

## **Independent Auditors' Report**

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### **To The Members of M/s. PROFESSIONAL REALTORS PRIVATE LIMITED Report on the Standalone Financial Statements**

1. We have audited the accompanying standalone financial statements of **M/s. PROFESSIONAL REALTORS PRIVATE LIMITED** ("the Company"), which comprises the Balance Sheet as at March 31, 2021, and the Statement of Profit and Loss for the year ended, and a summary of significant accounting policies and other explanatory information.

#### ***Management's Responsibility for the standalone Financial Statements***

2. The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position and financial performance of the Company in accordance with the accounting principles generally accepted in India, including Ind AS 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 judgements 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.

#### ***Auditor's Responsibility***

3. Our responsibility is to express an opinion on these standalone financial statements based on our audit
4. 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 thereunder.
5. 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 misstatement.
6. 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. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Director, as well as evaluating the overall presentation of the financial statements.
7. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

#### ***Opinion***

8. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone 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, 2021 and its loss for the year ended on that date.



## Report on Other Legal and Regulatory Requirements

9. The Company is a private limited company, not being a subsidiary or holding company of a public company, having a paid-up capital and reserves not more than rupees one crore as on the balance sheet date and does not have total borrowings exceeding rupees one crore from any bank or financial institution at any point of time during the financial year and does not have a total revenue as disclosed in Scheduled III to the Company's Act, 2013 (including revenue from discontinuing operations) exceeding rupees ten crore during the financial year as per the financial statements. Hence, the Companies (Auditor's Report) Order, 2016, issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, is not applicable to the Company
10. As required by section 143(3) of the Companies 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.
  - c. The Balance Sheet and Statement of Profit and Loss dealt with by this Report are in agreement with the books of account.
  - d. In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, 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 31, 2021, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2021 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 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 knowledge and belief and according to the information and 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.

Place : Mumbai

Date : 16<sup>th</sup> October, 2021

For **A. B. DOTIYA & CO**  
FRN :135371W  
*Chartered Accountants*



**ADITYA DOTIYA**  
*Proprietor*

Membership No. 152421  
UDIN:21152421AAAACO7189

**Professional Realtors Private Limited**  
**Balance Sheet as at 31st March 2021**

Particulars		(Amount in INR)		
		Note No	As at 31st March, 2021	As at 31st March, 2020
<b>I.</b>	<b>ASSETS</b>			
<b>1</b>	<b>Current Assets</b>			
	<b>Financial Assets</b>			
	(a) Cash and Cash equivalents	1	8,200	8,290
	(b) Loans	2	-	-
	<b>Total current Assets</b>		<b>8,200</b>	<b>8,290</b>
	<b>TOTAL ASSETS</b>		<b>8,200</b>	<b>8,290</b>
<b>II.</b>	<b>EQUITY AND LIABILITIES</b>			
<b>1</b>	<b>Equity</b>			
	(a) Equity Share Capital	3	100,000	100,000
	(b) Other Equity	4	(2,490,177)	(2,477,387)
	<b>Total Equity</b>		<b>(2,390,177)</b>	<b>(2,377,387)</b>
<b>2</b>	<b>Current liabilities</b>			
	(a) <b>Financial Liabilities</b>			
	1) Borrowing	5	2,351,641	2,350,741
	2) Trade payables	6	46,736	34,936
	<b>Total Current Liabilities</b>		<b>2,398,377</b>	<b>2,385,677</b>
	<b>TOTAL EQUITY &amp; LIABILITIES</b>		<b>8,200</b>	<b>8,290</b>

The notes form an integral part of these financial statements

As per our report of even date  
For A. B. DOTIYA & CO.  
Chartered Accountants  
FRN: 135371W

  
Aditya Dotiya  
Proprietor  
Membership No : 152421  
Place : Mumbai  
Date : 16/10/2021



For and on behalf of the Board

  
Karan J. Valecha  
Director  
DIN:01534231

  
Vijaykumar H. Modi  
Director  
DIN:01224842



**Professional Realtors Private Limited**  
Statement of Profit & Loss for the Year Ended on 31st March 2021

( Amount in INR)

Particulars		Note No	As at 31st March, 2021	As at 31st March, 2020
I.	Revenue from operations		-	-
II.	<b>Total Revenue (I)</b>		-	-
III.	<b>Expenses:</b>			
	Bank charges		90	-
	ROC fees		900	-
	Audit fees		11,800	11,800
	Legal & Profession		-	9,000
	Provision for Doubtful Advances		-	1,654,550
	<b>Total expenses</b>		<b>12,790</b>	<b>1,675,350</b>
IV.	<b>Loss before exceptional and extraordinary items and tax (II-III)</b>		<b>(12,790)</b>	<b>(1,675,350)</b>
V.	Exceptional items		-	-
VI.	<b>Loss before extraordinary items and tax (IV - V)</b>		<b>(12,790)</b>	<b>(1,675,350)</b>
VII.	Extraordinary Items		-	-
VIII.	<b>Loss before tax (VI- VII)</b>		<b>(12,790)</b>	<b>(1,675,350)</b>
IX	Tax expense:			
	(1) Current tax		-	-
	(2) Deferred tax		-	-
X	<b>Loss for the period</b>		<b>(12,790)</b>	<b>(1,675,350)</b>
XI	<b>Earnings per equity share:</b>			
	(1) Basic		(1.28)	(167.54)
	(2) Diluted		(1.28)	(167.54)

The notes form an integral part of these financial statements

As per our report of even date

For and on behalf of the Board

For A. B. DOTIYA & CO.

Chartered Accountants

FRN: 125271W

Aditya Dotiya  
Proprietor

Membership No : 152421

Place : Mumbai

Date : 16/10/2021



Karan J. Valecha  
Director  
DIN:01534231

Vijaykumar H. Modi  
Director  
DIN:01224842



Professional Realtors Private Limited

Amount in INR

NOTES ON FINANCIAL STATEMENTS FOR THE YEAR ENDED ON 31ST MARCH, 2021		
SHARE CAPITAL	As at 31st March, 2021	As at 31st March, 2020
<b>(I) Authorised Share Capital</b>		
10,000 Equity Shares of Rs 10 each	100,000	100,000
	<b>100,000</b>	<b>100,000</b>
<b>(II) Equity Shares - Issued, Subscribed and Paid up</b>		
10,000 Equity Shares of Rs 10.00 each	100,000	100,000
	<b>100,000</b>	<b>100,000</b>

3.1 Reconciliation of Number of shares  
Equity Share

Particular	As at 31st March, 2021		As at 31st March, 2020	
	No. of Share	Amount	No. of Share	Amount
At the beginning of the year	10,000	100,000	10,000	100,000
Add: Issued during the year	-	-	-	-
At the end of the year	<b>10,000</b>	<b>100,000</b>	<b>10,000</b>	<b>100,000</b>

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

Particular	As at 31st March, 2021		As at 31st March, 2020	
	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
	<b>10,000</b>	<b>100</b>	<b>10,000</b>	<b>100</b>

3.3 (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.

OTHER EQUITY	As at 31st March, 2021		As at 31st March, 2020	
<b>(I) Surplus / (Deficit) in Statement of Profit &amp; Loss</b>				
Balance Brought Forward	(2,477,387)		(802,037)	
Surplus / (Deficit) in Statement of Profit & Loss during the Year	<u>(12,790)</u>	(2,490,177)	<u>(1,675,350)</u>	(2,477,387)
<b>Total</b>		<b>(2,490,177)</b>		<b>(2,477,387)</b>

Short-term borrowings	As at 31st March, 2021		As at 31st March, 2020	
Loans & Advances from related parties				
Unsecured		2,351,641		2,350,741
<b>Total</b>		<b>2,351,641</b>		<b>2,350,741</b>

Trade Payable	As at 31st March, 2021		As at 31st March, 2020	
Sundry Creditor-Other		46,736		34,936
<b>Total</b>		<b>46,736</b>		<b>34,936</b>



NOTES ON FINANCIAL STATEMENTS FOR THE YEAR ENDED ON 31ST MARCH,2021			
Note 1 Cash and cash equivalents		As at 31st March, 2021	As at 31st March, 2020
1) Cash on Hand		-	-
2) Balances with Banks In Current Accounts		8,200	8,290
<b>Total</b>		<b>8,200</b>	<b>8,290</b>

Note 2 Short Term Loan and Advance		As at 31st March, 2021	As at 31st March, 2020
Deposits	1,654,550	1,654,550	1,654,550
Less : Provision for Doubtful Advances	1,654,550	(1,654,550)	(1,654,550)
<b>Total</b>		<b>-</b>	<b>-</b>




**CASH FLOW STATEMENT FOR THE YEAR ENDED ON 31<sup>st</sup> MARCH, 2021**

Particulars	As at 31.03.2021	As at 31.03.2020
<b>A Cash flow from Operating Activity</b>		
Loss before Tax	(12,790)	(1,675,350)
<b>Add / (Deduct) Adjustment for :</b>		
Interest Received	-	-
<b>Operating Profit before working capital changes</b>	<b>(12,790)</b>	<b>(1,675,350)</b>
Decrease/(Increase) in Current Assets	90	1,654,550
Increase in Pre incorporation Exp.	-	-
Trade and other Payables	11,800	11,800
<b>Net Cash Flow from Operating Activity</b>	<b>(900)</b>	<b>(9,000)</b>
<b>B Cash Flow from Investing Activity</b>		
Interest Received	-	-
Dividend on Investment	-	-
Tangible Assets		
Intangible Assets		
Intangible Assets under Development		
Capital work in progress		-
Purchase of Investments	-	-
<b>Net Cash flow From Investing Activity</b>	<b>-</b>	<b>-</b>
<b>C. Cash Flow from Financing Activities</b>		
Proceeds from Security Premium		
Increase in Equity Share Capital		
Proceeds from Application Money		
Proceeds from short term borrowing	900	9,000
<b>Net Cash From Financing Activities</b>	<b>900</b>	<b>9,000</b>
<b>Net Increase in Cash and Cash Equivalents</b>	<b>(90)</b>	<b>-</b>
<b>Opening Balance of Cash and Cash Equivalents</b>	<b>8,290</b>	<b>8,290</b>
<b>Closing Balance of Cash and Cash Equivalents</b>	<b>8,200</b>	<b>8,290</b>

As per our report of even date

For **A. B. DOTIYA & Co.**  
Chartered Accountants

  
**Aditya Dotiya**  
Proprietor  
Membership No : 152421  
Place : Mumbai.  
Date : 16/10/2021



For and on behalf of the Board

  
**Karan J. Valecha**  
Director  
DIN: 01534231

  
**Vijaykumar H Modi**  
Director  
DIN: 01224842

