

**M/s EASTERN ESTATE CONSTRUCTION &
DEVELOPERS PRIVATE LIMITED**
**AT: HOUSE NO. 2, MIHIR PATH, EAST BORING CANAL
ROAD, PATNA-800 001, BIHAR**

AUDITED STATEMENTS OF ACCOUNT FOR THE YEAR ENDED 31-03-2023

AUDITOR

DUSHYANT KUMAR & Co.
CHARTERED ACCOUNTANTS
FLAT NO. 203, 2ND FLOOR, VEENA SHYAM APPT.
ROSE BUDS SCHOOL LANE
NORTH S. K. PURI, PATNA - 800 013



INDEPENDENT AUDITORS' REPORT

To the members of M/s *Eastern Estate Construction & Developers Private Limited*

Report on the Audit of the Standalone Financial Statements

We have audited the accompanying financial statements of M/s *Eastern Estate Construction & Developers Private Limited* ("the Company"), which comprise the Balance Sheet as at **March 31, 2023**, the Profit and Loss Statement for the year then ended and a summary of significant accounting policies and other explanatory information.

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 financial statements that give a true and fair view of the financial position, financial performance of the Company in accordance with the accounting principles generally accepted in India including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

AUDITORS' RESPONSIBILITY

Our responsibility is to express an opinion on these financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatements.





An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. 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. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

OPINION

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 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 31, 2023**, and its **Profit** for the year ended on that date.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by the Companies (Auditor's Report) order 2020 issued by the Central Government of India in terms of sub section (11) of section 143 of the Act, are not applicable because the company paid-up capital is less than **Rs. 4.00 crore** and Turnover is also less than **Rs. 40.00 crore** in previous year so it is categorized as Small Company section 2 (85) of Companies Act, 2013.
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 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, the Profit and Loss Statement 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





DUSHYANT KUMAR & CO
CHARTERED ACCOUNTANTS

(Accounts) Rules, 2014, the company is a small and medium size company as defined in companies (as) Rules, 2021, notified under the companies act, 2013, accordingly the company has complied with the accounting standard as applicable to small and medium sized company.

- e) On the basis of the written representations received from the directors as on March 31, 2023, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023, from being appointed as a director in terms of Section 164 (2) of the Act.
- f) Reporting on the adequacy of the internal financial controls over financial reporting of the Company and its operating effectiveness is exempted **vide notification no. G.S.R.. 583(E).-13.06.17** and
- 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. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. Omitted.
 - v. (i) The management has represented that, to the best of it's knowledge and belief, other than as disclosed in the notes to the accounts, 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, 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;
(ii) The management has represented, that, to the best of it's knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), 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; and





DUSHYANT KUMAR & CO
CHARTERED ACCOUNTANTS

- (iii) Based on such audit procedures that we have considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.”
- vi. The company has not declared or paid any dividend during the year.
- vii. Since the mandatory usage of audit trail complaint software by the company is applicable w.e.f 1st April, 2023 only, we as auditors are of the opinion that reporting under Rule 11(g) of the Company (Audit and Auditors) Rules, 2014 is not tenable for the **FY 2022-2023**.

For Dushyant Kumar & Co.,
Chartered Accountants
Firm's Reg. No.: 020157C



Dushyant Kumar

(Dushyant Kumar)
(Partner)

Membership No.- 409195

Place: - Patna

Date: - **06/09/2023**

UDIN : **23409195BGRXPB9572**

EASTERN ESTATE CONSTRUCTION & DEVELOPEPRS PRIVATE LIMITED

Reg.Office:House No. 2, Mihir Path, East Boring Canal Road

Patna - 800 001 (Bihar)

CIN U45201BR2012PTC018555

Balance Sheet as at 31st March,2023

(All amounts in ₹ Thousand ode decimals thereof, unless otherwise stated)

Particulars	Note No.	Figures as at 31-03-2023	Figures as at 31-03-2022
I. EQUITY AND LIABILITIES			
(1) Shareholder's Funds			
(a) Share Capital	2	14,200.00	14,200.00
(b) Reserves and Surplus	3	35,732.76	33,826.59
(c) Money received against share warrants			
(2) Share application money pending allotment			
(3) Non-Current Liabilities			
(a) Long-term borrowings	5	56,270.38	61,421.18
(b) Deferred tax liabilities (Net)	6	73.49	47.85
(c) Other Long term liabilities		-	-
(d) Long term provisions		-	-
(4) Current Liabilities			
(a) Short-term borrowings	7	-	-
(b) Trade payables	8	1,094,918.88	892,138.20
(c) Other current liabilities	10	3,646.90	14,834.22
(d) Short-term provisions	11	707.90	376.56
Total		1,205,550.30	1,016,844.59
II.Assets			
(1) Non-current assets			
Property, Plant & Equipment and Intangible assets	9	3,137.90	3,788.21
(i) Property, Plant & Equipment			
(ii) Intangible assets			
(iii) Capital work-in-progress			
(iv) Intangible assets under development			
(b) Non-current investments	12	14,754.44	1,830.77
(c) Deferred tax assets (net)			
(d) Long term loans and advances	13	-	-
(e) Other non-current assets			
(2) Current assets			
(a) Current investments			
(b) Inventories	14	1,117,991.47	969,530.29
(c) Trade receivables	15	2,151.02	43.50
(d) Cash and cash equivalents	16	391.28	299.17
(e) Short-term loans and advances	17	-	-
(f) Other current assets	18	67,124.21	41,352.66
Total		1,205,550.30	1,016,844.59
		0.00	(0.00)

Notes Forming Part of Accounts

Notes referred (1 to 18) to above form an integral part of the Balance Sheet.

In terms of Separate report of even date

For Dushyant Kumar & Co.

Chartered Accountants

Firm Registration No. 020157C

(Dushyant Kumar)

Partner

Membership No.- 409195



Place : Patna

Date:- 06/09/2023

UDIN : 23409195BGRXPB9572

For Eastern Estate Construction & Developers Pvt. Ltd.

SANJEEV KUMAR

(Managing Director)

DIN: 05239853

ANJU SINHA

(Director)

DIN : 05239855



EASTERN ESTATE CONSTRUCTION & DEVELOPEPRS PRIVATE LIMITED

Reg.Office:House No. 2, Mihir Path, East Boring Canal Road

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CIN U45201BR2012PTC018555

Statement of Profit and Loss Account as at 31st March, 2023

(All amounts in ₹ Thousand ode decimals thereof, unless otherwise stated)

Particulars	Note No	Figures as at 31-03-2023	Figures as at 31-03-2022
I. Revenue from operations	19	91,550.38	29,406.74
II. Other Income	20	261.21	-
III. Total Income (I + II)		91,811.58	29,406.74
IV. Expenses:			
Cost of materials consumed	21	63,337.89	7,000.00
Purchase of Stock-in-Trade		-	-
Change in Inventories		-	-
Employee benefit expense	22	8,954.10	7,837.84
Financial costs	23	7,393.37	5,983.01
Depreciation and amortization expense	9	650.32	650.32
Other expenses	24	8,836.21	6,485.01
Total Expenses		89,171.89	27,956.17
V. Profit before exceptional and extraordinary items and tax (III - IV)		2,639.70	1,450.57
VI. Exceptional Items		-	-
VII. Profit before extraordinary items and tax (V - VI)		2,639.70	1,450.57
VIII. Extraordinary Items		-	-
IX. Profit before tax (VII - VIII)		2,639.70	1,450.57
X. Tax expense:			
(1) Current tax		707.90	376.56
(2) Deferred tax		25.64	0.69
XI. Profit(Loss) from the period from continuing operations (VII-VIII)		1,906.17	1,073.32
XII. Profit/(Loss) from discontinuing operations		-	-
XIII. Tax expense of discounting operations (XII - XIII)		-	-
XIV. Profit/(Loss) from Discontinuing operations		-	-
XV. Profit/(Loss) for the period (XI + XIV)		1,906.17	1,073.32
XVI. Earning per equity share:			
(1) Basic (In Rupees)		1.34	0.76
(2) Diluted (In Rupees)		1.34	0.76

Notes Forming Part of Accounts

Notes referred (19 to 24) to above form an integral part of the Profit & Loss Account.

In terms of Separate report of even date

For Dushyant Kumar & Co.

Chartered Accountants

Firm Registration No. 020157C

(Dushyant Kumar)

Partner

Membership No.- 409195



For Eastern Estate Construction &

Developers Pvt. Ltd.

SANJEEV KUMAR

(Director)

DIN: 00248052

Anju Sinha

ANJU SINHA

(Director)

DIN : 05239855

Place : Patna

Date:- 06/09/2023

UDIN : 23409195BGRXPB9572



EASTERN ESTATE CONSTRUCTION & DEVELOPEPRS PRIVATE LIMITED

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CIN U45201BR2012PTC018555

FY:- 2022-2023

NOTES FORMING INTEGRAL PART OF THE FINANCIAL STATEMENTS

Note No. : 1

Significant Accounting Policies :

a. Basis of Preparation of Financial Statement

The financial statements have been prepared and presented under historical cost convention on accrual basis and in accordance with the Generally Accepted Accounting Principles in India 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. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year. The Company is planning to start the business in this year as due to pandemic the company could not start the business so on assumption the balance sheet is prepared on going concern basis. The amount has been rounded off to lakh or decimals thereof unless otherwise stated.

b. Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires the management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting period. Although these estimates are bases upon management's best knowledge of current events and actions, actual results could differ from these estimates. Difference between actual results and estimates are recognised in the period in which results are known/ materialised.

c. Government Grants

Any government grant is recognised when there is reasonable assurance of its receipt. A capital grant relating to specific assets is reduced from the gross value of the fixed assets and capital grant for Project Capital Subsidy is credited to Capital Reserve. Revenue grant is recognised in the Statement of Profit & Loss.

d. Property, Plant & Equipment

Tangible Assets

(a) Property, plant and equipment are stated at acquisition cost, net of accumulated depreciation and accumulated impairment losses, if any. Depreciation on property, plant & equipment has been provided on Straight line value method in accordance with the provisions of Schedule II of the Companies Act, 2013. Depreciation on addition/ deduction of assets during the year is provided on prorata basis.

(b) Depreciation on property, plant & equipment has been provided on Straight line method in accordance with the provisions of Schedule II of the Companies Act, 2013. Depreciation on addition/ deduction of assets during the year is provided on prorata basis. Depreciation methods, estimated useful lives and residual value.

Depreciation is calculated using the Reducing balance method to allocate their cost, net of their residual values, over their estimated useful lives as follows:

Class of assets	Estimated useful life (in years)
Office Equipment and Air Conditioner	10 Years
Vehicles	8 Years
Furniture	10 Years

Intangible Assets

Intangible property, plant and equipment are capitalised where it is expected to provide future enduring economic benefits and amortised on a straight line basis

The Costs are capitalised in the year in which the relevant intangible asset is implemented for use.

Class of assets	Estimated useful life (in years)
Computer Machine	3 Years



e. Impairment of Assets

An asset is treated as impaired when the carrying cost of asset exceeds its recoverable value. An impairment loss is charged to the Statement of Profit and Loss as and when it arises. Impairment loss recognised in prior years is reversed when there is an indication that impairment loss recognised for the asset no longer exists or may have decreased.

f. Classification of Assets and liabilities as Current and Non-Current

All assets and liabilities are classified as current or non-current as per the Group's normal operating cycle and other criteria set out in the Companies Act, 2013. Based on the nature of products 12 months in business, for the purpose of current - non-current classification of assets and liabilities.

g. Investments

Investments are classified as Current and Non-Current. Current Investments are those investments which are readily realisable, and are to be held not more than one year from the date of investment. All other investments are classified as long-term investments.

Non-Current Investments are stated at cost determined for each category of investments.

h. Revenue Recognition :

Sales and Services are accounted when the sale of goods or services are completed on accrual basis.

The financial statements are prepared on the basis of going concern assumption under the historical convention with revenue recognition and expenses accounted for on mercantile basis.

i. Deferred Tax Assets/ Liability

Current tax is determined as the amount of tax payable in respect of taxable income for the current accounting period in accordance with the provisions of the Income Tax Act, 1961.

Deferred income tax is recognized, subject to the consideration of prudence, on timing difference between taxable income and accounting income that originate in one period and are capable of reversal in one or more subsequent periods, using the Tax rates and laws that are applicable as on the Balance Sheet Date. Deferred tax assets are not recognized on unabsorbed depreciation and carry forward of losses unless there is virtual certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized.

j. Provisions, Contingent Liabilities and Contingent Assets

Provisions involving substantial degree of estimates in measurement are recognised in respect of obligations where, based on the evidence available, their existence at the Balance Sheet date is considered probable.

Contingent liabilities are not recognised but are disclosed in the financial statements. Claims against the Group where the possibility of materialisation is remote are not considered as contingent liabilities. Contingent assets are neither recognised nor disclosed in the financial statements.

k. Earning per share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to the equity shareholders by the number of equity shares outstanding during the period.

Diluted earnings per share are calculated by dividing the net profit or loss for the period attributable to the equity shareholders by the number of equity shares outstanding during the period.

l. Accounting of Modvat

The Company follows the exclusive method for accounting of modvat. Accordingly, Materials and Consumables are accounted for net of excise duty paid on the purchase thereof.

m. Preliminary Expenditure

Preliminary expenditure are to be amortised over a period of 5 years in equal installments commencing from the year of commercial production.

n. Duties, taxes and cess

Duties, taxes and cess which are subsequently recoverable from taxing authorities are accounted for separately as advance payments and is adjusted towards duties, taxes and cess payable on sales.

Notes of Accounts

1 Short-term employee benefits are recognized as expenses at the undiscounted amount in the Statement of Profit & Loss of the year in which the related service is rendered. Retirement benefits in the form of gratuity leave encashment, etc., will be accounted for on accrual basis. However, there is no liability accrued in this respect as on the end of the financial year

2 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



EASTERN ESTATE CONSTRUCTION & DEVELOPEPRs PRIVATE LIMITED

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Patna - 800 001 (Bihar)

CIN U45201BR2012PTC018555

Notes annexed to and forming part of the accounts as at 31st March, 2023

(All amounts in ₹ Thousand or decimal there of, unless other)

Particulars	Current year	Previous year
	Amount	Amount
2. Share Capital		
<u>Authorised</u>	30,000.00	30,000.00
30,00,000 Equity Shares of Rs. 10/- each		
<u>Issued, Subscribed and Paid up</u>		
14,20,000 Equity Shares of Rs. 10/- each, fully Paid up	14,200.00	14,200.00
	14,200.00	14,200.00

Particulars	Period ending 31/03/2023			Year ending 31/03/2022		
	No. of shares	Par value	Amount	No. of shares	Par value	Amount
i) Authorised Share Capital	3,000,000	10.00	30,000.00	3,000,000	10.00	30,000.00
ii) Issued, Subscribed and Paid-up	1,420,000	10.00	14,200.00	1,420,000	10.00	14,200.00
iii) Reconciliation of No. of share Outstanding Share Capital as on opening date	1,420,000	10.00	14,200.00	310,000	10.00	3,100.00
Share capital raised during the year						
a) Fresh Issue	-	-	-			
b) Issued as fully paid up bonus shares (Bonus shares have been issued from share premium account)	-	-	-	1,110,000.00	10.00	11,100.00
Outstanding Share Capital as on closing date	1,420,000	10.00	14,200.00	1,420,000	10.00	3,100.00

Particulars	No. of shares	Par value	Amount	Period of issue
Share allotted as fully paid-up pursuant to contract without payment being received in cash	-	-	-	-
Share allotted as fully paid up by way of Bonus Share from 26.04.2012 to 31.03.2023	-	-	-	-
Aggregate number and class of shares bought back	-	-	-	-

Right, Preferences and Restrictions attached to shares

Equity Shares

The company has only class of Equity having a par value Rs.10 per share. Each shareholder is eligible for one vote per share held. The Dividend proposed by the Board of Directors is subject to the approval of the shareholders in ensuing Annual General Meeting, except in case of interim dividend. 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.

Details of Shares held by each shareholder holding more than 5% shares

Name of the Shareholders	As at 31/03/2023		As at 31/03/2022	
	No. of shares held	% of Share Holding	No. of shares held	% of Share Holding
Sanjeev Kumar	1,415,000	99.65	1,415,000	99.65
	1,415,000	99.65	1,415,000	99.65

Details of Shareholding of Promoters

Name of the Shareholders	As at 31/03/2023		As at 31/03/2022		% Change During The Year*
	No. of shares held	% of Share Holding	No. of shares held	% of Share Holding	
Sanjeev Kumar	1,415,000	99.65	1,415,000	99.65	0.00%
Anju Sinha	5,000	0.35	5,000	0.35	0.00%
	1,420,000	100.00	1,420,000	100.00	

*% change during the year has been computed on the basis of shares at the beginning of the year



(All amounts in ₹ Thousand or decimal there of, unless other

3. Reserves & Surplus	Current Year	Previous Year
Capital Reserve		
Securities Premium Reserve	-	-
Capital Reserve	-	-
Surplus/ (Deficit) in Statement of Profit and Loss		
Opening Balances	33,826.59	32,753.27
Add: Surplus current year	1,906.17	1,073.32
Less: Depreciation Charged	-	-
	35,732.76	33,826.59
Miscellaneous Expenditure (to the extent not written off)	-	-
	35,732.76	33,826.59
Closing balance	35,732.76	33,826.59
	35,732.76	33,826.59

4. Share application money pending allotment	Current Year	Previous Year
Share Application Pending allotment	-	-

5. Long-term borrowings	Current Year	Previous Year
(a) Secured Loan		
From Bank		
Project Loan from PNB, Ranchi A/c No. 975100IC00000017	43,465.22	44,462.31
GECL - I Loan from PNB, Ranchi A/c No. 975100IL00000010	8,053.95	8,905.45
GECL - II Loan from PNB, Ranchi A/c No. 975100EG00000019	4,538.11	4,528.68
RF Loan from PNB, Ranchi A/c No. 975100RF00000019	4.33	2,926.35
Vehicle Loan from HDFC BANK LTD, Ranchi A/c No. 42779448	208.76	598.38
	56,270.38	61,421.18

6. Deferred Tax Liabilities (Net)	Current Year	Previous Year
As per Last Account (Liability)	47.85	47.16
Tax effect of items constituting deferred tax liability		
On difference between book balance and tax balance of fixed assets	25.64	0.69
Net Deferred Tax Liability	73.49	47.85

Long-term provisions	Current Year	Previous Year
	-	-
	-	-

7. Short-term borrowings	Current Year	Previous Year
	-	-
	-	-

8. Trade payables	Current Year	Previous Year
Trade Payables	32,498.62	21,425.52
Advance from customers	1,062,420.26	870,712.68
	1,094,918.88	892,138.20



EASTERN ESTATE CONSTRUCTION & DEVELOPERS PRIVATE LIMITED

AL HOUSE NO-2, MIHIR PATH, EAST BORING CANAL ROAD, PATNA-800 001

**SCHEDULE ANNEXED AND FORMING PART OF THE PROVISIONAL BALANCE SHEET AS AT 31ST MARCH, 2023
AND PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED ON THAT DATE**

NOTE - '9' : FIXED ASSETS

SL. NO.	PARTICULARS	RATE OF DEP'N	GROSS BLOCK				DEPRECIATION				NET BLOCK	
			GROSS BLOCK AS ON 01.04.2022	ADDITION DURING THE YEAR	SALE DURING THE YEAR	GROSS BLOCK AS ON 31.03.2023	UP TO 31.03.2022	DEP. DURING THE YEAR	SALE / ADJ.	UP TO 31.03.2023	AS ON 31.3.2023	AS ON 31.03.2022
1	COMPUTER MACHINE	16.21%	178.43	-	-	178.43	92.01	3.78	-	95.79	82.64	86.42
2	OFFICE EQUIPMENT	7.07%	11.78	-	-	11.78	7.92	0.42	-	8.34	3.44	3.86
3	FURNITURE & FIXTURE	6.33%	240.35	-	-	240.35	119.34	11.21	-	130.55	109.80	121.01
4	VEHICLE	9.50%	9,683.46	-	-	9,683.46	6,278.95	616.05	-	6,895.01	2,788.45	3,404.51
5	AIR CONDITIONER	7.07%	322.66	-	-	322.66	150.24	18.86	-	169.10	153.56	172.42
TOTAL			10,436.68	-	-	10,436.68	6,648.47	650.32	-	7,298.79	3,137.90	3,788.21
PREVIOUS YEAR			10,354.68	82.00	-	10,436.68	5,998.16	650.32	-	6,648.47	3,788.21	4,356.5

(All amounts in ₹ Thousand ode decimals thereof, unless otherwise stated)

For Eastern Estate Construction & Developers Pvt. Ltd.

Sanghvi
Mg. Director

Anju Saha
Director

Signed for Identification only

For Dushyant Kumar & Co.

Chartered Accountants
Firm Regn. No. 020157C

Dushyant Kumar
(Dushyant Kumar)
Partner

Membership No.-409195



Place : Patna

Date:- 06/09/2023

UDIN : 23409195BGRXPB9572



(All amounts in ₹ Thousand or decimal there of, unless other

10. Other current liabilities	Current Year	Previous Year
Current Maturities of Long Term Debt		
Liabilities for Expenses	3646.90	14834.22
	3,646.90	14,834.22

11. Short-term provisions	Current Year	Previous Year
Provision for expenses		
Provision for Income Tax	707.90	376.56
	707.90	376.56

12. Non-current Investments	Current Year	Previous Year
Investments		
(a) Investment in equity instruments fully paid up		
(b) Other non-current investments		
Fixed Deposits with Bank		
Fixed Deposits with Bank including Interest Accrued on Fixed Deposit after TDS	14,754.44	1,830.77
	14,754.44	1,830.77

13. Long term loans and advances	Current Year	Previous Year
(a) Loan & Advances to related Parties		
Secured, considered good		
Unsecured, considered good		
(b) Other Loans & Advances		
Security Deposits		
	-	-

Other non-current assets	Current Year	Previous Year
Long term Sundry Debtors	-	-
	-	-
	-	-

14. Inventories	Current Year	Previous Year
(Valued at the lower of cost or Net realisable Value) (As taken, valued and certified by the management)		
Closing Work in Progress	1,117,991.47	969,530.29
	1,117,991.47	969,530.29



(All amounts in ₹ Thousand or decimal there of, unless otherwise stated)

15. Trade Receivable	Current Year	Previous Year
Trade Receivables	2,151.02	43.50
	2,151.02	43.50

Ageing of Trade Receivables	As on 31st March, 2023					
	Outstanding for following periods from invoice date					
Particulars	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Secured						
(a) Undisputed Trade Receivables considered good		-	-	-	-	-
(b) Disputed Trade Receivables - considered good		-	-	-	-	-
(ii) Unsecured						
(a) Undisputed Trade Receivables - considered doubtful	2,151.02	-	-	-	-	2,151.02
(b) Disputed Trade Receivables - considered doubtful		-	-	-	-	-
Total Debtors	2,151.02	-	-	-	-	2,151.02

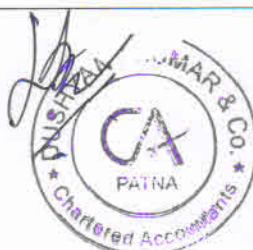
Ageing of Trade Receivable	As on 31st March, 2022					
	Outstanding for following periods from invoice date					
Particulars	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Secured						
(a) Undisputed Trade Receivables considered good		-	-	-	-	-
(b) Disputed Trade Receivables -		-	-	-	-	-
(ii) Unsecured						
Receivables - considered doubtful	43.50	-	-	-	-	43.50
(b) Disputed Trade Receivables - considered		-	-	-	-	-
Total Debtors	43.50	-	-	-	-	-

Note: Ageing has been considered from the date of transaction.

16. Cash & cash equivalents	Current Year	Previous Year
Cash balance on hand	123.72	123.03
Balances with Scheduled Banks :		
Cash at Bank (Annexure enclosed)	267.56	176.14
	267.56	176.14
	391.28	299.17

17. Short term loans and advances	Current Year	Previous Year
Advance to Suppliers- Short Term (Unsecured Considered Good)	-	-
	-	-

18. Other Current Assets	Current Year	Previous Year
Advance for Land and Others	66,069.03	41,026.36
Income Tax Paid for Appeal	202.00	202.00
TDS Receivables	737.55	11.30
Income Tax Refundable	115.62	113.00
	67,124.21	41,352.66



(All amounts in ₹ Thousand or decimal there of, unless otherwise stated)

19.Revenue from operations	Current Year	Previous Year
Sale of Land	15,441.00	29,313.40
Sale of Flat	41,573.38	-
Contract Work	28,536.00	-
Interest Income	6,000.00	91.76
Miscellaneous Income	-	1.58
	91,550.38	29,406.74

20.Other Income	Current Year	Previous Year
Interest on Fixed Deposit	259.63	-
Miscellaneous Income	1.58	-
	261.21	-

21.Cost of materials consumed	Current Year	Previous Year
Opening Work in Progress	969,530.29	824,253.63
Add: Project Expenses including Contract Work	211,799.06	152,276.66
	1,181,329.36	976,530.29
Less: Closing Work in Progress	1,117,991.47	969,530.29
	63,337.89	7,000.00

22.Employee benefit expense	Current Year	Previous Year
Payments to and provisions for employees		
Salary , Bonus & Allowances	2,619.00	2,068.00
Director's Salary	4,800.00	4,800.00
Staff Welfare	423.98	490.52
Director's Travelling	877.18	210.13
Contributions to Provident and Other Funds		
Employer's Contribution to Employee Provident Fund (EPF)	148.74	201.92
Employer's Contribution to Employee State Insurance (ESIC)	85.20	67.27
	8,954.10	7,837.84

23.Financial costs	Current Year	Previous Year
Bank Interest on Term Loan	7,354.05	5,872.91
Bank Interest on Vehicle Loan	39.32	110.10
	7,393.37	5,983.01

24.Other Expenses	Current Year	Previous Year
Statutory Audit	100.00	100.00
Insurance Charges	149.11	164.27
Bank Charges	516.58	204.86
Accounting Charges	-	160.00
Business Promotion	821.04	-
Publicity and Advertisement	83.08	-
Conveyance Charges	132.94	124.12
Repair & Maintenance	774.90	258.58
Data Processing Charges	-	160.00
Electricity Charges	159.15	97.89
Legal Fees	30.00	30.00
Printing & Stationery	149.54	200.36
Rent	3,643.26	3,689.20
GST on Rent	167.24	164.87
GST on Consultancy	54.00	-
ROC Fees and Expenses	20.00	86.00
Rate & Taxes	721.74	44.11
Telephone, Mobile and Internet Expenses	8.40	10.18
Fooding Expenses	208.48	39.53
General Allowance	-	48.17
Consultancy Charges	620.00	760.00
Miscellaneous Expenses	11.26	11.42
Vehicles Running Expenses	465.49	113.95
Preliminary Expenses Written Off	-	17.50
	8,836.21	6,485.01

PARTICULARS	Current Year	Previous Year
1) Payment to auditor comprises (net of service tax input credit, where applicable):		
As auditors- statutory audit		
Statutory Audit	100.00	100.00
	100.00	100.00



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Patna - 800 001 (Bihar)

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Notes annexed to and forming part of the accounts as at 31st March, 2023

Additional information to the financial Statement

(All amounts in ₹ Thousand or decimals thereof, unless otherwise stated)

1 Contingent liabilities and commitments (to the extent not provided for)

Contingent liabilities

Claims against the company not acknowledged as debt

Guarantees/ Counter Guarantees

Other money for which the company is contingently liable

2022-2023	2021-2022
Nil	Nil
Nil	Nil
Nil	Nil

Commitments

Estimated amount of contract remaining to be executed on capital account and not provided for

Uncalled liability on shares and other investments partly paid

Other commitments

Nil	Nil
Nil	Nil
Nil	Nil

2 The company has not proposed or declared dividend to any shareholder for the financial year

3 Details of unutilised amounts out of issue of securities made for specific purpose

Nil	Nil
-----	-----

4 Details of unutilised amount of fund out of borrowed for specific purpose from Bank/ Fis

Nil	Nil
-----	-----

5 Board opinion on realisable value of Property, Plant and Equipment, Intangible assets Fixed Assets and non-current investments

In the opinion of the Board and to the best of their knowledge and belief, the value of realisation of current and other assets in the ordinary course of business will not be less than the amount at which they are stated in the Balance Sheet

6 Auditors Remuneration

	2022-2023	2021-2022
Statutory Audit Fee	100.00	100.00
Tax Audit Fee	-	-
Fee for taxation matters	-	-
Fee for company law matters	-	-
Fee for management services	-	-
Fee for other services	-	-
Reimbursement of Expenses	-	-
Total	100.00	100.00

7 Earnings Per Share as required by Accounting Standard - 20

Particulars	2022-2023	2021-2022
Net profit after tax as disclosed in Profit & Loss Account	1,906.17	1,073.32
Weighted average number of Equity Shares outstanding (No of Qty.)	1,420.00	1,420.00
Basic Earnings per share (Face value of Rs.10/- per share)	1.34	0.76
Dilutive Earnings per share (Face value of Rs.10/- per share)	1.34	0.76



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8 Related party disclosures as required by Accounting Standard -18.

(All amounts in ₹ Thousand od or decimals thereof, unless otherwise stated)

Key Management Personnel & their relatives:-

Description of Relationship	Names of related parties
Director	Sanjeev Kumar
Director	Anju Sinha
Relative of KMP	
Entities in which KMP relatives of KMP have significant influence	

Disclosure of transactions between the company and related parties and the status of outstanding balance as on 31/03/2023

Transactions with Key Management Personnel

Particulars		Associates	KMP	Relatives of KMP	Entities in which KMP relatives of KMP have significant influence
1 Director Salary					
Sanjeev Kumar	FY-2022-23	-	3,000.00	-	
	FY-2021-22	-	3,000.00	-	
Anju Sinha	FY-2022-23	-	1,800.00	-	
	FY-2021-22	-	1,800.00	-	
2 Rent Paid to					
Sanjeev Kumar	FY-2022-23	-	1,800.00	-	
	FY-2021-22	-	300.00	-	
Anju Sinha	FY-2022-23	-	300.00	-	
	FY-2021-22	-	1,800.00	-	
3 Directors Travelling					
Sanjeev Kumar	FY-2022-23	-	657.89	-	
	FY-2021-22	-	367.89	-	
Anju Sinha	FY-2022-23	-	219.30	-	
	FY-2021-22	-	122.63	-	

Related party relationship are as identified by the company on the basis of available information and accepted by the auditors as correct.

9 Particulars of loans and advances given to or guarantees or securities provided in connection with loans and advances to or Investments made in related parties during the financial year: Nil

10 Additional information pursuant to the provisions of the Companies, Act, 2013 :

Details of consumption of imported and indigenous items *	2022-23		2021-22	
	Value	%	Value	%
Project Expenses including Contract work	211,799.06	100%	152,276.66	100%
Indigenous	Nil	Nil	Nil	Nil
Imported				
Stores, spare parts (medicines & Raw Material)				
Indigenous	Nil	Nil	Nil	Nil
Imported	Nil	Nil	Nil	Nil

11 Figures for the previous year have been regrouped/reclassified wherever necessary to conform to current period's classification.



12 Title deeds of Immovable Property not held in name of the Company

The company shall provide the details of all the immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) whose title deeds are not held in the name of the company in format given below and where such immovable property is jointly held with others, details are required to be given to the extent of the company's share.

Relevant line item in the Balance sheet	Description of item of property	Gross carrying value	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter (as defined under CA 2013)/ director or employee of promoter/director	Property held since which date	Reason for not being held in the name of the company, also indicate if in dispute
PPE	Land	All the immovable properties are in name of Company				
	Building					
Investment	Land					
	Building					
Non-current others	Land					
	Building					



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(All amounts in ₹ Thousand or decimals thereof, unless otherwise stated)

13 Ratio Analysis

Financial Ratio	Numerator	Denominator	Current Year			Previous Year			% Variance	Reason for Variance
			Numerator	Denominator	Ratio	Numerator	Denominator	Ratio		
(a) Current Ratio,	Current Assets	Current Liability	1,187,657.97	1,099,273.68	1.08	1,011,225.62	907,348.98	1.11	-3.06	
(b) Debt-Equity Ratio,	Total Borrowing	Equity + Reserve & Surplus	56270.38	49,932.76	1.13	61,421.18	48,026.59	1.28	-11.88	
(c) Debt Service Coverage Ratio,	Net cash accrual+ Term Loan+ Interest	Term Loan+ Interest	3,329.33	39.32	84.67	2,210.99	4,171.02	0.53	15,873.65	
(d) Return on Equity Ratio,	PAT	Equity + Reserve & Surplus	1,906.17	49,932.76	0.04	1,073.32	48,026.59	0.02	70.82	
(e) Inventory turnover ratio,	Net Sales	Closing inventory	91,550.38	1,117,991.47	0.08	29,406.74	969,530.29	0.03	169.98	
(f) Trade Receivables turnover ratio,	Credit Sales	Closing trade receivables	91,550.38	2,151.02	42.56	29,406.74	969,530.29	0.03	140,223.63	
(g) Trade payables turnover ratio,	Credit purchase	Closing trade payables	211,799.06	1,094,918.88	0.19	152,276.66	892,138.20	0.17	13.33	
(h) Net capital turnover ratio,	Revenue from Operations	Working Capital = Total Current Asset - Total Current Liabilities	91550.38	88,384.30	1.04	29,406.74	103,876.64	0.28	265.89	
(i) Net profit ratio,	PAT	Total income	1,906.17	91,811.58	0.02	1,073.32	27,956.17	0.04	-45.92	
(j) Return on Capital employed,	Earning Before interest and taxes	Capital Employed	2,639.70	49,932.76	0.05	1,450.57	48026.59	0.03	75.03	
(k) Return on investment,*	---	---	Nil	Nil	Nil	Nil	Nil	Nil	Nil	



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(All amounts in ₹ Lakh or decimals thereof, unless otherwise stated)

14 Revaluation of Property, Plant and Equipment

The Company has not revalued its Property, Plant and Equipment during the year.

15 Loans or Advances in the nature of loans are granted to promoters, directors, KMPs and the related parties

The Company has not given any gurantee to bank or any others.

16 Capital-Work-in Progress (CWIP)

(a) CWIP aging schedule					Total*	
CWIP	Amount in CWIP for a period of				Current Yr	Prev Year
	Less than 1 year	1-2 years	2-3 years	More than 3 years		
Projects in progress	There is no capital WIP					
Projects temporarily						
Previous Year						
*Total shall tally with CWIP amount in the balance sheet.						

(b) For capital-work-in progress, whose completion is overdue or has exceeded its cost compared to its original plan, following CWIP completion schedule shall be given:**

CWIP	To be completed in				Total*	
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Current Yr	Prev Year
Projects in progress	There is no capital WIP					
Projects temporarily						
Previous Year						
**Details of projects where activity has been suspended shall be given separately.						

17 Intangible assets under development:

(a) Intangible assets under development aging schedule						
Intangible assets under development	Amount in CWIP for a period of				Total*	
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Current Yr	Prev Year
Projects in progress	There is no Intangible Assets WIP					
Projects temporarily						
Previous Year						
* Total shall tally with the amount of Intangible assets under development in the balance sheet.						

(b) For Intangible assets under development, whose completion is overdue or has exceeded its cost compared to its original plan, following Intangible assets under development completion schedule shall be given:**

Intangible assets under development	To be completed in				Total*	
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Current Yr	Prev Year
Project 1	There is no Intangible Assets WIP					
Project 2"						
Previous Year						
**Details of projects where activity has been suspended shall be given separately.						

18 Details of Benami Property

The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for the holding any Benami property.



19 Borrowings from banks or financial institutions-Quarterly Returns/ Statements

The company has been sanctioned working capital limits in excess of five crore rupees during the year, in aggregate, from banks or financial institutions on the basis of security of current assets. The quarterly returns or statements filed by the company with such banks or financial institutions are in agreement with the books of account of the Company

20 Wilful defaulter

The company has not been declared a wilful defaulter during the year by any bank or financial Institution or other lender.

21 Relationship with Struck off Companies :

The company does not have any transaction during the year with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956

22 Registration of charges or satisfaction with Registrar of Companies

The Charges have been created by the companies on all loans taken against asset of company and there is no pending satisfaction of Charges

23 Compliance with number of layers of companies

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.

24 Compliance with approved Scheme(s) of Arrangements

The Company did not enter into any Scheme of Arrangements during the year, requiring approval thereof by, nor any such scheme was approved by the Competent Authority during the year, in terms of sections 230 to 237 of the Companies Act, 2013.

25 Utilisation of Borrowed funds and share premium:

(A) The Company has not advanced or given loan or invested funds through any intermediary during the year, to any other person(s) or entity(ies), including foreign entities, being Ultimate Beneficiary, identified in any manner whatsoever by or on behalf of the company.

(B) The company has not received any fund from any person(s) or entity(ies), including foreign entities, (Funding Party) with the understanding that the company shall 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).

26 Undisclosed income

The Company has not surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961, therefore there is no such previously unrecorded transactions relating to the such income in question.

27 Corporate Social Responsibility (CSR)

The company is not covered during the year under section 135 of the Companies Act, 2013. Therefore, the provisions related to Corporate Social Responsibility are not applicable to the Company during the year.

28 Details of Crypto Currency or Virtual Currency

The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.

In terms of Separate report of even date

For Dushyant Kumar & Co.

Chartered Accountants

Firm Registration No. 020157C

(Dushyant Kumar)
Partner

Membership No.- 409195

Place : Patna

Date:- 06/09/2023

UDIN : 23409195BGRXPB9572



For Eastern Estate Construction & Developers Pvt. Ltd.

(Signature)
SANJEEV KUMAR
(Director)
DIN: 05239853

(Signature)
ANJU SINHA
(Director)
DIN : 05239855



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