

M/s. PROFESSIONAL REALTORS PRIVATE LIMITED

BALANCE SHEET

FOR THE FINANCIAL YEAR

2023 - 2024

Professional Realtors Private Limited

Balance Sheet as at 31st March 2024

| Particulars | | (Rs. in '00) | | |
|-------------|---------------------------------------|--------------|---------------------------|---------------------------|
| | | Note No | As at 31st March, 2024 | As at 31st March, 2023 |
| I. | EQUITY AND LIABILITIES | | | |
| 1 | Equity | | | |
| | (a) Equity Share Capital | 1 | 1,000.00 | 1,000.00 |
| | (b) Other Equity | 2 | (25,240.91) | (25,236.27) |
| | Total Equity | | (24,240.91) | (24,236.27) |
| 2 | Current liabilities | | | |
| | (a) Financial Liabilities | | | |
| | 1) Borrowing | 3 | 24,204.91 | 24,086.91 |
| | 2) Trade payables | 4 | 118.00 | 231.36 |
| | Total Current Liabilities | | 24,322.91 | 24,318.27 |
| | TOTAL EQUITY & LIABILITIES | | 82.00 | 82.00 |
| II. | ASSETS | | | |
| 1 | Current Assets | | | |
| | Financial Assets | | | |
| | (a) Cash and Cash equivalents | 5 | 82.00 | 82.00 |
| | (b) Short Term Loan and Advance | 6 | - | - |
| | Total current Assets | | 82.00 | 82.00 |
| | TOTAL ASSETS | | 82.00 | 82.00 |

The notes form an integral part of these financial statements

As per our report of even date

For Govind Prasad & Co

Chartered Accountants

FRN: 114360W

Govind Prasad

Partner

Membership No : 047948

Place : Mumbai

UDIN : 240479488KATLH74L9

Date : 21/05/2024



For and on behalf of the Board

Anil Korpe
Director

DIN:07543339

Vijaykumar H. Modi

Director

DIN:01224842



Professional Realtors Private Limited
Statement of Profit & Loss for the Year Ended on 31st March 2024

(Rs. in '00)

| Particulars | Note No | As at 31st March, 2024 | As at 31st March, 2023 |
|--------------------------------------------------------------------|---------|---------------------------|---------------------------|
| I. Revenue from operations | | - | - |
| II. Other Income Sundry Balance Written Back | | 113.36 | |
| III. Total Revenue (I) | | 113.36 | - |
| IV. Expenses: | | | |
| Other Expenses | | - | 10.00 |
| Audit fees | | 118.00 | 118.00 |
| Legal & Profession | | - | 88.50 |
| Total expenses | | 118.00 | 216.50 |
| V Loss before exceptional and extraordinary items and tax (II-III) | | (4.64) | (216.50) |
| VI. Exceptional items | | - | - |
| VII. Loss before extraordinary items and tax (IV - V) | | (4.64) | (216.50) |
| VIII. Extraordinary Items | | - | - |
| IX. Loss before tax (VI- VII) | | (4.64) | (216.50) |
| X. Tax expense: | | | |
| (1) Current tax | | - | - |
| (2) Deferred tax | | - | - |
| X Loss for the period | | (4.64) | (216.50) |
| XI Earnings per equity share: | | | |
| (1) Basic | | (0.05) | (2.17) |
| (2) Diluted | | (0.05) | (2.17) |

The notes form an integral part of these financial statements

As per our report of even date

For Govind Prasad & Co
Chartered Accountants
FRN: 114360W

Govind Prasad
Partner
Membership No : 047948
Place : Mumbai
UDIN : 24047948BKAILH7419
Date : 21/05/2024



For and on behalf of the Board

Anil Korpe
Director
DIN:07543339

Vijaykumar H. Modi
Director
DIN:01224842



Professional Realtors Private Limited

(Rs. in '00)

| NOTES ON FINANCIAL STATEMENTS FOR THE YEAR ENDED ON 31ST MARCH, 2024 | | |
|----------------------------------------------------------------------|------------------------|------------------------|
| SHARE CAPITAL | As at 31st March, 2024 | As at 31st March, 2023 |
| (I) Authorised Share Capital | | |
| 10,000 Equity Shares of Rs 10 each | 1,000.00 | 1,000.00 |
| | 1,000.00 | 1,000.00 |
| (II) Equity Shares - Issued, Subscribed and Paid up | | |
| 10,000 Equity Shares of Rs 10.00 each | 1,000.00 | 1,000.00 |
| | 1,000.00 | 1,000.00 |

1.1 Reconciliation of Number of shares
Equity Share

| Particular | As at 31st March, 2024 | | As at 31st March, 2023 | |
|------------------------------|------------------------|----------|------------------------|----------|
| | No. of Share | Amount | No. of Share | Amount |
| At the beginning of the year | 10,000 | 1,00,000 | 10,000 | 1,00,000 |
| Add: Issued during the year | - | - | - | - |
| At the end of the year | 10,000 | 1,00,000 | 10,000 | 1,00,000 |

1.2 Equity shares held by each shareholder holding more than 5% equity shares in the Company are as follows:

| Particular | As at 31st March, 2024 | | As at 31st March, 2023 | |
|-----------------------------------------------------------|------------------------|--------------|------------------------|--------------|
| | No. of share | % of holding | No. of share | % of holding |
| M/s. Valecha Engineering Ltd. (and it's nominees) | 10,000 | 100 | 10,000 | 100 |
| The Company is 100% subsidiary of Valecha Engineering Ltd | | | | |
| | 10,000 | 100 | 10,000 | 100 |

1.3 Details of promoters shareholding

| Particular | As at 31st March, 2024 | | As at 31st March, 2023 | | % change during the year |
|---------------------------------------------------|------------------------|--------------|------------------------|--------------|--------------------------|
| | No. of share | % of holding | No. of share | % of holding | |
| M/s. Valecha Engineering Ltd. (and it's nominees) | 10,000 | 100 | 10,000 | 100 | 0% |
| | 10,000 | 100 | 10,000 | 100 | |

1.4 (V) Terms / Rights attached to Shares:

| | |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | The company has only one class of equity shares having par value of Rs. 10/- per share. Each holder of equity shares is entitled to one vote per share. |
| (b) | In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders. |

(Rs. in '00)

| OTHER EQUITY | As at 31st March, 2024 | As at 31st March, 2023 |
|-------------------------------------------------------------------|------------------------|------------------------|
| (I) Surplus / (Deficit) in Statement of Profit & Loss | | |
| Balance Brought Forward | (25,236.27) | (25,019.77) |
| Surplus / (Deficit) in Statement of Profit & Loss during the Year | (4.64) | (216.50) |
| Total | (25,240.91) | (25,236.27) |

(Rs. in '00)

| Short-term borrowings | As at 31st March, 2024 | As at 31st March, 2023 |
|---------------------------------------|------------------------|------------------------|
| Loans & Advances from related parties | | |
| Unsecured | | |
| Valecha Engineering Limited | 24,204.91 | 24,086.91 |
| Total | 24,204.91 | 24,086.91 |

(Rs. in '00)

| Trade Payable | As at 31st March, 2024 | As at 31st March, 2023 |
|-----------------------|------------------------|------------------------|
| Sundry Creditor-Other | 118.00 | 231.36 |
| Total | 118.00 | 231.36 |

Trade Payable ageing Schedule

(Rs. in '00)

| As at 31st March 2024 | Less than 1 Year | 1-2 Years | 2-3 Years | More than 3 Years | Total |
|-----------------------------|------------------|-----------|-----------|-------------------|---------------|
| (i) MSME | | | | | - |
| (ii) Others | 118.00 | - | | | 118.00 |
| (iii) Disputed Dues - MSME | | | | | - |
| (iv) Disputed Dues - Others | | | | | - |
| TOTAL | 118.00 | - | - | - | 118.00 |

| As at 31st March 2023 | Less than 1 Year | 1-2 Years | 2-3 Years | More than 3 Years | Total |
|-----------------------------|------------------|---------------|-----------|-------------------|---------------|
| (i) MSME | | | | | - |
| (ii) Others | 118.00 | 113.36 | | | 231.36 |
| (iii) Disputed Dues - MSME | | | | | - |
| (iv) Disputed Dues - Others | | | | | - |
| TOTAL | 118.00 | 113.36 | - | - | 231.36 |



| NOTES ON FINANCIAL STATEMENTS FOR THE YEAR ENDED ON 31ST MARCH, 2024 | | | |
|----------------------------------------------------------------------|--|------------------------|------------------------|
| Note 5- Cash and cash equivalents | | As at 31st March, 2024 | As at 31st March, 2023 |
| 1) Cash on Hand | | - | - |
| 2) Balances with Banks In Current Accounts | | 82.00 | 82.00 |
| Total | | 82.00 | 82.00 |

| Note 6 - Short Term Loan and Advance | | As at 31st March, 2024 | As at 31st March, 2023 |
|------------------------------------------|-----------|------------------------|------------------------|
| Deposits from Rajasthan Renewable Energy | 16,545.50 | 16,545.50 | 16,545.50 |
| Less : Provision for Doubtful Advances | 16,545.50 | (16,545.50) | (16,545.50) |
| Total | | - | - |



ANALYTICAL RATIOS

(Rs. in hundred)

| Sr.no. | Particulars | Formula | For the year ended 31st Mar 2024 | | For the year ended 31st Mar 2023 | |
|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------|----------------------------------|-------|----------------------------------|-------|
| | | | Values | Ratio | Values | Ratio |
| 1 | Current Ratio | Current Assets | 82.00 | 0.00 | 82.00 | 0.00 |
| | | Current liabilities | 24,322.91 | | 24,318.27 | |
| Current assets and current liabilities include total current assets and current liabilities as appearing in the balance sheet. | | | | | | |
| 2 | Debt to equity ratio | Total Debt | NA | NA | NA | NA |
| | | Total Equity | -24,240.91 | | -24,236.27 | |
| Total debt includes long-term borrowings whereas total equity includes shareholders' funds | | | | | | |
| 3 | Debt service coverage ratio | Earnings available for debt service | NA | NA | NA | NA |
| | | Debt Service | NA | | NA | |
| Earning for Debt Service includes Net Profit before taxes + Non-cash operating expenses like depreciation and other amortizations + | | | | | | |
| 4 | Return on equity | Net Income | -4.64 | 0.00 | -216.50 | 0.01 |
| | | Average Shareholder's Equity | -24,238.59 | | -24,128.02 | |
| Net income is profit after tax whereas shareholders' equity is shareholders' fund. | | | | | | |
| 5 | Inventory turnover ratio | COGS | NA | NA | NA | NA |
| | | Average inventory | NA | | NA | |
| COGS includes purchase cost, changes in inventory and other direct expenses. Average inventory is simple average of opening and closing inventory | | | | | | |
| 6 | Trade receivables turnover ratio | Net credit sales | NA | NA | NA | NA |
| | | Average debtors | NA | | NA | |
| Net credit sales is total credit sales during the year. Average debtors is the simple average of opening and closing trade receivables | | | | | | |
| 7 | Trade payables turnover ratio | Net credit purchase | NA | NA | NA | NA |
| | | Average creditors | 174.68 | | 231.36 | |
| Net credit purchase is total credit purchases during the year. Average creditors are the simple average of opening and closing trade payables | | | | | | |
| 8 | Net capital turnover ratio | Net annual sales | NA | NA | NA | NA |
| | | Average working capital | -24,238.59 | | -24,128.02 | |
| Net credit sales is total credit sales during the year. Average working capital is the simple average of opening and closing working capital | | | | | | |
| 9 | Net profit ratio | Profit after tax | -4.64 | NA | -216.50 | NA |
| | | Total sales | NA | | NA | |
| Profit after tax is total profit after tax and total sales is revenue from operations | | | | | | |
| 10 | Return on capital employed | Earning before interest and taxes | -4.64 | 0.00 | -216.50 | 0.01 |
| | | Capital employed | -24,240.91 | | -24,236.27 | |
| Earning before interest and taxes . Capital employed includes shareholders' fund, long term and short-term borrowings | | | | | | |
| 11 | Return on investment | Profit after tax | -4.64 | 0.00 | -216.50 | 0.01 |
| | | Capital employed | -24,240.91 | | -24,236.27 | |
| Profit after tax is total profit after tax. Capital employed includes shareholders' fund, long term and short-term borrowings | | | | | | |

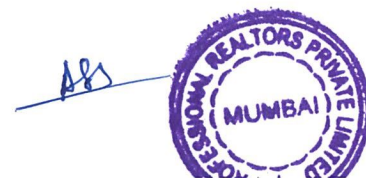


Notes on Accounts Forming Part of the Balance Sheet as at 31st March, 2024

NOTES TO THE FINANCIAL STATEMENTS

- (1) **System of Accounting:**
The Company follows the mercantile system of accounting and recognizes income and expenditure on accrual basis, subject to the concept of materiality.
- (2) **Corporate Social Responsibility (CSR)**
The company is not covered u/s 135 of the companies Act 2013 under Corporate Social Responsibility (CSR).
- (3) **Details of Benami Properties Held**
There is 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 the rules made thereunder.
- (4) **Willful Defaulters**
The Company has not declared willful defaulter by any Bank, Financial Institution or any other lender.
- (5) **Registration and Satisfaction of Charges**
There is no charge which is to be created or satisfied are yet to be registered with Registrar of Companies.
- (6) **Undisclosed Income**
There is no transaction which is not recorded in the Books of accounts and that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act 1961.
- (7) **Crypto Currency**
The Company has not traded or invested in Crypto Currency or virtual currency during the financial year.
- (8) **Relationship with Struck off Companies**
The Company has not dealt with any company whose balance if outstanding as on 31/03/2024, and whose name is struck of from registrar of Companies u/s 248 of the Companies Act 2013 or sec 560 of the Companies Act 1956.
- (9) **Remuneration to Auditor:**

| Sl. No. | Detail | 2023-2024 | 2022-2023 |
|---------|-----------------|---------------|---------------|
| 1 | Audit Fee | 10,000 | 10,000 |
| 2 | GST/Service Tax | 1,800 | 1,800 |
| | Total | 11,800 | 11,800 |



(10) **Earnings per Share (EPS):** (Rs. in '00)

| | 31.03.2024 | 31.03.2023 |
|-----------------------------------------------------------|-------------------|-------------------|
| Net Loss attributable to equity shareholders | (4.64) | (216.50) |
| Weighted average number of shares for Basic EPS (Numbers) | 10,000 | 10,000 |
| Earnings Per share (Per Equity share of Rs. 10 each) | (0.05) | (2.17) |

(11) **Contingent Liability:**

There is no contingent Liabilities as on the date of balance sheet.

(12) Figures have been rounded off to the nearest hundred rupees

(13) The previous years' figures have been reworked, regrouped, rearranged and reclassified wherever necessary.

(14) During the year, The Company has not carried out any business activity.

For and on behalf of Board of directors
M/s Professional Realtors Pvt Limited


Vijaykumar H. Modi
Director
DIN: 01224842


Anil Korpe
Director
DIN: 07543339

Place : Mumbai
Date : 21/05/2024



Govind Prasad: B. Com, FCA

E-mail: govind@cagovind.com Mob No.:9869447724/ 9320017276

Ratanlal Ranasaria: B. Com, FCA

E-mail: ratan.ranasaria@cagovind.com

Ramesh Barvadiya: B.Com, ACA

E-mail: caramesh@cagovind.com Mob No.:7678099086

Independent Auditor's Report

To the Members of Professional Realtors Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the Financial Statements of Professional Realtors Private Limited ("the Company"), which comprise the balance sheet as at 31st March 2024, and the statement of profit and loss for the year then ended, and notes to the Financial Statements, including a summary of significant accounting policies and other explanatory information [hereinafter referred to as "the Financial Statements"].

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the information required by the Companies Act, 2013 in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, and **its loss**, for the year ended on that date.

Basis for Opinion

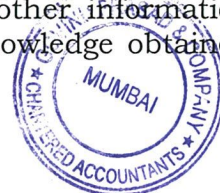
We conducted our audit of the Financial Statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the *Code of Ethics* issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Financial Statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Information Other than the Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Director's report, but does not include the Financial Statements and our auditor's report thereon.

Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.



If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

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. 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 Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Financial Statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- a. 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.

- b. 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such



controls.

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

Materiality is the magnitude of misstatements in the Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in

- (i) Planning the scope of our audit work and in evaluating the results of our work; and
- (ii) To evaluate the effect of any identified misstatements in the Financial Statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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



Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, 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 Statement of Profit and Loss, dealt with by this Report are in agreement with the books of account.
 - (d) In our opinion, the aforesaid Financial Statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - (e) On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164(2) of the Act.
 - (f) Since the Company's turnover as per last audited Financial Statements is less than Rs.50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs.25 Crores, the Company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls vide notification dated June 13, 2017;
 - (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.
 - (h) 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.



- a) The management has represented that, to the best of its 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;
- b) The management has represented, that, to the best of its 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
- c) Based on audit procedures which 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 (i) and (ii) of Rule 11 (e) as provided under a) and b) above, contain any material mis-statement.
- v) The company has not declared or paid any dividend during the year in contravention of the provisions of section 123 of the Companies Act, 2013.
- vi) Based on our examination, which included test checks, the Company has used accounting softwares for maintaining its books of account for the financial year ended March 31, 2024 which has a feature of recording audit trial (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the softwares. Further during the course of our audit we did not come across any instance of the audit trial feature being tempered with.
- vii) As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of Audit trial as per the statutory requirements for record retention is not applicable for the financial year ended March 31, 2024.

Place : Mumbai
Date : 21/05/2024
UDIN: 24047948BKAILH7419



For Govind Prasad and Co
Chartered Accountants
FRN: 114360W

Govind Prasad
M. No.: 047948
Partner

ANNEXURE 'A' TO THE AUDITORS' REPORT

The Annexure referred to in our report to the members of Professional Realtors Private Limited for the year ended 31st March, 2024.

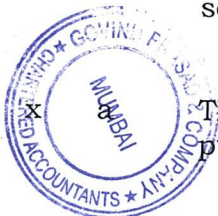
On the basis of the information and explanation given to us during the course of our audit, we report that:

- i
 - a
 - A The company does not have own Property, Plant and Equipment, So clause i(a)(A) is not applicable;
 - B The company does not have own intangible assets, So clause i(a)(B) is not applicable;
 - b The company does not have own Property, Plant and Equipment, So clause i(b) is not applicable.
 - c The company does not have own immovable properties.
 - d The company does not have own Property, Plant and Equipment, or intangible assets, So clause i(d) is not applicable.
 - e As explained to us, no proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- ii
 - a The Company has no inventory, hence Clause ii(a) is not applicable.
 - b The company has been not sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets.
- iii The Company has during the year, not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the provisions of clauses 3(iii) of the Order are not applicable.



According to the information and explanation given to us, the company has no loans, investments, guarantees or security where provisions of section 185 and 186 of the Companies Act, 2013 are to be complied with.

- v The Company has not accepted any deposits or amounts which are deemed to be deposits under the directives of the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the rules framed thereunder, where applicable. Accordingly, the provisions of clause 3(v) of the Order are not applicable.
- vi As explained to us, the maintenance of cost records has been specified by the Central Government under sub-section (1) of section 148 of the Companies Act is not applicable.
- vii a According to information and explanation provided to us, the company has been generally regular in depositing undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income- tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues to the appropriate authorities. As per explanation given to us, no undisputed amounts of the arrears of outstanding statutory dues as on the last day of the financial year concerned for a period of more than six months from the date they became payable.
- b According to information and explanation provided to us, there are no statutory dues referred to in sub-clause (a) which have not been deposited on account of any dispute,
- viii As explained to us, no transactions have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- ix a As explained to us, the company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- b The company has not declared wilful defaulter by any bank or financial institution or other lender;
- c The company has not accepted any term loans.
- d As explained to us, funds raised on short term basis have not been utilised for long term purposes.
- e The company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures, if so, details thereof with nature of such transactions and the amount in each case;
- f The company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- The company has not raised money out of initial public offer or further public offer (including debt instruments) during the year.



- b The company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year
- xi a As explained to us, no fraud by the company or any fraud on the company has been noticed or reported during the year.
- b According to the information and explanation given to us, no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government;
- c According to the information and explanation given to us, no whistle-blower complaints, received during the year by the company;
- xii a As explained to us, the company is not Nidhi Company accordingly clause xii(a), xii(b) & xii(c) are not applicable.
- xiii a All transactions with the related parties are in compliance with sections 177 and 188 of Companies Act where applicable and the details have been disclosed in the financial statements, etc., as required by the applicable accounting standards;
- xiv a Internal audit system is not applicable to the company, accordingly clause xiv(a) & xiv (b) is not applicable.
- xv The company has not entered into any non-cash transactions with directors or persons connected with him.
- xvi a The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934).
- b The company has not conducted any Non- Banking Financial or Housing Finance.
- c The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.
- xvii The company has incurred cash losses in the financial year and in the immediately preceding financial year..
- xviii There has been no resignation of the statutory auditors during the year.

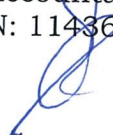


- xix On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, the auditor's knowledge of the Board of Directors and management plans, whether the auditor is of the opinion that no material uncertainty exists **as on the date of the audit report** that company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date;
- xx The provisions of Section 135 towards corporate social responsibility are not applicable on the company. Accordingly, the provisions of clause 3(xx) of the Order is not applicable.
- xxi The reporting under clause (xxi) is not applicable in respect of audit of standalone financial statements of the Company. Accordingly, no comment has been included in respect of said clause under this report.

Place : Mumbai
Date : 21/05/2024
UDIN: 24047948BKAILH7419

For Govind Prasad and Co
Chartered Accountants
FRN: 114360W




Govind Prasad
M. No.: 047948