2023
Advance to Suppliers	-	4,00,000
Other Loans and Advances		
- Secured, considered good	-	-
- Unsecured, considered good	2,19,77,999	1,15,17,624
- Doubtful	-	-
<u>TOTAL RUPEES</u>	2,19,77,999	1,19,17,624

**NOTE - 16 - OTHER CURRENT ASSETS**

Particulars	As at 31st March, 2024	As at 31st March, 2023
GST Input Tax Credit Entitlement	89,98,624	-
TDS Claim	12,02,300	1,80,000
<u>TOTAL RUPEES</u>	1,02,00,924	1,80,000

**NOTE - 17 - REVENUE FROM OPERATIONS**

Particulars	Year ended 31st March, 2024	Year ended 31st March, 2023
Californea Citi Project Sales - Old Phase	4,96,71,344	3,18,40,899
Californea Citi Project Sales - New Phase-5	11,88,000	3,77,82,638
<u>TOTAL RUPEES</u>	5,08,59,344	6,96,23,537



Sacham Highway Real Estates Pvt. Ltd.

  
Director


  
Director

**NOTE - 18 - OTHER INCOME**

Particulars	Year ended 31st March, 2024	Year ended 31st March, 2023
Lease Rent Income	1,20,00,000	19,32,000
Interest Income	37,700	13,242
Forfeiture of Customers' Advance Booking	-	18,96,253
<b>TOTAL RUPEES</b>	<b>1,20,37,700</b>	<b>38,41,495</b>
Refer Note-26 for Related Party Details		

**NOTE - 19 - LAND HELD AS NON-CURRENT INVESTMENTS CONVERTED INTO STOCK-IN-TRADE**

Particulars	Year ended 31st March, 2024	Year ended 31st March, 2023
Beverly Hills Project	9,27,36,000	-
Califormea Citi - New Phase - 2	1,21,40,000	-
Califormea Citi - New Phase - 3	5,00,40,000	-
Califormea Citi - New Phase - 4	2,97,60,000	-
<b>TOTAL RUPEES</b>	<b>18,46,76,000</b>	<b>-</b>

**NOTE - 20 - LAND & SITE DEVELOPMENT EXPENSES**

Particulars	Year ended 31st March, 2024	Year ended 31st March, 2023
Material Purchases	1,81,046	14,24,242
Labour Charges	42,150	-
Site Development Expenses	35,12,045	84,99,883
Taxes and Permission Fees	69,79,968	-
Wall Bracket Installation Expenses	-	1,61,250
RERA Registration Fees	98,392	-
Stamp Duty & Registration Expenses	18,52,581	-
Property Tax	1,34,844	-
Electricity Expenses	16,37,241	31,89,292
<b>TOTAL RUPEES</b>	<b>1,44,38,267</b>	<b>1,32,74,668</b>

Note :

- Above expenses are net of reimbursement from other joint land co-owners in the project.
- Refer Note-26 for Related Party Details



Sacham Highway Real Estates Pvt. Ltd.

Director

Director

**NOTE - 21 - CHANGES IN INVENTORIES OF FINISHED GOODS, WORK-IN-PROGRESS AND STOCK-IN-TRADE**

Particulars		Year ended 31st March, 2024	Year ended 31st March, 2023
<b>A. Inventories at the end of the year</b>			
Finished Goods		7,39,36,370	10,46,84,729
Work-In-Progress		20,59,84,555	59,28,030
	(A)	27,99,20,925	11,06,12,759
<b>B. Inventories at the beginning of the year</b>			
Finished Goods		10,46,84,729	12,98,57,777
Work-In-Progress		59,28,030	59,28,030
	(B)	11,06,12,759	13,57,85,807
<b>CHANGES IN INVENTORIES</b>	(A-B)	16,93,08,166	(2,51,73,048)

**NOTE - 22 - EMPLOYEE BENEFITS EXPENSE**

Particulars		Year ended 31st March, 2024	Year ended 31st March, 2023
Directors' Remuneration		65,26,500	89,01,000
Salary & Benefits to Staff		18,00,211	22,86,134
<b>TOTAL RUPEES</b>		83,26,711	1,11,87,134

Note :

- Above expenses are net of reimbursement from other joint land co-owners in the project.
- Refer Note-26 for Related Party Details

**NOTE - 23 - FINANCE COSTS**

Particulars		Year ended 31st March, 2024	Year ended 31st March, 2023
Interest Expense		17,55,192	52,21,567
Bank Guarantee Commission		2,23,440	-
<b>TOTAL RUPEES</b>		19,78,632	52,21,567

Note : Refer Note-26 for Related Party Details



Sacham Highway Real Estates Pvt. Ltd

Director

Director

**NOTE - 24 - OTHER EXPENSES**

Particulars	Year ended 31st March, 2024	Year ended 31st March, 2023
<b>A. <u>Administrative Expenses</u></b>		
Rent	7,30,800	4,24,800
Stationery & Printing	1,97,519	68,357
Postage & Courier Expenses	596	-
Transportation Expenses	2,64,921	-
Legal & Professional Charges	3,20,000	83,770
Auditors' Remuneration	65,000	60,000
Repairs & Maintenance	2,47,830	1,53,669
Professional Tax	5,000	-
Bank Charges	22,191	5,453
Contribution towards Corporate Social Responsibility (CSR)	9,29,000	9,18,659
Office & General Expenses	12,601	23,825
	(A)	
	27,95,459	17,38,533
<b>B. <u>Marketing Expenses</u></b>		
Advertisement Expenses	97,395	3,94,063
Brokerage Expenses	4,35,972	10,89,270
Business Promotion Expenses	-	26,542
Stamp Duty & Registration Expenses	2,90,465	28,71,806
	(B)	
	8,23,832	43,81,681
<b>TOTAL RUPEES</b>	(A+B)	
	36,19,291	61,20,214
Refer Note-26 for Related Party Details		



Sacham Highway Real Estates Pvt. Ltd.

Director

Director

## NOTE - 25 - SIGNIFICANT ACCOUNTING POLICIES & PRACTICES AND OTHER NOTES

### PART- A - SIGNIFICANT ACCOUNTING POLICIES & PRACTICES

#### 1 Accounting Convention

- 1.1 The financial statements of the Company have been prepared in accordance with Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013 read with rule 7 of the Companies (Accounts) Rules, 2014, and the relevant provisions of the Companies Act, 2013, as applicable.
- 1.2 The financial statements have been prepared on the basis of historical cost convention, and on the accounting principle of a going concern.
- 1.3 The Company follows mercantile system of accounting and recognizes income and expenditure on accrual basis except those with significant uncertainties.

#### 2 Use of estimates

The preparation of financial statements, in conformity with the Generally Accepted Accounting Principles [GAAP], requires management to make estimates and assumptions that are considered in the reported amounts of assets and liabilities and disclosures of contingent liabilities on the date of financial statements and reported amounts of revenues and expenses for the year. Estimates are based on historical experience, where applicable and other assumptions that management believes are reasonable under the circumstances. Actual results could vary from these estimates and any such difference are dealt with in the period in which the results are known / materialize.

#### 3 Property, Plant and Equipment and Intangible Assets

- 3.1 Property, Plant and Equipment are stated at cost, less accumulated depreciation and impairment, if any. Direct cost are capitalized until such assets are ready for use.
- 3.2 Property, Plant and Equipment, that are not yet ready for their intended use, are carried at costs, comprising direct cost, and other incidental/ attributable expenses and reflected under capital work in progress.

#### 4 Inventories

Valued at Cost of the Land Proportionately available alongwith Total Expenses incurred for the Project - Califernea Citi Total Planning Area on the Joint Land for Existing Project as-well-as New RERA-V Phase Project Registered during the year and Now the same is being valued on the basis of Actual Available Saleable Area.

#### 5 Accounting for taxes on income

- 5.1 Provision for Income-Tax is made on the basis of the estimated taxable income for the accounting year in accordance with the Income-Tax Act, 1961.
- 5.2 The deferred tax for timing differences between the book profits and tax profits for the year is accounted for using the tax rates and laws that have been enacted or substantially enacted as of the balance sheet date. Deferred tax assets arising from timing differences are recognized to the extent there is a virtual certainty that these would be realized in future and are reviewed for the appropriateness of their respective carrying values at each balance sheet date.

#### 6 Depreciation

Depreciation on Property, Plant and Equipment is provided on the straight line method, in the manner prescribed under Schedule II to the Companies Act, 2013.

Depreciation on addition to Property, Plant and Equipments and Intangible assets are provided on pro-rata basis from the date of assets are ready for intended use. Depreciation on sale/discarded from Property, Plant and Equipments are provided for up to the date of sale, deduction or discard of pro-rata as the case may be.

#### 7 Retirement Benefits

Contributions to defined contribution schemes such as Provident Fund, ESIC etc. are not applicable to the company.



Sacham Highway Real Estates Pvt. Ltd.  
Director

Director

8 Revenue Recognition

8.1 In respect to Real Estate Business as Land Owner, Builder & Colonizer, the Company is following the method to recognize revenue when the ownership of the property including its Sale Rights are transferred i.e. on Registry of Sale Deeds /c Registered Sale Agreements, if any of the said property in the name of customer. The Net advance amount received from the various parties is shown as Advance from Customers for the Project (liability). Further actual cost and expenses incurred including cost of the Land transferred & registered as RERA - Vth Phase Project during the year are booked proportionately thereby giving rise to work in progress and proportionate cost and expenses on the basis of Available Saleable Area on Joint Land of unsold quantity is calculated for showing the Construction Work-in-Progress Value and thus Revenue is recognized for the actual sold quantity during the financial year. Joint Land Developer and all the J/t Land Owners have mutually agreed & retained area of the Opening Unsold Plots available with them and agreed to retain its full Sale Proceeds with them at the time of its Sale in future. If any Sale Deed registration expenses are offered as free to the buyers then its Sale Proceeds have been booked net of it, since the same have been paid to the Stamp Vendors on their behalf. At the time of end of the project, difference if any in estimation and actual Saleable Area shall be accounted for.

8.2 Interest Income is recognized on accrual basis.

9 Provisions and Contingent Liabilities

The Company creates a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

10 Impairment of Assets

An asset is treated impaired when the carrying cost of assets exceeds its recoverable value. An impairment loss is charged to the Statement of Profit and Loss in the year in which an asset is identified as impaired. The impairment loss recognized in prior accounting periods is reversed if there has been a change in the estimate of recoverable amount.

11 Cash Flow Statement

Cash flow statement is reported using the indirect method, whereby profit / (loss) before extra-ordinary items / exceptional items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future operating cash receipts or payments and items of income or expenses associated with investing or financing cash flows. The cash flow from operating, investing and financing activities of the Company are segregated based on available information.

12 Earnings per share

Basic & Diluted earning per share is computed by dividing the net profit after tax by the weighted average number of equity shares outstanding during the period.

**PART - B - OTHER NOTES**

- 1 Figures for the previous year have been regrouped and/or rearranged wherever considered necessary.
- 2 In the opinion of the Board, the current assets, loans and advances have a value on realization in the ordinary course of business at least equal to the amounts at which they are stated in the Balance Sheet and that the provision for known liability is adequate and not in excess of amount reasonably necessary.
- 3 The Company has Converted following Land held as Non-Current Investments into Stock-in-Trade due to Project being commenced on such Lands

SNO.	DESCRIPTION	Date of Acquisition	Cost of Acquisition	Amount at which the asset is converted into stock-in-trade
1	Land at P.H. No. 63, Village Tillorekhurd	14-08-2014	3,69,64,897	5,19,48,000
2	Land at Survey No. 29/1,29/2 & 29/3, P.H. No. 28, Village Tillore Khurd	30-03-2014	2,06,01,652	4,07,88,000
3	Land at Survey No. 300/3/1/3, P.H. No 39, Gram Hingonia	11-03-2022	7,36,012	8,00,000
4	Land at Survey No. 300/3/2, P.H. No 39, Gram Hingonia	09-03-2022	1,03,07,898	1,13,40,000
5	Land at Survey No. 290/2, P.H. No.39, Gram Hingonia	27-03-2022	1,44,50,033	2,50,20,000
6	Land at Survey No. 290/3, P.H. No.39, Gram Hingonia	13-04-2022	1,39,39,533	2,50,20,000
7	Land at Survey No. 291/1/1, P.H. No 39, Gram Hingonia	14-10-2020	2,40,12,054	2,97,60,000
<b>TOTAL</b>			<b>12,10,12,079</b>	<b>18,46,76,000</b>



Sacham Highway Real Estates Pvt. Ltd.  
 Director  
 Director

Contingent Liabilities and Commitments

[Rs.in lakhs]

	As at 31st March, 2024	As at 31st March, 2023
<b>A. <u>Contingent Liabilities</u></b>		
i) Claims against the Company, not acknowledged as debts	-	-
ii) Guarantees	1.00	1.00
iii) Other money for which the Company is contingently liable against pending litigations	-	-
<b>B. <u>Commitments</u></b>		
i) Estimated amount of Contracts remaining to be executed on capital account and not provided for	-	-
ii) Uncalled liability on shares and other investments partly paid	-	-
iii) Other Commitments	-	-

5 Information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the Company.

6 Corporate Social Responsibility

In accordance with the provisions of Section 135 of the Act, the Board of Directors of the company has constituted CSR Committee. The details of CSR Activities are as follows :

S no.	Particulars	As at 31st March, 2024	As at 31st March, 2023
i)	Opening amount yet to be spent	-	-
ii)	Gross amount required to be spent by the Company during the year	-	9,03,767
iii)	Amount spent during the year on the following :		
	(a) Construction/ acquisition of any asset	-	-
	(b) On purpose other than (a) above	9,29,000	9,18,659
		9,29,000	9,18,659
iv)	Amount Spent in previous year more than prescribed limit	14,892	
v)	Closing amount yet to be spent	(9,43,892)	-
vi)	Carry forward of amount spent beyond the statutory requirement	9,43,892	14,892
vii)	Shortfall at the end of the year	-	-
viii)	Total of Previous Year Shortfalls	-	-
ix)	Reasons for Shortfalls	Not Applicable	Not Applicable



Sacham Highway Real Estates Pvt. Ltd.

Director

Director



A. Current Tax

Current Tax Liability of the Company is estimated in accordance with the provisions of the Income-Tax Act, 1961.

B. Deferred Tax

Deferred Tax Liabilities Net of the Deferred Tax Assets, for the year under review has been computed as under:

Net Timing Differencea) Depreciation

W.D.V. of Fixed Assets as per Books of Account	16,32,26,284
Less : W.D.V. of Fixed Assets as per Income-Tax Return	14,03,77,887
<u>Excess of Depreciation claimed in the Income Tax Return over Depreciation provided in the Books of Account</u>	<u>2,28,48,397</u>

Rate applicable for the year	25.168%
------------------------------	---------

i) Deferred Tax Liability on Account of

Depreciation	57,50,485
Others	-
	<u>57,50,485</u>

ii) Deferred Tax Assets on Account of

Depreciation	-
Others	-
	<u>-</u>

Deferred Tax Liabilities as at the year end	(i)	57,50,485
Deferred Tax Liabilities for earlier years		35,54,660
Deferred Tax Liabilities provided for the current year		21,95,825



Sacham Highway Real Estates Pvt. Ltd.

Director

Director

		As at 31st March, 2024	As at 31st March, 2023
A.	<u>Directors' Remuneration</u>		
i)	Salaries	1,14,00,000	1,38,00,000
ii)	Allowances	-	-
	<b>TOTAL</b>	<b>1,14,00,000</b>	<b>1,38,00,000</b>
B.	<u>Auditors' Remuneration</u>		
i)	Audit Fees	53,200	48,200
ii)	Tax Audit Fees	11,800	11,800
iii)	Other Services	12,150	-
	<b>TOTAL</b>	<b>77,150</b>	<b>60,000</b>
C.	<u>Foreign Currency Transactions</u>		
i)	<u>Value of Imports calculated on CIF Basis</u>		
	Raw Material	-	-
	Components and spare parts	-	-
	Capital Goods	-	-
ii)	Expenditure in Foreign Currency	-	-
iii)	<u>Earning in Foreign Currency</u>		
	Export of goods on calculated on FOB Basis	-	-
	Royalty, Know how, professional & consultation fees	-	-
	Interest and Dividend	-	-
	Other Income	-	-

For and on behalf of the Board of Directors

As per our report of even date attached

(Arun Kumar Jain)  
Director  
DIN : 00006132

(Anoop Agrawal)  
Director  
DIN : 00006120



For Anil Kamal Garg & Company  
Chartered Accountants  
ICAI Firm Registration No. 004186C

(Devendra Bansal)  
Partner  
Membership No. 078057

ICAI UDIN : .....

Place : Indore  
Dated : September 5th, 2024

**NOTE - 26 - RELATED PARTY DISCLOSURES**



(i) **List of Related Parties**

Sno.	Relationship	Name of the Party
1	Key Managerial Personnel [KMP]	1) Shri Arun Kumar Jain (Director) 2) Shri Anoop Agrawal (Director)
2	Enterprises over which Key Managerial Personnel are able to exercise significant influence	1) Highway Infrastructure Limited 2) Indore Highway Real Estate Pvt. Ltd.
3	Other Related Parties	1) Smt. Jyoti Jain

(ii) **Related Party Transactions**

Sno.	Related Party Transaction Summary	Key Managerial Persons		Enterprises over which Key Managerial Personnel are able to exercise significant influence		Other Related Parties	
		Year ended 31st March, 2024	Year ended 31st March, 2023	Year ended 31st March, 2024	Year ended 31st March, 2023	Year ended 31st March, 2024	Year ended 31st March, 2023
A.	<u>Sales services and other income</u>						
1	<u>Lease Rent</u>						
	Highway Infrastructure Limited	-	-	-	1,32,000	-	-
	<b>Total</b>	-	-	-	1,32,000	-	-
B.	<u>Expenditure on services</u>						
1	<u>Directors' Remuneration</u>						
	Shri Arun Kumar Jain	57,00,000	69,00,000	-	-	-	-
	Shri Anoop Agrawal	57,00,000	69,00,000	-	-	-	-
	<b>Total</b>	1,14,00,000	1,38,00,000	-	-	-	-
2	<u>Interest</u>						
	Shri Arun Kumar Jain	-	29,15,555	-	-	-	-
	Shri Anoop Agrawal	1,38,670	3,88,145	-	-	-	-
	Highway Infrastructure Limited	-	-	49,40,968	-	-	-
	<b>Total</b>	1,38,670	33,03,700	49,40,968	-	-	-
3	<u>Office Rent</u>						
	Shri Anoop Agrawal	7,30,800	4,24,800	-	-	-	-
	<b>Total</b>	7,30,800	4,24,800	-	-	-	-
4	<u>Addition to CWIP</u>						
	Highway Infrastructure Limited	-	-	2,99,10,000	-	-	-
	<b>Total</b>	-	-	2,99,10,000	-	-	-
5	<u>Purchase of Immovable Property</u>						
	Indore Highway Real Estates Pvt Ltd	-	-	2,51,00,000	-	-	-
	<b>Total</b>	-	-	2,51,00,000	-	-	-
6	<u>Bank Guarantee Commission</u>						
	Highway Infrastructure Limited	-	-	2,23,440	-	-	-
	<b>Total</b>	-	-	2,23,440	-	-	-



Sacham Highway Real Estates Pvt. Ltd.  
 Director  
 Director

Sno.	Related Party Transaction Summary	Key Managerial Persons		Enterprises over which Key Managerial Personnel are able to exercise significant influence		Other Related Parties	
		Year ended 31st March, 2024	Year ended 31st March, 2023	Year ended 31st March, 2024	Year ended 31st March, 2023	Year ended 31st March, 2024	Year ended 31st March, 2023
C.	<u>Loans and Advances taken</u>						
1	<u>Shri Arun Kumar Jain</u>						
	Opening Balance	1,41,62,177	1,71,18,178	-	-	-	-
	Taken during the year	5,55,75,000	3,69,85,555	-	-	-	-
	Repaid during the year	2,91,50,000	3,99,41,556	-	-	-	-
	Closing Balance	4,05,87,177	1,41,62,177	-	-	-	-
2	<u>Shri Anoop Agrawal</u>						
	Opening Balance	2,70,226	896	-	-	-	-
	Taken during the year	7,72,88,670	2,40,58,145	-	-	-	-
	Repaid during the year	4,78,00,696	2,37,88,815	-	-	-	-
	Closing Balance	2,97,58,200	2,70,226	-	-	-	-

(iii) **Balances as at 31st March, 2024**

Sno.	Related Party Transaction Summary	Key Managerial Persons		Enterprises over which Key Managerial Personnel are able to exercise significant influence		Other Related Parties	
		Year ended 31st March, 2024	Year ended 31st March, 2023	Year ended 31st March, 2024	Year ended 31st March, 2023	Year ended 31st March, 2024	Year ended 31st March, 2023
1	<u>Long-Term Borrowings</u>						
	Shri Arun Kumar Jain	4,05,87,177	1,41,62,177	-	-	-	-
	Shri Anoop Agrawal	2,97,58,200	2,70,226	-	-	-	-
	<b>Total</b>	<b>7,03,45,377</b>	<b>1,44,32,403</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
2	<u>Security Deposits</u>						
	Highway Infrastructure Ltd.			5,10,00,000	5,10,00,000		
	<b>Total</b>	<b>-</b>	<b>-</b>	<b>5,10,00,000</b>	<b>5,10,00,000</b>	<b>-</b>	<b>-</b>
3	<u>Trade Payables</u>						
	Highway Infrastructure Limited			5,14,88,186	4,33,66,363		
	<b>Total</b>	<b>-</b>	<b>-</b>	<b>5,14,88,186</b>	<b>4,33,66,363</b>	<b>-</b>	<b>-</b>
4	<u>Creditors for Capital Goods</u>						
	Indore Highway Real Estates Pvt Ltd			75,00,000	-		
	<b>Total</b>	<b>-</b>	<b>-</b>	<b>75,00,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
5	<u>Creditors for Expenses</u>						
	Shri Arun Kumar Jain [Director's Current Account]	-	10,24,000	-	-	-	-
	Shri Anoop Agrawal [Director's Current Account]	-	10,33,073	-	-	-	-
	Shri Anoop Agrawal [Rent Account]	76,800	-	-	-	-	-
	<b>Total</b>	<b>76,800</b>	<b>20,57,073</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
6	<u>Payable to Joint Developers / Land Owners</u>						
	Shri Arun Kumar Jain	33,36,063	17,78,534	-	-	-	-
	Shri Anoop Agrawal	45,63,449	14,83,144	-	-	-	-
	Smt. Jyoti Jain	-	-	-	-	23,36,063	7,78,534
	<b>Total</b>	<b>78,99,512</b>	<b>32,61,678</b>	<b>-</b>	<b>-</b>	<b>23,36,063</b>	<b>7,78,534</b>
7	<u>Other Loans and Advances</u>						
	Indore Highway Real Estates Pvt. Ltd. (Lease Rent)			1,32,000	2,64,000		
	<b>Total</b>	<b>-</b>	<b>-</b>	<b>1,32,000</b>	<b>2,64,000</b>	<b>-</b>	<b>-</b>



*[Signature]*  
Director

*[Signature]*  
Director

**NOTE - 27 - ADDITIONAL REGULATORY INFORMATION**

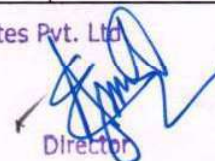
- (i) The title deeds of all the immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee), are held in the name of the Company.
- (ii) During the financial year 2023-24, no proceeding has been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- (iii) During the financial year 2023-24, the company is not been sanctioned with any of the Working Capital Limits from banks and financial institutions on the basis of security of current assets at any point of time of the year.
- (iv) The company is not declared a willful defaulter by any bank or financial institution or any other lender.
- (v) The company has not entered into any material transaction with the companies struck-off under s. 248 of the Companies Act, 2013 or section 560 of the Companies Act, 1956.
- (vi) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- (vii) The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017
- (viii) The company has not applied for any Scheme of Arrangements in terms of Sections 230 to 237 of the Companies Act, 2013.
- (ix) No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, that the Intermediary shall lend or invest in party identified by or on behalf of the Company (Ultimate Beneficiaries). The Company has not received any fund from any party(s) (Funding Party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (x) The Company has no such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income-tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income-tax Act, 1961).
- (xi) The company has not traded or invested in Crypto Currency or Virtual Currency during the Financial Year 2023-24.
- (xii) **Disclosure relating to various ratios**

Sno.	Particulars	As at 31st March, 2024	As at 31st March, 2023	% of Changes compared to preceding year	Remarks (mandatory if Variation>25%)
(a)	<b>Current Ratio (in times)</b> [Current Assets / Current Liabilities]				Due to more increase in current assets as comparison to increase in current liabilities
	Current Assets	31,40,70,851	13,45,52,203		
	Current Liabilities	19,90,89,317	16,47,75,702		
	Current Ratio	1.58	0.82	93.19%	
(b)	<b>Debt Equity Ratio (in times)</b> [Total Debts / Total Equity]				Not Applicable
	Total Debts	7,18,45,377	4,15,27,680		
	[Non Current Borrowings+Current Borrowings]				
	Total Equity	23,18,28,641	15,87,45,130		
	Debt Equity Ratio	0.31	0.26	18.47%	



Sacham Highway Real Estates Pvt. Ltd

  
Director

  
Director

Sno.	Particulars	As at 31st March, 2024	As at 31st March, 2023	% of Changes compared to preceding year	Remarks (mandatory if Variation>25%)
(c)	<b>Debt Service Coverage Ratio (in times)</b> [Earnings available for Debt Service / Debt Service]  Earnings available for Debt Service [Profit after Taxes + Depreciation / Amortization + Finance Cost]  Debt Service [Finance Costs + Scheduled principal repayment of Non-Current Borrowings (Current Maturities of Long Term Debts of previous year) + principal repayment of Lease Liabilities]  Debt Service Ratio	8,13,12,187  19,78,632  41.10	1,28,81,543  52,21,567  2.47	1565.80%	Due to more increase in Earnings available for Debt Service in comparison to decrease in Debt Service
(d)	<b>Return on Equity Ratio (in percentage)</b> [Profit after Tax / Average Total Equity]  Profit after Tax Average Total Equity [(Opening Total Equity+Closing Total Equity)/2] Return on Equity Ratio	7,30,83,511 19,52,86,885 37.42%	33,87,019 15,70,51,620 2.16%	1635.29%	Due to Increase in Profit after Taxes for the year, in comparison to preceding financial year.
(e)	<b>Inventory Turnover Ratio (in times)</b> [Sale of Products / Average Inventory]  Sale of Products Average Inventory [(Opening Inventory+Closing Inventory)/2] Inventory Turnover Ratio	5,08,59,344 19,52,66,842 0.26	6,96,23,537 12,31,99,283 0.57	(53.91%)	Due to decrease in Sale of Products in comparison to increase in Average Inventory
(f)	<b>Trade Receivable Turnover Ratio (in times)</b> [Turnover/ Average Trade Receivables]  Turnover (Revenue from Operations) Average Trade Recievables [(Opening Trade Receivables + Closing Trade Receivables)/2] Trade Receivable Turnover Ratio	5,08,59,344 40,60,126 12.53	6,96,23,537 75,47,321 9.22	35.79%	Due to less decrease in the Revenue from Operations during the year, in comparison to decrease in Average Trade Receivables
(g)	<b>Trade Payable Turnover Ratio (in times)</b> [Net Purchases / Average Trade Payables]  Net Purchases Average Trade Payables [(Opening Trade Payables + Closing Trade Payables)/2] Trade Payable Turnover Ratio	1,44,38,267 4,74,56,479 0.30	1,32,74,668 6,09,67,089 0.22	39.73%	Due to less decrease in the Net Purchases during the year, in comparison to decrease in Average Trade Payables
(h)	<b>Net Capital Turnover Ratio (in times)</b> [Turnover / Working Capital]  Turnover (Revenue from Operations) Working Capital [Current Assets (-) Current Liabilities] Net Capital Turnover Ratio	5,08,59,344 11,49,81,534 0.44	6,96,23,537 (3,02,23,499) (2.30)	(119.20%)	Due to less increase in the Revenue from Operations in comparison to increase in Working Capital



Sacham Highway Real Estates Pvt. Ltd.

Director

Director

Sno.	Particulars	As at 31st March, 2024	As at 31st March, 2023	% of Changes compared to preceding year	Remarks (mandatory if Variation>25%)
(i)	<b>Net Profit Ratio (in percentage)</b> [Profit after Tax / Turnover]  Profit after Tax Turnover (Revenue from Operations) Net Profit Ratio	7,30,83,511 5,08,59,344 143.70%	33,87,019 6,96,23,537 4.86%	2853.84%	Due to more increase in profit after tax as compared to decrease in Turnover
(j)	<b>Return on Capital Employed (in percentage)</b> [Earnings before Interest & Taxes/ Capital Employed]  Earnings Before Interest & Taxes [Profit before Tax + Finance Costs] Capital Employed [Total Equity + Total Borrowings] Return on Capital Employed	7,85,58,817 38,04,24,503 20.65%	1,34,37,011 26,48,27,470 5.07%	306.99%	Due to increase in Profit before Tax as compared to previous year
(k)	<b>Return on Investment Ratio (in percentage)</b> [Net Gain on Investment/ Investment]  Net Gain on Investment Investment Return of Investment Ratio	6,36,63,921 5,57,89,405 114.11%	- 16,84,32,423 -	100.00%	Due to increase in Gain as compared to previous year



Sacham Highway Real Estates Pvt. Ltd.

Director

Director

# SACHAM HIGHWAY REAL ESTATES PRIVATE LIMITED

CIN : U31200MP1986PTC026143

## DETAILS OF GROUPING OF BALANCE SHEET AS AT 31ST MARCH, 2024 AND STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED ON THAT DAY

### NOTE - 3 - LONG-TERM BORROWINGS

#### A Loans and advances from related parties

##### From Directors

SNO.	NAME OF THE DIRECTOR	PLACE	AMOUNT
1	Shri Arun Kumar Jain	Indore	4,05,87,177
2	Shri Anoop Agrawal	Indore	2,97,58,200
<u>TOTAL RUPEES</u>			<u>7,03,45,377</u>

#### B Other Loans and Advances

##### From Body Corporates

SNO.	NAME OF THE COMPANY	PLACE	AMOUNT
1	Vijaylaxmi Construction and Developers Pvt Ltd	Indore	15,00,000
<u>TOTAL RUPEES</u>			<u>15,00,000</u>

### NOTE - 5 - LONG TERM LIABILITIES

#### Security Deposits

SNO.	NAME OF THE PARTY	AMOUNT
1	Highway Infrastructure Ltd.	5,10,00,000
2	M/s. Neeldhara Hotel & Resorts	2,00,00,000
<u>TOTAL RUPEES</u>		<u>7,10,00,000</u>



Sacham Highway Real Estates Pvt. Ltd.

Director

Director



**NOTE - 6 - TRADE PAYABLES****Total outstanding dues of creditors other than micro enterprises & small enterprises**

SNO.	NAME OF THE PARTY	Outstanding for following periods from the due date of payment				Total
		Less than 1 Year	1 to 2 years	2 to 3 years	More than 3 years	
1	Highway Infrastructure Ltd., Indore	81,21,823	-	4,33,66,363	-	5,14,88,186
	<b>TOTAL RUPEES</b>	81,21,823	-	4,33,66,363	-	5,14,88,186

**NOTE - 7 - OTHER CURRENT LIABILITIES****A. Creditors for Capital Goods**

SNO.	NAME OF THE PARTY	PLACE	AMOUNT
1	Indore Highway Real Estates Pvt Ltd	Indore	75,00,000
	<b>TOTAL RUPEES</b>		75,00,000

**B. Creditors for Expenses**

SNO.	NAME OF THE PARTY	AMOUNT
1	Shri Anoop Agrawal [Rent Account]	76,800
2	M/s. Apex Corporation	14,396
3	M/s. Archana Maheshwari & Co.	7,000
4	M/s. Khetan Security System	67,537
5	Madhya Pradesh Paschim Kshetra Vidyut Vitran Company Limited	2,300
6	M/s. Rajendra Paints And Hardware	1,680
7	Shri Rajesh Moye - Imprest	35,867
8	Shri Rakesh Mehta [Imprest A/c]	590
9	M/s. Royal Air Con	54,988
10	M/s. V.S. Agencies	4,484
	<b>TOTAL RUPEES</b>	2,65,642

**C. Advance from Customers**

SNO.	NAME OF THE PARTY	AMOUNT
1	B01-302 Shyamal Asrani	5,000
2	Shri Rahul Ahuja	10,00,000
3	Shri Ritesh Agrawal	25,00,000
4	M/S. Shree Shyam Creation	1,50,00,000
5	Shri Vikram Shrimal	35,00,000
6	A-27 Ayushi Chouksey	21,000
7	B-100 Pappu Kumawat	2,50,000
8	B-53 Aditya Pratap Sing Bais	6,03,001
9	C-02 Jayshree Anand	21,000
10	C-111 Naveen Garg	22,50,000
11	C-112 Preeti Garg	5,00,000
12	C-56 Ashish Perlekar	82,000
13	C-73 Sunil Kumar Sharma	1,00,000
14	D-149 Om Prakash Rohira	5,00,000
15	D-66 Rohit Kumawat & Vimla Devi Kumawat	2,00,000



Sacham Highway Real Estates Pvt. Ltd.

Director

Director

16	G-08 Prakash Chandra Garg	5,20,000
17	Gopal Das Asnani	15,00,000
18	Shri Narinder Kaur	40,00,000
19	Vicky Asnani	15,00,000
20	Vikas Sharma	25,00,000
21	P-113 Nirmala Devi	24,00,000
22	P-114 Nirmala Devi	24,00,000
23	P-115 Nirmala Devi	24,00,000
24	P-116 Nirmala Devi	24,00,000
25	P-117 Nirmala Devi	24,00,000
26	P-118 Nirmala Devi	24,00,000
27	P-119 Nirmala Devi	24,00,000
28	P-120 Nirmala Devi	24,00,000
29	P-131 Nirmala Devi	24,00,000
30	P-132 Nirmala Devi	24,00,000
31	P-87 Nirmala Devi	24,00,000
32	P-88 Nirmala Devi	24,00,000
33	P-89 Nirmala Devi	24,00,000
34	P-90 Nirmala Devi	24,00,000
35	P-91 Nirmala Devi	24,00,000
36	P-92 Nirmala Devi	24,00,000
37	P-93 Nirmala Devi	24,00,000
38	P-94 Nirmala Devi	24,00,000
39	C-121 Sushma Jain	12,50,000
40	C-122 Sushma Jain	12,50,000
41	D-102 Pooja Sharma	12,60,000
42	D-42 Shashi Prabha Jain	15,33,400
43	D-86 Rajni Kanwa	9,00,000
44	G 04- Pinky Agrawal	2,00,000
45	Mukesh Gupta Ji Advance	30,00,000
46	Mukesh Gupta Ji - Ext.	35,00,000
47	Shri Abhinav Jain	1,55,000
48	Shri Naman Garg	48,00,000

TOTAL RUPEES

9,76,00,401

D. Payable to Joint Developers / Land Owners

SNO.	PARTICULARS	AMOUNT
1	Shri Anoop Agrawal	45,63,449
2	Shri Arun Kumar Jain	33,36,063
3	Smt. Jyoti Jain	23,36,063
4	Smt. Parul Choudhary	46,13,422
5	Smt. Rachana Agrawal	1,24,80,713
6	M/s. Nirupam Associate [Shri RB Singh]	58,000
7	M/s. IBD Nirupam Builders Developers	(26,27,400)
8	Mohra Infratech Pvt. Ltd.	1,55,12,070

TOTAL RUPEES

4,02,72,381

E. Security Deposits

SNO.	PARTICULARS	AMOUNT
1	Café Yolo Foods and Beverages Pvt. Ltd. [Club House Security Rent Deposit]	15,000
2	M/s. Eighth Sense	35,000

TOTAL RUPEES

50,000



Sacham Highway Real Estates Pvt. Ltd.

Director

Director

F. **Statutory Dues Payables**

SNO.	PARTICULARS	AMOUNT
1	For Professional Tax	916
<b>TOTAL RUPEES</b>		<b>916</b>

**NOTE - 8 - SHORT-TERM PROVISIONS**

**For Others**

SNO.	PARTICULARS	AMOUNT
1	For Auditors' Remuneration	58,500
2	For Legal & Professional Charges	13,050
3	For TDS on Salary	20,000
4	For TDS on Interest	4,94,097
5	For TDS on Rent	6,000
6	For TDS on Professional Charges	30,144
<b>TOTAL RUPEES</b>		<b>6,21,791</b>

**NOTE - 10 - OTHER NON-CURRENT ASSETS**

**Security Deposits [Unsecured, considered good]**

SNO.	PARTICULARS	AMOUNT
1	With M.P.P.K.V.V. Company Ltd.	18,14,229
<b>TOTAL RUPEES</b>		<b>18,14,229</b>



Sacham Highway Real Estates Pvt. Ltd

Director

Director

**NOTE - 11 - NON-CURRENT INVESTMENTS**

SNO.	PARTICULARS	OPENING BALANCE	ADDITIONS	CONVERTED INTO STOCK-IN TRADE	CLOSING BALANCE
1	Land at Garakhedi Ph No6 Sur 483/3, 486/1/1/1/1	-	11,69,571	-	11,69,571
2	Land at Garakhedi Ph No6, Surv 496	-	15,00,000	-	15,00,000
3	Land at Garakhedi Ph No 6, Suv 488,494,495 Paiki	-	42,09,644	-	42,09,644
4	Land at P.H. No. 63, Village Tillorekhurd	3,69,64,897	-	3,69,64,897	-
5	Land at Survey No. 285/2 P.H. 76, Mandalavade, Sanwer	2,20,94,797	-	-	2,20,94,797
6	Land at Survey No. 290/2, P.H. No.39, Gram Hingonia	1,44,50,033	-	1,44,50,033	-
7	Land at Survey No. 290/3, P.H. No.39, Gram Hingonia	1,39,39,533	-	1,39,39,533	-
8	Land at Survey No. 291/1/1, P.H. No 39, Gram Hingonia	2,40,12,054	-	2,40,12,054	-
9	Land at Survey No. 291/1/2/1, P.H. No.39, Gram Hingonia	1,67,81,618	-	-	1,67,81,618
10	Land at Survey No. 300/3/1/3, P.H. No 39, Gram Hingonia	7,36,012	-	7,36,012	-
11	Land at Survey No. 300/3/2, P.H. No 39, Gram Hingonia	1,03,07,898	-	1,03,07,898	-
12	Land at Garakhedi Ph No06, SURVEY 483/2	-	14,89,846	-	14,89,846
13	Land at Khasra No. 492 & 499/2 P.H. No 4, Garakhedi	14,54,445	-	-	14,54,445
14	Land at Khasra No. 482 P.H No 6, Garakhedi	18,79,424	-	-	18,79,424
15	Land at Survey No. 29/1,29/2 & 29/3, P.H. No. 28, Village Tillore Khurd	2,06,01,652	-	2,06,01,652	-
16	Land at Khasra No. 487,489,490 &493, Garakhedi	52,10,059	-	-	52,10,059
<b>TOTAL RUPEES</b>		16,84,32,423	83,69,061	12,10,12,079	5,57,89,405



Sachan Highway Real Estates Pvt. Ltd.  
  
 Director

**NOTE - 13 - TRADE RECEIVABLES**

**Unsecured, considered good**

SNO.	NAME OF THE PARTY	Outstanding for following periods from due date of Payment					Total
		Less than 6 months	6 months to 1 year	1 to 2 years	2 to 3 years	More than 3 years	
1	M/s Neeldhara Hotel & Resorts	8,74,000	-	-	-	-	8,74,000
2	G-11 Kusum Bhati	-	-	5,000	-	-	5,000
3	EWS-67 Rahul Verma	20,335	-	-	-	-	20,335
<b><u>TOTAL RUPEES</u></b>		<b>8,94,335</b>	<b>-</b>	<b>5,000</b>	<b>-</b>	<b>-</b>	<b>8,99,335</b>



Sacham Highway Real Estates Pvt. Ltd.

*[Signature]*  
Director

**NOTE - 14 - CASH AND CASH EQUIVALENTS**

**Balance with Banks**

**A. In Current Accounts**

SNO.	NAME OF THE BANK	PLACE	AMOUNT
1	Axis Bank Ltd. [Current A/c No. 720]	Indore	5,56,083
2	Axis Bank Ltd. [Current A/c Escrow]	Indore	59,251
3	Axis Bank Ltd. [RERA A/c No. 923020007520222]	Indore	50,000
4	Axis Bank Ltd. [RERA A/c No. 9264]	Indore	100
5	Axis Bank Ltd. [RERA A/c No. 265547]	Indore	50,882
6	Axis Bank Ltd. [RERA A/c No. 923020008071549]	Indore	23,820
7	Axis Bank Ltd. [RERA A/c No. 7557]	Indore	51,000
8	Axis Bank Ltd. [RERA A/c No. 92487]	Indore	100
9	HDFC Bank Ltd. [RERA A/c No. 50200049107062]	Indore	6,579
10	HDFC Bank Ltd. [RERA A/c No. 50200049624431]	Indore	83
<b>TOTAL RUPEES</b>			<b>7,97,898</b>

**B. In Fixed Deposit Accounts for more than 12 months Maturity**

SNO.	NAME OF THE BANK	PLACE	AMOUNT
1	Axis Bank Ltd.	Indore	1,16,020
2	Axis Bank Ltd.	Indore	99,328
<b>TOTAL RUPEES</b>			<b>2,15,348</b>

**NOTE - 15 - SHORT-TERM LOANS AND ADVANCES**

**A. Other Loans and Advances**

SNO.	NAME OF THE PARTY	AMOUNT
1	Shri Krishna Parashar	30,00,000
2	Narendra Kumar	25,00,000
3	Renu Garg	49,85,000
4	Shri Abhishek Inani Advocate	16,44,294
5	Avdhut Real Estates Private Limited	85,00,000
6	Mohra Infratech Pvt. Ltd. / Exp	6,43,837
7	M/s. Satyanarayan Goyal & Co.	5,18,744
8	Shri Rajesh Kumar Jain	20,000
9	Shri Pradeep Kumar Katore	10,000
10	Shri Surendra S/o Shri Ramcharan (Advance)	8,000
11	Shri Jitendra Jain Shagun-Stamp Vendor	1,074
12	Indore Highway Real Estates Pvt. Ltd. (Lease Rent)	1,32,000
13	Permanent Enrolment Centre	15,050
<b>TOTAL RUPEES</b>		<b>2,19,77,999</b>

**NOTE - 18 - OTHER INCOME**

**Interest Income**

SNO.	PARTICULARS	AMOUNT
1	Fixed Deposit with Axis Bank Limited	14,737
2	Security Deposit with MPPKVV Ltd	22,963
<b>TOTAL RUPEES</b>		<b>37,700</b>



**TOTAL RUPEES** 37,700  
Sacham Highway Real Estates Pvt. Ltd.  
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**NOTE - 20 - LAND & SITE DEVELOPMENT EXPENSES**

**A. - Profit on Conversion of Non-Current Investments**

SNO.	PARTICULARS	CONVERTED FROM CAPITAL ASSETS				Profit on Assets Converted into Stock in Trade (As per Books)
		Cost	Hectare	Rate per Hectare	Guideline Value	
<b>A. Beverly Hills</b>						
1	Land at P.H. No. 63, Village Tillorekhurd	3,69,64,897	2.886	1,80,00,000	5,19,48,000	1,49,83,103
2	Land at Survey No. 29/1, 29/2 & 29/3, P.H. No. 28, Village Tillore Khurd	2,06,01,652	2.266	1,80,00,000	4,07,88,000	2,01,86,348
	<b>Total (A)</b>	<b>5,75,66,549</b>	<b>5.152</b>		<b>9,27,36,000</b>	<b>3,51,69,451</b>
<b>B. California Citi - Phase-2</b>						
1	Land at Survey No. 300/3/1/3, P.H. No 39, Gram Hingonia	7,36,012	0.04	2,00,00,000	8,00,000	63,988
2	Land at Survey No. 300/3/2, P.H. No 39, Gram Hingonia	1,03,07,898	0.567	2,00,00,000	1,13,40,000	10,32,102
	<b>Total (B)</b>	<b>1,10,43,910</b>	<b>0.607</b>		<b>1,21,40,000</b>	<b>10,96,090</b>
<b>C. California Citi - Phase-3</b>						
1	Land at Survey No. 290/2, P.H. No 39, Gram Hingonia	1,44,50,033	1.251	2,00,00,000	2,50,20,000	1,05,69,967
2	Land at Survey No. 290/3, P.H. No 39, Gram Hingonia	1,39,39,533	1.251	2,00,00,000	2,50,20,000	1,10,80,467
	<b>Total (C)</b>	<b>2,83,89,566</b>	<b>2.502</b>		<b>5,00,40,000</b>	<b>2,16,50,434</b>
<b>D. California Citi - Phase-4</b>						
1	Land at Survey No. 291/1/1, P.H. No 39, Gram Hingonia	2,40,12,054	1.488	2,00,00,000	2,97,60,000	57,47,945
	<b>Total (D)</b>	<b>2,40,12,054</b>	<b>1.488</b>		<b>2,97,60,000</b>	<b>57,47,945</b>
	<b>TOTAL RUPEES (A+B+C+D)</b>	<b>12,10,12,079</b>	<b>9.749</b>		<b>18,46,76,000</b>	<b>6,36,63,921</b>



Sacham Highway Real Estates Pvt. Ltd

*[Signature]*  
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B. Material Purchases

SNO.	PARTICULARS	AMOUNT
1	Old Phase	56,334
2	New Phase-5	2,165
3	Beverly Hills	1,22,547
<u>TOTAL RUPEES</u>		<u>1,81,046</u>

C. Labour Charges

SNO.	PARTICULARS	AMOUNT
1	Old Phase	32,533
2	New Phase-5	9,617
<u>TOTAL RUPEES</u>		<u>42,150</u>

D. Site Development Expenses

SNO.	PARTICULARS	AMOUNT
1	Old Phase	4,845
2	Beverly Hills	35,00,000
3	New Phase-5	7,200
<u>TOTAL RUPEES</u>		<u>35,12,045</u>

E. Taxes and Permission Fees

SNO.	PARTICULARS	AMOUNT
1	- Beverly Hills Project	61,73,479
2	- Califormea Citi - New Phase - 3	1,88,000
3	- Califormea Citi - New Phase - 4	6,18,489
<u>TOTAL RUPEES</u>		<u>69,79,968</u>

F. Property Tax

SNO.	PARTICULARS	AMOUNT
1	Old Phase	67,422
2	New Phase-5	67,422
<u>TOTAL RUPEES</u>		<u>1,34,844</u>

G. Electricity Expenses

SNO.	PARTICULARS	AMOUNT
1	Old Phase	10,93,442
2	New Phase-5	5,66,762
<u>TOTAL RUPEES</u>		<u>16,60,204</u>



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H. RERA Registration Fees

SNO.	PARTICULARS	AMOUNT
1	Beverly Hills	98,392
<u>TOTAL RUPEES</u>		<u>98,392</u>

I. Stamp Duty & Registration Expenses

SNO.	PARTICULARS	AMOUNT
1	Beverly Hills	18,29,618
<u>TOTAL RUPEES</u>		<u>18,29,618</u>

NOTE - 22 - EMPLOYEE BENEFITS EXPENSE

A. Directors' Remuneration

SNO.	PARTICULARS	AMOUNT
1	Old Phase	16,24,500
2	New Phase-5	20,52,000
3	Beverly Hills	28,50,000
<u>TOTAL RUPEES</u>		<u>65,26,500</u>

B. Salary & Benefits to Staff

SNO.	PARTICULARS	AMOUNT
I <u>Salary and Allowances to Staff</u>		
1	Old Phase	7,80,463
2	New Phase-5	9,85,848
<u>TOTAL</u>		<u>17,66,311</u>
II <u>Bonus to Staff</u>		
1	Old Phase	9,690
2	New Phase-5	12,240
<u>TOTAL</u>		<u>21,930</u>
III <u>Staff Welfare Expenses</u>		
1	Old Phase	5,985
2	New Phase-5	5,985
<u>TOTAL</u>		<u>11,970</u>
<u>TOTAL RUPEES</u>		<u>18,00,211</u>



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**NOTE - 23 - FINANCE COSTS****A. Interest Expense**

SNO.	PARTICULARS			AMOUNT
1	Unsecured Loans			
	- Anjani Finance Limited			
	i. Old Phase	7,72,596		
	ii. New Phase-5	7,72,596	15,45,192	
	- Anoop Agrawal			
	i. Old Phase	1,05,000		
	ii. New Phase-5	1,05,000	2,10,000	17,55,192
2	On delayed payment to Highway Infrastructure Limited Less : Capitalized U/s. 36(1)(iii) of the Income Tax Act		49,40,968 49,40,968	-
			<b>TOTAL RUPEES</b>	<b>17,55,192</b>

**B. Bank Guarantee Commission**

SNO.	PARTICULARS			AMOUNT
1	Old Phase			1,11,720
2	New Phase-5			1,11,720
			<b>TOTAL RUPEES</b>	<b>2,23,440</b>

**NOTE - 24 - OTHER EXPENSES****A. Advertisement Expenses**

SNO.	PARTICULARS			AMOUNT
1	Old Phase			43,035
2	New Phase-5			54,360
			<b>TOTAL RUPEES</b>	<b>97,395</b>

**B. Brokerage Expenses**

SNO.	PARTICULARS			AMOUNT
1	Old Phase			4,35,972
			<b>TOTAL RUPEES</b>	<b>4,35,972</b>

**C. Stamp Duty & Registration Expenses**

SNO.	PARTICULARS			AMOUNT
1	Old Phase			2,74,225
2	New Phase-5			16,240
			<b>TOTAL RUPEES</b>	<b>2,90,465</b>



Sacham Highway Real  
Director

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