Acknowledgement Number:770739981011122 Date of filing : 01-Nov-20

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year 2022-23

PAN	AACCJ3243P		
Name	JMK GEC REALTORS PRIVATE LIMITED		
Address	5-2-223 , GOKUL DISTILLERY ROAD , SECUNDERABAD , 36-Telangana , 91-India , 500003		
Status	Private Company	Form Number	ITR-6
Filed u/s	139(5) Revised- Return revised after filing original return	e-Filing Acknowledgement Number	770739981011122

Taxable Income and Tax details	Current Year business loss, if any	1	(
	Total Income		1,82,95,04(
	Book Profit under MAT, where applicable	2	(
	Adjusted Total Income under AMT, where applicable	3	(
	Net tax payable	4	41,85,90:
	Interest and Fee Payable	5	1,80,43:
	Total tax, interest and Fee payable	6	43,66,33'
	Taxes Paid	7	43,66,33!
	(+)Tax Payable /(-)Refundable (6-7)	8	(
Accreted Income & Tax Detail	Accreted Income as per section 115TD	9	(
	Additional Tax payable u/s 115TD	10	(
	Interest payable u/s 115TE	11	(
	Additional Tax and interest payable	12	(
	Tax and interest paid	13	(
	(+)Tax Payable /(-)Refundable (12-13)	14	(

This return has been digitally signed by SHARAD KUMAR JAYANTILAL KADAKIA in the capacity of Director having PAN ACBPK9161F from IP address 183.83.133.24 on 01-Nov-2022

DSC Sl. No. & Issuer 3787668 & 51120059CN=Capricorn CA 2014,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

System Generated

Barcode/QR Code

AACCJ3243P0677073998101112279C46317C08D1C81F559E4533CF5141A41961B9A

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name Of Assessee	**: Jmk Gec Realtors Private Limited**
PAN	**: AACCJ3243P**
Office Address	: 5-2-223, Gokul Distillery Road, Secunderabad, Telangana-500003
Status	: PUB NOT INT — Assessment Year : 2022 - 2023
Ward No	: ACIT CIRCLE 2(1) HYDERABAD — Financial Year : 2021 - 2022
D.O.I.	: 25/03/2010
Phone No.	: 0-0 — Mobile No. : 9121282860
Email Address	: it_d@modiproperties.com
Name Of Bank	: Kotak Mahindra Bank Limited
Micr Code	: 500485003
Ifsc Code	: Kkbk0000552
Address	: Somajiguda - Hyderabad
Account No.	: 1311521659
Opted For Taxation U/s 115BAA	: Yes
Return	: Revised (Return Filing Date : 01/11/2022 & No. : 770739981011122)
Import Date	: Ais : 10-08-2022 11:39 Am — Tis : 10-08-2022 11:39 Am 26as : 01-11-2022 05:19 Pm

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession			0
Jmk Gec Realtors Private Limited			
Profit Before Tax As Per Profit And Loss Account		30261537	
Add :			
Depreciation Disallowed	1041015		
Share Of Income Tax	755826		
Disallowed U/s 37	152095	1948936	
		32210473	
Less :			
Interest On Fd	392186		
Profit On Sale Of Building	32791496		
Interest On It Refund	10727		
Interest From Others	1062013		
Share Of Income From Firm	584909		
Allowed Depreciation	371431	-35212762	
		-3002289	
Out Of Loss Of Rs. 3002289, Unabsorbed Depreciation Is Rs. 371431 & Business Loss Is Rs. 2630858			
Profit From Firm : Nilgiri Estates			
Profit		584909	
Less: Profit Exempt U/s 10(2A)		-584909	
Capital Gains			19832404
Short Term Capital Gain		Nil	
Long Term Capital Gain		19832404	
Income From Other Sources			1464926
Interest On Bank Fdr		392186	
Interest From Other Parties		1062013	
Interest On It Refund		10727	
Total		1464926	
Inter-head Adjustment Of Losses U/s 71			
Business Loss Set Off From Income From Other Sources			-1464926
Business Loss Set Off From Ltcg @ 20%			-1165932
Unabsorbed Depreciation Set Off From :			
Ltcg @ 20%			-371431

Gross Total Income		18295041
Total Income		18295041
Total Income Rounded Off U/s 288A		18295040

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. Nil		Nil
Tax On Ltcg U/s 112 On Rs. 18295041		3659008
		3659008
Add: Surcharge @ 10%		365901
		4024909
Add: Health And Education Cess @ 4%		160996
		4185905
Less Tax Deducted At Source		
Section 206cl	1000	
Section 194a: Other Interest	145421	
Section 194i(b): Section 194i(b)	934068	
Section 194-ia: Tds On Sale Of Immovable Property	850000	1930489
		2255416
Add Interest Payable		
Interest U/s 234B	157878	
Interest U/s 234C	22554	180432
		2435848
Tax Rounded Off U/s 288B		2435850
Less Self Assessment Tax U/s 140A		
0180005 - 02216 - 28-10-2022	2435850	2435850
Tax Payable		Nil

INSTALLMENT WISE INCOME BIFURCATION

SN	Particular	Up to 15/6	Up to 15/9	Up to 15/12	Up to 15/3	Up to 31/3	Total
1	NORMAL INCOME	0	0	0	0	0	0
	44AD/44ADA/44AE				0	0	0
	TOTAL NORMAL INCOME	**0**	**0**	**0**	**0**	**0**	**0**
2	LTCG/ DIVIDEND(20%)	0	503462	503462	18295041	18295041	18295041
	TOTAL SPECIAL INCOME	**0**	**503462**	**503462**	**18295041**	**18295041**	**18295041**
	***TOTAL INCOME**	**0**	**503462**	**503462**	**18295041**	**18295041**	**18295041**

INCOME WISE ADVANCE TAX BIFURCATION

SN	Particular	Up To 15/6	Up to 15/9	Up to 15/12	Up to 15/3	Up to 31/3	Total
1	TAX ON LTCG/ DIVIDEND(20%)	0	100692	100692	3659008	3659008	3659008
	TAX + SURC + HECESS	**0**	**115192**	**115192**	**4185906**	**4185906**	**4185906**
	LESS: TDS/ TCS/ Rebate/ Relief/ Credit	1930490	1930490	1930490	1930490	1930490	1930490
	BALANCE TAX				2255416	2255416	2255416
	ADVANCE TAX PERCENTAGE (%)	15%	45%	75%	100%	100%	100%
	ADVANCE TAX LIABILITY	**0**	**0**	**0**	**2255416**	**2255416**	**2255416**

ADVANCE TAX INSTALLMENTS

Install ment	Due Date	Due Installment		Minimum Advance Tax to be Paid to avoid Interest u/s 234C		Advance Tax Paid			Interest U/s 234C Payable on	Interest U/s 234C
		%	Amount	%	Amount	Date	Amount	Gross Amount		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)=(4-9)	(11)
Ist	15-06-2021	15%	0	12%	0	-	0	0	0	0
IInd	15-09-2021	45%	0	36%	0	-	0	0	0	0
IIIrd	15-12-2021	75%	0	75%	0	-	0	0	0	0
IVth	15-03-2022	100%	2255416	100%	2255416	-	0	0	2255416	22554

Details Of Bank Accounts

Name & Address Of The Bank Branch	Ifs Code	Account No.	Type Of Account	Status
Hdfc Bank Ltd Hyderabad - Secunderabad	HDFC0000042	00422000029573	Current A/c	

Kotak Mahindra Bank Limited Somajiguda - Hyderabad	KKBK0000552	1311540131	Current	

Information regarding Turnover/Gross Receipt Reported for GST	
GSTR No.	36AACCJ3243P1ZA
Amount of turnover/Gross receipt as per the GST return filed	101050388

FIXED ASSETS

Block	Rate	WDV as on 01/04/2021	Addition		Deduction	Total	Depreciation for the Year	WDV as on 31/03/2022
			More than 180 Days	Less than 180 Days				
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
FURNITURE AND FITTINGS	10.00%	36,80,226.00	0.00	0.00	0.00	36,80,226.00	3,68,023.00	33,12,203.00
MACHINERY AND PLANT	15.00%	22,722.00	0.00	0.00	0.00	22,722.00	3,408.00	19,314.00
Total		**37,02,948.00**	**0.00**	**0.00**	**0.00**	**37,02,948.00**	**3,71,431.00**	**33,31,517.00**

As per Form 26AS [File Creation Date: 01-11-2022] last imported on 01-11-2022 05:19 PM

Details of Tax Deducted at Source on Income other than Salary

Sl. No.	Tax Deduction Account Number (TAN) of the Deductor	Unique TDS Certificate No.	Name and address of the Deductor	Amount paid /credited	Date of Payment /Credit	Total tax deducted	Amount claimed for this year	Head of Income	B/F C/F
194A : Other Interest									
1.	HYDB06032F		CRESCENTIA LABS PRIVATE LIMITED	267277	31/03/2022	26728	26728	OS	
			Sub-Total (TAN)	**267277**		**26728**	**26728**		
1.	HYDG17681G		GV DISCOVERY CENTERS PRIVATE LIMITED	794736	31/03/2022	79474	79474	OS	
			Sub-Total (TAN)	**794736**		**79474**	**79474**		
1.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	15445	31/03/2022	1545	1545	OS	
2.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	15445	31/03/2022	1545	1545	OS	
3.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	15445	31/03/2022	1545	1545	OS	
4.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	15445	31/03/2022	1545	1545	OS	
5.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	15445	31/03/2022	1544	1544	OS	
6.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	15445	31/03/2022	1544	1544	OS	
7.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	15445	31/03/2022	1544	1544	OS	
8.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	15445	31/03/2022	1544	1544	OS	
9.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	6178	31/03/2022	618	618	OS	
10.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	4931	15/03/2022	493	493	OS	
11.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	5479	07/03/2022	548	548	OS	
12.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	528	05/01/2022	53	53	OS	
13.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	2979	28/12/2021	298	298	OS	
14.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	19890	28/12/2021	1989	1989	OS	
15.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	4966	28/12/2021	496	496	OS	
16.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	3082	17/12/2021	309	309	OS	
17.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	2740	15/12/2021	274	274	OS	
18.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	2740	15/12/2021	274	274	OS	
19.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	71675	14/11/2021	7167	7167	OS	
20.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	6329	08/11/2021	633	633	OS	
21.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	77979	16/08/2021	7798	7798	OS	
22.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	5425	05/07/2021	542	542	OS	
23.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	53705	11/05/2021	5371	5371	OS	
			Sub-Total (TAN)	**392186**		**39219**	**39219**		
			Total (Section)	**1454199**		**145421**	**145421**		
194I(B) : SECTION 194I(B)									
1.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	380650	31/03/2022	38065	38065	BP	
2.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	397745	31/03/2022	39774	39774	BP	
3.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	380650	28/02/2022	38065	38065	BP	
4.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	397745	28/02/2022	39774	39774	BP	
5.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	380650	31/01/2022	38065	38065	BP	
6.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	397745	31/01/2022	39774	39774	BP	
7.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	380650	31/12/2021	38065	38065	BP	
8.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	397745	31/12/2021	39774	39774	BP	
9.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	380650	30/11/2021	38065	38065	BP	

10.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	397745	30/11/2021	39774	39774	BP	
11.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	380650	31/10/2021	38065	38065	BP	
12.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	397745	31/10/2021	39774	39774	BP	
13.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	380650	30/09/2021	38065	38065	BP	
14.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	397745	30/09/2021	39774	39774	BP	
15.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	380650	31/08/2021	38065	38065	BP	
16.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	397745	31/08/2021	39774	39774	BP	
17.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	380650	30/07/2021	38065	38065	BP	
18.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	397745	30/07/2021	39774	39774	BP	
19.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	380650	30/06/2021	38065	38065	BP	
20.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	397745	30/06/2021	39774	39774	BP	
21.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	380650	31/05/2021	38065	38065	BP	
22.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	397745	31/05/2021	39774	39774	BP	
23.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	380650	30/04/2021	38065	38065	BP	
24.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	397745	30/04/2021	39774	39774	BP	
		Total (Section)	**9340740**		**934068**	**934068**		
		Grand Total	**10794939**		**1079489**	**1079489**		

Details of Tax Deducted at Source on Sale of Immovable Property u/s 194IA

Sr. No.	TDS Certificate Number	Name of Deductor	PAN of Deductor	Acknowledgement Number	Total Transaction Amount	Transaction Date	TDS Deposited / TDS B/F	Date of Deposit	Date of Deduction	TDS Credit Claimed in own hands
1	XQRLWGA	SRC XXXXANY INFRA PRIVATE LIMITED	AATCS8714K	BI3034253	85000000	09/02/2022	850000	07/03/2022	09/02/2022	850000
				Grand Total	**85000000**		**850000**			**850000**

Details of Tax Collected at Source on Income

Sl. No.	Tax Deduction and Tax Collection Account Number of the Collector	Name and address of the Collector	Amount received /debited	Date of receipt /debit	Total tax deducted	Amount claimed for this year
206CL :						
1.	HYDH01453E	HARSHA AUTOMOTIVE PRIVATE LIMITED	100000	03/03/2022	1000	1000
		Grand Total	**100000**		**1000**	**1000**

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	Late fee/interest on Statutory Dues	2095.00
2	Donation	150000.00
	Total	**152095.00**

STATEMENT OF SHORT TERM CAPITAL GAIN

Particular	Date of Purchase/ Year	Date of Sale/Year	Sales Price	Purchase Cost	Transfer Expenses	Cost of Improvement	Exempt	Capital Gain	Stamp Value	Sale value
OFFICE C-4	17/07/2021	23/07/2021	3500000.00	3500000.00	0.00	0.00	0.00	0.00	3500000.00	3500000.00
OFFICE C-4	17/07/2021	23/07/2021	3500000.00	3500000.00	0.00	0.00	0.00	0.00	3500000.00	3500000.00
Total			7000000.00	7000000.00	0.00	0.00	0.00	0.00	7000000.00	7000000.00

OFFICE C-4 - Value of property as per stamp valuation authority: 3500000
OFFICE C-4 - Value of property as per stamp valuation authority: 3500000

STATEMENT OF LONG TERM CAPITAL GAIN

Particular	Date of Purchase/ Year	Date of Sale/ Year	Sales Price	Indexed Cost	Transfer Expenses	Indexed Cost of Improvement	Exempt	Capital Gain	Stamp Value	Sale Value	Purchase Cost	Improvement Cost
3RD FLOOR TOWER B	01/04/2016	11/02/2022	85000000.00	66120921.00	1087500.00	0.00	0.00	17791579.00	85000000.00	85000000.00	55066004.00	0.00
SHAMSHABAD LAND	01/04/2012	23/08/2021	2400000.00	1719725.00	0.00	0.00	0.00	680275.00	2400000.00	2400000.00	1085000.00	0.00
SHAMSHABAD LAND	01/04/2012	23/08/2021	2400000.00	1719725.00	0.00	0.00	0.00	680275.00	2400000.00	2400000.00	1085000.00	0.00
SHAMSHABAD LAND	01/04/2012	23/08/2021	2400000.00	1719725.00	0.00	0.00	0.00	680275.00	2400000.00	2400000.00	1085000.00	0.00
Total			92200000.00	71280096.00	1087500.00	0.00	0.00	19832404.00	92200000.00	92200000.00	58321004.00	0.00

3RD FLOOR TOWER B - Value of property as per stamp valuation authority: 85000000; Cost: 55066004 * (317/264) = 66120921
SHAMSHABAD LAND - Value of property as per stamp valuation authority: 2400000; Cost: 1085000 * (317/200) = 1719725
SHAMSHABAD LAND - Value of property as per stamp valuation authority: 2400000; Cost: 1085000 * (317/200) = 1719725
SHAMSHABAD LAND - Value of property as per stamp valuation authority: 2400000; Cost: 1085000 * (317/200) = 1719725

Details of Taxpayer Information Summary

S. N.	Information Category (1)	Income Head (2)	Section (3)	Processed Value (4)	Derived Value (5)	As per Computation/ ITR (6)	Difference (7)=(5)-(6)	As per 26AS (8)	Difference (9)=(8)-(6)
1	Rent received	House Property		9340740	9340740	0.00	9340740.00		
2	Interest from deposit	Other Source	194A	1186922	1186922	1454199.00	-267277.00	1454199.00	Nil
3	Sale of land or building			85000000	85000000				
4	Receipts from transfer of immovable property			85000000	85000000				
5	GST turnover	Profit & Loss A/c		101050388	101050388	9340740.00	91709648.00	101050388.00	91709648.00
6	GST purchases	Profit & Loss A/c		454227	454227	0.00	454227.00		
7	Purchase of vehicle			100000	100000				
8	Purchase of time deposits			72134689	72134689				

SHARAD KUMAR JAYANTILAL KADAKIA
(Director)

INDEPENDENT AUDITOR'S REPORT

TO
THE MEMBERS OF
JMK GEC REALTORS PRIVATE LIMITED

REPORT ON THE STANDALONE FINANCIAL STATEMENTS

OPINION

I have audited the accompanying Standalone financial statements of **JMK GEC REALTORS PRIVATE LIMITED ("the Company")** which comprise the Balance Sheet as at March 31, 2022, the Statement of Profit and Loss for the year then ended and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In my opinion and to the best of my information and according to the explanations given to me, 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, 2022, profit for the year ended on that date.

BASIS OF OPINION

I conducted the audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. My responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am 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 the audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and I have fulfilled other ethical responsibilities in accordance with these requirements and the Code of Ethics. I believe that the audit evidence obtained is sufficient and appropriate to provide a basis for my opinion.

KEY AUDIT MATTERS

Key audit matters are those matters that, in my professional judgement, were of most significance in my audit of the financial statements of the current period. These matters were addressed in the context of my audit of the financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

As per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

AJAY CHIRANJIL AL MEHTA
Digitally signed by AJAY CHIRANJILAL MEHTA
Date: 2022.09.30 09:08:49 +05'30'

INFORMATION OTHER THAN THE FINANCIAL STATEMENTS AND AUDITORS' REPORT THEREON

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the financial statements and my auditor's report thereon.

My opinion on the financial statements does not cover the other information and I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained during the course of my audit or otherwise appears to be materially misstated.

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

RESPONSIBILITY OF MANAGEMENT FOR THE STANDALONE FINANCIAL STATEMENTS

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so. Those Board of Directors are also responsible for overseeing the company's financial reporting process.

AJAY CHIRANJILAL MEHTA

Digitally signed by AJAY CHIRANJILAL MEHTA
Date: 2022.09.30 09:09:34 +05'30'

AUDITOR'S RESPONSIBILITY FOR THE AUDIT OF THE FINANCIAL STATEMENTS

My objective is 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 my 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, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

• Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

• Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, I am also responsible for expressing my opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.

• Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

• Conclude on the appropriateness of management's use of the going concern basis of accounting 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 I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. My conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

• Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I 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 I identify during my audit.

AJAY CHIRANJILAL MEHTA
Digitally signed by AJAY CHIRANJILAL MEHTA
Date: 2022.09.30 09:09:56 +05'30'

I also provide those charged with governance with a statement that I 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 my independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, I 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. I describe these matters in my 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 my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure "A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. As required by Section 143(3) of the Act, I report that:

   I have sought and obtained all the information and explanations which to the best of my knowledge and belief were necessary for the purposes of the audit.

   a) In my opinion, proper books of account as required by law have been kept by the Company so far as it appears from my examination of those books.

   b) The Balance Sheet, the Statement of Profit and Loss and of cash flows dealt with by this Report are in agreement with the books of account.

   c) In my 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.

   d) On the basis of the written representations received from the directors as on 31st March, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.

   e) 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 my opinion and to the best of our information and according to the explanations given to me:

      i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements.

AJAY CHIRANJILAL MEHTA Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2022.09.30 09:10:21 +05'30'

ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.

iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

iv. The company has not advanced any funds to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries other than those disclosed in the notes to accounts.

v. The company has not received any funds from any persons or entities, including foreign entities ("Funding Parties") with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries other than those disclosed in the notes to accounts

vi. The company has not declared or paid any dividend during the year.

AJAY CHIRANJIL AL MEHTA
Digitally signed by AJAY CHIRANJILAL MEHTA
Date: 2022.09.30 09:10:50 +05'30'

Ajay Mehta
(Chartered Accountant)
(Membership No.035449)

Place : Secunderabad
Date : **30-09-2022**
UDIN: **22035449AZYKXJ6348**

ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

Referred to in Paragraph 1 under "Report on Other Legal and Regulatory Requirements" of my report of even date

1. In relation to the Property Plant & Equipment:

   i. a. The Company is maintaining proper records showing full particulars including quantitative details and situation of Property Plant & Equipment;

   b. The company does not have intangible assets.

   ii. As explained to me, the Property Plant and Equipment have been physically verified during the year by the Management in accordance with a regular programme of verification which, in my opinion, provides for physical verification of all the fixed assets at reasonable intervals. According to the information and explanations given to me, no material discrepancies were noticed on such verification.

   iii. The title deeds of immovable properties shown in the financial statements are held in the name of the company.

   iv. The company has not revalued its Property, Plant & Equipment or Intangible assets or both during the year.

   v. No proceedings have been initiated against the company for holding benami property under The Benami Transactions (Prohibition) Act, 1988 and rules made thereunder and the details have been appropriately disclosed in the financial statements.

2. i. The company has no inventory and hence the reporting under clause (ii)(a) of the Order is not applicable;

   ii. The company has not been 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 and hence the company was not required to submit quarterly returns/statements filed by the company with banks/financial institutions..

3. According to the Information given to me the Company has made Investment in companies and has during the year granted following loans and advances to subsidiaries/joint ventures/associates/other parties.

a. Details of loans and advances given to subsidiaries/joint ventures/associates/other parties.

Name of the Company	Relation	Aggregate Amount (Net)in INR.	Amount Outstanding as at 31-03-2022(including Interest) in INR.
GV Discovery Centers Private Limited	Associate	1,30,93,600	5,41,65,262
Crescentia Labs Pvt Ltd	Associate	5,34,50,000	1,33,34,149

AJAY CHIRANJILAL MEHTA Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2022.09.30 09:11:22 +05'30'

b. The terms and conditions of loans & advances given during the year are not prejudicial to the interests of the company.

c. In respect of loans & advances made there is no repayment schedule for principal & Interest.

d. No loans & advances have fallen due during the year as they are repayable on demand and no repayment schedule is stipulated.

e. Details of Loan & advances repayable on demand are as follows:

Aggregate Amount	% of Total Loans	Amount of loans & advances to relatives
Rs.6,74,99,411/-	100%	Rs.6,74,99,411/-

4. In my opinion and according to the information and explanations given to me, the Company has complied with the provisions of Sections 185 and 186 of the Companies Act,2013 in respect of grant of loans, making investments and providing guarantees and securities, as applicable.

5. In my opinion and according to the information and explanations given to me, the Company has not accepted any deposits from public in terms of Section 73 to 76 or any other relevant provisions of Companies Act, 2013 during the year, hence reporting under clause 3(v) of the Order are not applicable to the Company.

6. The Central Government has not prescribed maintenance of cost records by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014 prescribed by the Central Government under Section 148(1) of the Companies Act, 2013. Hence, reporting under clause 3(vi) of the Order are not applicable to the company.

7. According to the information and explanations given to me, in respect of statutory dues:

a) The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Value Added Tax, Wealth tax, Service tax, Customs duty, Excise duty, Goods and Service Tax, Cess, and other material statutory dues applicable to it with the appropriate authorities;

b) There were no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Value Added Tax, Wealth tax, Service tax, Customs duty, Excise duty, Goods and Service Tax, Cess, and other material statutory dues in arrears as at March 31st 2022 for a period of more than 6 months from the date they become payable.

c) There were no dues of Service Tax, value Added Tax, Wealth Tax, Custom Duty, Excise Duty, Goods and Service Tax and Cess which have not been deposited as at March 31, 2022 on account of dispute.

8. There are no transactions that are not recorded in the books of account to be surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961;

AJAY CHIRANJILAL MEHTA Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2022.09.30 09:12:01 +05'30'

9. In my opinion and according to the information and explanations given to me,

i. The company has not defaulted in any repayment of dues to any financial institution or bank or debenture holders.

ii. The company has not been declared as a willful defaulter by any bank or financial institution or other lender.

iii. The term loans have been utilised for the purposes for which they were obtained.

iv. The funds raised on a short-term basis have not been utilised for long term purposes.

v. 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.

vi. The Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

10. i. The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) or term loans.

ii. The company has not made any preferential allotment or private placement of shares/debentures during the year and hence reporting under clause 3 (x) of the Order is not applicable.

11. To the best of my knowledge and according to the information and explanations given to me, no fraud by the Company and no fraud on the Company by its officers or employees has been noticed or reported during the year. hence reporting under clause 3 (xi) of the Order is not applicable.

12. The Company is not a Nidhi Company and hence reporting under clause 3(xii) of the Order is not applicable.

13. In my opinion and according to the information and explanations given to me, all the transactions with related parties are in compliance with section 177 and 188 of the Act where applicable and the details have been disclosed in the financial statements etc., as required by the applicable accounting standards.

14. i. The company has an in-house internal audit system commensurate with the size and nature of its business.

ii. There are no formal reports of the Internal Auditors for the period under audit.

AJAY CHIRANJILAL MEHTA

Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2022.09.30 09:12:39 +05'30'

15. Pursuant to provisions of section 192 of the Act, the company has not entered into any non-cash transactions with directors of persons connected with him.

16. i. The Company is not required to be registered under Section 45-I of the Reserve Bank of India Act, 1934.

ii. The Company has not conducted any Non-Banking Financial or Housing Finance activities without a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act 1934.

iii. the Company is not a Core Investment Company (CIC) as defined under the Regulations by the Reserve Bank of India.

17. The company has not incurred cash losses in the Financial Year and in immediately preceding financial year

18. There has not been any resignation of the statutory auditors during the year

19. On the basis of the financial ratios, aging and expected dates of realization 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, we are 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.

20. The *Corporate Social Responsibility is not applicable to the company, hence reporting under* clause 3 (xx) of the Order is not applicable.

21. There are no qualifications or adverse remarks by the respective auditors in the Companies (Auditor's Report) Order (CARO) reports of the companies included in the consolidated financial statements.

AJAY CHIRANJILAL MEHTA
Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2022.09.30 09:13:34 +05'30'

Ajay Mehta
(Chartered Accountant)
(Membership No.035449)

Place: Secunderabad
Date: **30-09-2022**
UDIN : **22035449AZYKXJ6348**

JMK GEC REALTORS PRIVATE LIMITED

U70100TG2010PTC067673

Balance Sheet as on 31st March 2022

(in Rs.'000)

Sr.No	Particulars	Sch	As at 31st March,2022		As at 31st March,2021	
I.	**EQUITY & LIABILITY**					
1	**Shareholders' Fund**					
	(a) Share Capital	3	165		100	
	(b) Reserves & Surplus	4	74,373		37,511	
				74,538		37,611
2	**Non-Current Liabilities**					
	(a) Long Term Borrowings	5	82,098		1,02,492	
				82,098		1,02,492
3	**Current Liabilities**					
	(a) Short Term Borrowings	6	49,771		34,044	
	(b) Trade payables	7	25		40	
	(c) Other Current Liabilities	8	27,617		20,282	
	(d) Short term Provisions	9	4,392		1,131	
				81,805		55,497
	TOTAL			**2,38,441**		**1,95,601**
II.	**ASSETS**					
1	**Non-Current Assets**					
	(a) Property, Plant & Equipment	10	2,292		3,333	
	(b) Non-Current Investments	11	1,22,170		1,68,962	
	(c) Deferred Tax Asset (Net)	12	262		4	
	(d) Long Term Loans & Advances		-	1,24,723	-	1,72,300
2	**Current Assets**					
	(a) Trade Receivables	13	39		39	
	(b) Cash and Cash Equivalents	14	43,477		19,802	
	(c) Short Term Loans & Advances	15	67,599		-	
	(c) Other Current Assets	16	2,603		3,461	
				1,13,718		23,301
	TOTAL			**2,38,441**		**1,95,601**
						-
	Notes of Financial Statements	(1-40)				
	Summary of significant accounting policies		1-2			
	The accompanying notes are an integral part of financial statments					

As per my Report of even date

AJAY CHIRANJILAL MEHTA Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2022.09.30 09:30:39 +05'30'

(Ajay Mehta)
Chartered Accountant
M.No:- 035449
Place : Secunderabad
Date : 30-09-2022
UDIN : 22035449AZJDNQ2043

For and on behalf of the Board
JMKGEC REALTORS PRIVATE LIMITED

SHARAD KUMAR JAYANTILAL KADAKIA Digitally signed by SHARAD KUMAR JAYANTILAL KADAKIA Date: 2022.09.30 09:07:47 +05'30'

(Sharad Kadakia)
Director
DIN: 02903050

SOHAM SATISH MODI Digitally signed by SOHAM SATISH MODI Date: 2022.09.30 09:24:51 +05'30'

(Soham Modi)
Director
DIN:00522546

JMK GEC REALTORS PRIVATE LIMITED

U70100TG2010PTC067673

Statement of Profit and Loss Account for the year ended 31st March 2022

(in Rs.'000)

Sr.No	Particulars	Sch.	As at 31st March,2022		As at 31st March,2021	
I	**INCOME**					
	Revenue from operations	17	9,341		13,794	
	Other Income	18	34,841		25,167	
				44,182		38,961
II	**EXPENSES**					
	Employee Benefit Expenses	19	144		144	
	Finance Cost	20	9,925		13,562	
	Depreciation and AmortizationExpenses	10	1,041		768	
	Other Expenses	21	2,810		2,317	
	Total Expenses			13,921		16,791
III	**Profit/(Loss) before tax**			**30,262**		**22,171**
IV	**Tax expense:**					
	(1) Current Tax		4,392		1,131	
	(2) Deferred Tax		(257)		(3)	
	(3) Income Tax Earlier years		488		406	
				4,623		1,534
V	**Profit/(Loss) for the period**			**25,639**		**20,636**
	Earnings per Equity Shares	22				
	Basic EPS			1,800.47		2,063.64
	Diluted EPS			4.30		3.21
	(Face Value of Rs.10 each/-)					
	Summary of Significant Accounting Policies		1-2			
	The accompanying notes are an integral part of financial statments					

As per my Report of even date

AJAY CHIRANJILAL MEHTA Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2022.09.30 09:31:14 +05'30'

(Ajay Mehta)
Chartered Accountant
M.No:- 035449
Place : Secunderabad
Date : 30-09-2022
UDIN : 22035449AZJDNQ2043

For and on behalf of the Board
JMKGEC REALTORS PRIVATE LIMITED

SHARAD KUMAR JAYANTILAL KADAKIA Digitally signed by SHARAD KUMAR JAYANTILAL KADAKIA Date: 2022.09.30 09:08:03 +05'30'

(Sharad Kadakia)
Director
DIN: 02903050

SOHAM SATISH MODI Digitally signed by SOHAM SATISH MODI Date: 2022.09.30 09:25:12 +05'30'

(Soham Modi)
Director
DIN:00522546

JMK GEC REALTORS PRIVATE LIMITED

U70100TG2010PTC067673

Notes Forming Part Of Financial Statements as on 31st March, 2022

Note 1 : Company Information

JMK GEC Realtors Private Limited is a Private Limited Company domiciled in India and is incorporated under the provisions of the Companies Act,2013. The registered office of the company is located at 5-2-223, Gokul Distillery Road, Secunderabad, Telangana-500003, India.

Note 2 : Significant Accounting Policies

A Basis of Preparation of Financial Statements

Basis of Accounting

The financial statements have been prepared to comply in all material respects with the accounting standards notified under section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules 2014. The financial statements have been prepared under the historical cost convention on the accrual basis of accounting. The accounting policies have been consistently applied by the company and are consistent with those used in previous year. These financials are persented in Indian Rupees and all values are rounded to nearest thousand except when otherwise indicated.

Use of Estimates

The preparation of financial statements in conformity with Indian GAAP requires judgments, estimates and assumptions to be made that affect the reported amount of assets and liabilities, disclosure of contingent liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Difference between the actual results and estimates are recognized in the period in which the results are known/materialized.

B Revenue Recognition

Revenue is recognized on accrual basis and to the extent it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.Sales are recognised when significant risks and rewards of ownership are transferred to the buyer,which generally coincides with the dispatch of the goods from the company's premises, and are recorded at the invoice value inclusive of excise duty, Central Sales Tax and are net of Value Added Tax / Service Tax/ Good and Service Tax and adjustments on account of returns /cancellation.

C Property, Plant and Equipment

Property Plant and Equipments are stated at cost, less accumulated depreciation and impairment losses, if any. Cost comprises of the purchase price (net of inputs of taxes paid) and any attributable cost of bringing the asset to its working condition for its intended use.

D Depreciation

In respect of fixed assets (other than freehold land and capital work-in-progress) acquired during the year, depreciation/amortisation is charged on a straight line basis so as to write-off the cost of the assets over the useful lives.

Type of Asset	Period
Furniture and Fittings	8 Years
Motor Vehicle	8 Years

E Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period as reduced by number of shares bought back, if any. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in 9.-rights issue, share split, and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding, without a number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

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SHARAD KUMAR Digitally signed by SHARAD KUMAR JAYANTILAL

SOHAM SATISH Digitally signed by SOHAM SATISH MODI

F Events Occurring After Balance Sheet date

Wherever material events occurring after the Balance Sheet Date are considered up to the date of approval of accounts by the Board of Directors.

G Current & Non-Current Assets

All the assets / liabilities that are receivable / repayable within the Company's normal operating cycle of 12 months have been considered as 'Current'.

H Provisions, Contingent Liabilities and assets

A provision is made based on a reliable estimate when it is probable that an outflow of resources embodying economic benefits will be required to settle an obligation. Contingent Liabilities, if material are disclosed by way of notes to accounts. Contingent assets are neither recognised nor disclosed in the financial statements.

I Taxation

Current Tax on income for the year is determined on the basis of taxable income and tax credits computed in accordance with the provisions of the Income Tax Act, 1961 and base on expected outcome of assessments / appeals.

Deferred tax assets and liabilities are recognised for future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax base. Deferred tax assets are recognised subject to management's judgement that realisation is virtually certain that such deferred tax assets can be realized against future taxable income. Deferred tax assets and liabilities are measured using enacted tax rates applicable on the balance sheet date. The effect on deferred tax assets and liabilities due to change in tax rates is recognised in the income statement in the period of enactment of the change.

J Cash & Cash Equivalents

Cash & Cash Equivalents stated in the Statement of Affairs/Cash Flow normally comprise of Cash at Bank and in Hand and Short – term Investments with an original maturity period of less than or equal to three months .

K Borrowing Cost

Borrowing Costs that are attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for intended use. All other borrowing costs which are not attributable to any fixed assets are charged to the Statement of Profit and Loss Account.

L Investments

Investments which are readily realisable and intended to be held for not more than a year from the date on which such investments are classified as current investments. All other investments are classified as long term investments.

Long term investments are stated at cost, except where there is diminution in value (Other than temporary) in which case the carrying value is reduced to recognise the decline. Current investments are carried at lower of cost and fair value, computed separately in respect of each category of investment.

As per my Report of even date

AJAY CHIRANJILAL MEHTA
Digitally signed by AJAY CHIRANJILAL MEHTA
Date: 2022.09.30 09:31:42 +05'30'

(Ajay Mehta)
Chartered Accountant
M.No:- 035449
Place : Secunderabad
Date : 30-09-2022
UDIN : 22035449AZIDNQ2043

For and on behalf of the Board
JMK GEC REALTORS PRIVATE LIMITED

SHARAD KUMAR JAYANTILAL KADAKIA
Digitally signed by SHARAD KUMAR JAYANTILAL KADAKIA
Date: 2022.09.30 09:21:15 +05'30'

(Sharad Kadakia)
Director
DIN: 02903050

SOHAM SATISH MODI
Digitally signed by SOHAM SATISH MODI
Date: 2022.09.30 09:25:44 +05'30'

(Soham Modi)
Director
DIN:00522546

JMK GEC REALTORS PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No. 3 SHARE CAPITAL

Particulars	As at 31st March, 2022	As at 31st March,2021
Authorised Share Capital		
50,000 Equity Share of 10/- each	500	100
Issued, Subscribed & Paid up Share Capital		
*16,540(Previous Year 10,000) Equity Share of 10/- each	165	100
Total	165	100

*Equity shares were allotted as fully paid Equity Shares by conversion of Compulsorily Convertible Debentures in Current Year of Rs.65,400

Note No. 3.1 The reconciliation of the number of share outstanding is set out below: (in Rs.'000)

Particulars	As at 31st March, 2022		As at 31st March 2021	
	No.of Share	Amount	No.of Share	Amount
Shares outstanding at the beginning of the year	10,000	100	10,000	100
Shares issued during the year	7	65	-	-
Shares bought back during the year		-	-	-
Shares outstanding at the end of the year	10,007	165	10,000	100

Note No. 3.2 Terms and Rights attached to:

Equity Shares: 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. The dividend proposed by the Board of Directors are subject to approval of shareholders in the ensuing annual general meeting.

During the year ended 31st March 2022, the amount of per share dividend recognised as distributions to equity shareholders was NIL.(Prev Year :: 31st March 2021: NIL)

Note No. 3.3 The details of Shareholders Holding more than 5% shares:

SR No.	Name of the Shareholder	As at 31st March, 2022		As at 31st March 2021	
		No.of Shares held	% of holding	No.of Shares held	% of holding
1	Sharad Kadakia	10,006	99.99%	9,999.00	99.99%

Note No. 3.4 The details of Promotors holding of shares for the year ended:

SR No.	Name of the Promotor	As at 31st March, 2022		% Change during the year
		No.of Shares held	% of holding	
1	Sharad Kadakia	10,006	99.99%	99.93%
2	Rajesh Kadakia	1	0.01%	-

Note No.3.5

1. There are no equity shares reserved for issue under options and contracts / commitments for the sale of shares

2. For the period of five years immediately preceeding the date of the Balance Sheet:
   a.The Company has not alloted any shares as fully paid up pursuant to contracts without payment being
   b.The Company has not alloted as fully paid up bonus shares
   c.The Company has not made any brought backup of shares

3.There are 10.50 % Compulsorily Convertible Debentures of 73,70,830 @10 each issued on Nov-18, convertible into fully paidup equity shares within the period of 120 months from date of issuance

AJAY CHIRANJILAL MEHTA — Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2022.09.30 09:32:00 +05'30'

SHARAD KUMAR JAYANTILAL KADAKIA — Digitally signed by SHARAD KUMAR JAYANTILAL KADAKIA Date: 2022.09.30 09:21:31 +05'30'

SOHAM SATISH MODI — Digitally signed by SOHAM SATISH MODI Date: 2022.09.30 09:25:56 +05'30'

JMK GEC REALTORS PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.4 RESERVES AND SURPLUS (in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Share premimum	11,223	-
Profit & Loss Account		
As per last Balance Sheet	37,511	17,158
(+) Net Profit / (Net Loss) For the current year	25,639	20,354
Total	74,373	37,511

Note No.4.1 Reconciliation of Securities Premium (in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Balance as at the Beginning of the year	-	-
Additions on Issue of Equity Shares	11,223	-
Amount utilised in current year	-	-
Balance as at the end of the year	**11,223**	-

Note No.4.2 Description of nature and purpose of reserve:

Securities Premium:
Securities premium is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the

Retained Earnings:
Retained earnings pertain to the accumulated earnings by the Company over the years.

Note No.5 LONG-TERM BORROWINGS (in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Secured Loans from Banks		
(a) Kotak mahindra bank ltd LAP-17897838	8,387	17,492
(Secured against Immovable Property and Personal guarantee of all directors)		
Unsecured Debentures		
(a) Unsecured Compulsorily convertible Debentures(CCD's)	73,712	85,000
(73,70,830 @10.50 % Compulsorily convertible Debentures(CCD's) of Rs.10 each.)		
(For Current Maturity of Borrowings Refer Note No:6)		
Total	**82,098**	**1,02,492**

Note No.5.1 Details of Compulsory convertible Debentures(CCD's)

Particulars	As at 31st March, 2022	As at 31st March,2021
10.50% Compulsorily convertible Debentures(CCD's) of Rs.10 each(Unsecured).	**73,712**	**85,000**

Note No.5.2 Terms of CCD's
The Company had issued Unsecured Compulsorily Convertible Debentures(CCD's) to Sharad Kadakia by conversion of Unsecured loan. The CCD's carry Interest of 10.50 % per annum and are to be converted into equity shares within 120 months from the date of issuance in Oct,2018.During the year 11,28,804 CCD's of Face Value Rs.10/- each are converted into 6540 equity shares of Rs.10/- each at a premium of Rs.1,716/- per share.

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JMK GEC REALTORS PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.5.3 Terms of Repayment of Secured Loan

Repayable in 22 equal monthly instalments (EMI) from the end of the reporting period, EMI ranging between ₹ 2.11 lakhs to ₹ 7.28 lakhs along with interest and having interest rate is 8.70% plus .7% spread.

Note No.5.4 The Company has used the borrowings from banks for the specific purpose for which it was taken as at the balance sheet date

Note No.6 SHORT TERM BORROWINGS

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Unsecured Loans and advances from related parties -Sharad Jayantilal Kadakia	40,706	25,697
Current Maturities of Long Term debt (Refer Note No.5)	9,064	8,347
Total	**49,771**	**34,044**

Note No.7 TRADE PAYABLES

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Total outstanding dues of micro and small enterprises	-	-
Total outstanding dues of creditors other than micro and small enterprises	25	40
Total	**25**	**40**

a) Trade Payables ageing schedule

As at March 31, 2022

(in Rs.'000)

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i. MSME					-
ii. Others	21	4			25
iii. Disputed dues – MSME					-
iv. Disputed dues - Others					-
Total	**21**	**4**	-	-	**25**

As at March 31, 2021

(in Rs.'000)

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i. MSME					-
ii. Others	40				40
iii. Disputed dues – MSME					-
iv. Disputed dues - Others					-
Total	**40**	-	-	-	**40**

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JMK GEC REALTORS PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.8 OTHER CURRENT LIABILITIES

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Interest accrued and due on borrowings	21,946	15,065
Advances received from Others	382	-
Other payables		
-Audit Fees payable	32	31
-Rental Deposits	3,791	3,791
-GST Payable	136	-
-TDS Payable	1,331	1,395
Total	**27,617**	**20,282**

Note No.9 SHORT TERM PROVISIONS

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
-Provision for tax	4,392	1,131
Total	**4,392**	**1,131**

Note No.12 DEFERRED TAX ASSET(NET)

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
The movement on the deferred tax account is as follows:		
At the start of the year	4	-
Charge/ (Credit) to Statement of Profit and Loss	257	4
At the end of the year	**262**	**4**

Note No.13 TRADE RECEIVABLES

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Receivable – Secured and Considered Good	-	-
Receivable – Unsecured and Considered Good	39	39
– Significant increase in credit risk	-	-
– Credit impaired	-	-
	39	**39**
Less: Allowances for Bad and Doubtful Debts	-	-
Total	**39**	**39**

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JMK GEC REALTORS PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.13.1 Trade receivables ageing schedule

As at 31 March 2022 (in Rs.'000)

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
i. Undisputed Trade receivables considered good			39			39
ii. Undisputed Trade Receivables considered doubtful						-
iii.Disputed Trade Receivables considered good						-
iv. Disputed Trade Receivables considered doubtful						-
Total	-	-	39	-	-	39

As at 31 March 2021 (in Rs.'000)

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
i. Undisputed Trade receivables considered good		39				39
ii. Undisputed Trade Receivables considered doubtful						-
iii.Disputed Trade Receivables considered good						-
iv. Disputed Trade Receivables considered doubtful						-
Total	-	39	-	-	-	39

Note No.13.2

Unbilled dues amounts to "Nill"

There are no dues from private companies in which director of the Company, is a director or a member.

Note No.14 CASH AND CASH EQUIVALENTS (in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Cash on hand		
-Cash	73	74
Balances with Bank in Current Accounts		
-HDFC Bank	177	177
-Kotak Bank-1311521659	1,191	(450)
-Kotak Bank-Escrow Account	35	-
Other Bank balances		
-Deposit	42,000	20,000
('Bank deposits held under lien against bank guarantee with maturity more than 3 months but less than 12 months)		
Total	43,477	19,802

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Note No.15 SHORT TERM LOANS & ADVANCES

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Inter Corporate Deposits		
Crescentia Labs Pvt Ltd	13,334	-
GV Discovery Centers Pvt Ltd	54,165	-
Other Loans & Advances		
Harsha Automotive Pvt Ltd	99	
ECARD-D.Shiva Shankar	1	
Total	67,599	-

Note No.15.1 Disclosures of loan/ advances to subsidiary /Associated companies:

Name of the Company	Subsidiary /Associate/JV	Amount Outstanding		Max. Amount Outstanding	
		As at 31st March, 2022	As at 31st March,2021	As at 31st March, 2022	As at 31st March,2021
GV Discovery Centers Pvt Ltd	Associate	54,165	-	54,165	
Crescentia Labs Pvt Ltd	Associate	13,334	-	13,334	

Note No.15.2 Disclosure of loans or advances in the nature of loans are granted to promoters, directors, KMPs

Type of Borrower	As at 31st March, 2022		As at 31st March, 2021	
	Amount Outstanding	% of Total	Amount Outstanding	% of Total
Promoters	-	0%	-	0%
Directors	-	0%	-	0%
KMP's	-	0%	-	0%
Related Parties	67,499	99.85%	-	0%

Note No.15.3

1.All the above loans and advances have been given for business purposes

2.There are no loans having significant increase in credit risk or which are credit impaired or doubtful as at March 31, 2022 (₹ Nil as at March 31, 2021)

Note No.16 OTHER CURRENT ASSETS

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Expenses reimbusement Account RJK	556	556
MAT Credit	-	334
Interest Receivable	117	67
TDS Receivable	1,930	2,337
GST input Receivable	-	167
Total	2,603	3,461

Note No:17 REVENUE FROM OPERATIONS

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Sale of Service	9,341	13,794
Total	9,341	13,794

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JMK GEC REALTORS PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.18 OTHER INCOME

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Interest income	1,465	293
Others		
Miscellaneous Income	-	8
Profit on sale of Building	32,791	22,666
Share of Profit from partnership firms	585	1,866
Round Off	-	0
Total	**34,841**	**24,832**

Note No.19 EMPLOYEE BENEFIT EXPENSES

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Salaries & Wages	144	145
Total	**144**	**145**

Note No.20 FINANCE COST

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Interest on Overdraft	59	28
Interest in Secured Loans	1,714	4,645
Interest on Complusorily Convertible Debentures	8,152	8,925
Total	**9,925**	**13,598**

Note No.21 OTHER EXPENSES

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Rent	135	145
Rates & Taxes	343	438
Miscellaneous expenses	27	4
Mutation Charges	101	-
Bad debits written off	-	120
Bank charges	7	7
Ramky (Cam & DG Charges)	274	-
Consultancy charges	135	87
Donations	150	-
Electricity supply	202	91
Interest and Late Fees of GST/TDS	2	33
Legal Expense	-	6
Maintenance charge	102	100
Management supervison charges	140	163
Registration expenses	374	5
Rounded off	0	-
Share of Income tax	756	1,071
Total	**2,748**	**2,269**

Audit fees	As at 31st March, 2022	As at 31st March,2021
Payments to the auditor as		
A. For Statutory Audit	35	33
B. Roc and Other Matters	28	15
Total	**62**	**48**

TOTAL OTHER EXPENSES	**2,810**	**2,317**

JMK GEC REALTORS PRIVATE LIMITED

Notes for financial statement for the period ended 31st March, 2022

Note No.10-PROPERTY, PLANT AND EQUIPMENT

Current year Depreciation Shedule

(in Rs.'000)

Name of the Asset	Gross Block				Depreciation				Net Block	
	As on 01-04-2021	Additions	Disposals	As on 31-01-2022	As on 01-04-2021	For the period	Deductions	As on 31-01-2022	As on 31-01-2022	As on 31-03-2021
Tangible Assets										
Motor Vehicle - Two Wheelers	40			40	28	4		32	8	12
Furniture	4,089			4,089	768	1,037		1,805	2,284	3,321
Total	**4,129**	**-**	**-**	**4,129**	**796**	**1,041**	**-**	**1,837**	**2,292**	**3,333**

Previous year Depreciation Shedule

(in Rs.'000)

Name of the Asset	Gross Block				Depreciation				Net Block	
	As on 01-04-2021	Additions	Disposals	As on 31-01-2022	As on 01-04-2021	For the period	Deductions	As on 31-01-2022	As on 31-01-2022	As on 31-03-2021
Tangible Assets										
Motor Vehicle - Two Wheelers		40		40	-	28		28	12	-
Furniture		4,089		4,089	-	768		768	3,321	-
Total	**-**	**4,129**	**-**	**4,129**	**-**	**796**	**-**	**796**	**3,333**	**-**

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JMK GEC REALTORS PRIVATE LIMITED
Notes for Financial statments for the Year ended 31st March,2022

Note No.11 NON-CURRENT INVESTMENTS (in Rs.'000)

A.	Particulars	As at 31st March,2022	As at 31st March,2021
	(a) Investment in Equity instruments	1,699	-
	(b) Investment in Compulsorily Convertible Preference Share	10,000	-
	(c) Investments in partnership firms	2,031	2,202
	(d) Other Non Current Investments	1,08,440	1,66,761
	Total	1,22,170	1,68,962

Particulars	As at 31st March,2022	As at 31st March,2021
Aggregate amount of quoted investments	-	-
Aggregate amount of unquoted investments	11,699	-

Details of unquoted investments (stated at cost) (in Rs.'000)

SL No	Name of Body Corporate	Subsidiary/ Associate/JV/ Controlled/ Entity /Others	No.of Shares/Units		Extent of Holdings (%)		Amount	
			As at 31st March,2022	As at 31st March,2021	As at 31st March,2022	As at 31st March,2021	As at 31st March,2022	As at 31st March,2021
(a)	***Investment in Unquoted Equity Instruments- Fully Paid(Stated at Cost)***							
	GV Discovery Centers Pvt Ltd	Associate	3,933	-	32.00%	0.00%	39	-
	Crescentia Labs Pvt Ltd	Associate	1,66,000	-	40.00%	0.00%	1,660	-
(b)	***Investment in Unquoted Compulsorily Convertible Preference share Instruments-Fully Paid(Stated at Cost)***							
	GV Discovery Centers Pvt Ltd	-	10,00,000	-	30.70%	0.00%	10,000	-
	Total						11,699	-

(C) Investments in Partnership firms (in Rs.'000)

SL No	Name of the Firm	As at 31st March,2022	As at 31st March,2021
1	Nilgiri Estates	2,031	2,202

Details investment in Partnership Firm (in Rs.'000)

The company is partner in a partnership firm **M/s Nilgiri Esates.** The share of Profit/(Loss) for the year is ` **Rs.46,79,275.** The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2022		As at 31st March,2021	
	% of share	Capital Balance	% of share	Capital Balance
Modi and Modi Realty Hyderabad Private Limited(74%)	74.00%	(17,441)	74.00%	(14,160)
JMK GEC Realtors Private Limited (12.50%)	12.50%	2,031	12.50%	2,202
SDNMKJ Realty Private Limited (12.50%)	12.50%	2,031	12.50%	2,202
Ashish Pramod Modi (1.00%)	1.00%	(1,756)	1.00%	(1,542)

(D) Other Non Current Investments (in Rs.'000)

Particulars	As at 31st March,2022	As at 31st March,2021
Investment in Shamsabad Land	-	3,255
Ramkey Selinium	1,08,440	1,63,506
Total	1,08,440	1,66,761

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JMK GEC REALTORS PRIVATE LIMITED

Other Disclosures for financial statement for the year ended 31st March, 2022

22 **Earning per share**

(Amount in Rs.)

Particulars	31-03-2022	31-03-2021
Profit attributable to equity shareholders	2,56,38,721	2,06,36,376
Total number of equity share	16,540	10,000
Weighted average number of equity shares	14,240	10,000
Diluted Weighted average number of outstanding equity shares	73,85,070	85,10,000
Earnings per share basic (Rs)	1,800.47	2,063.64
Earnings per share diluted (Rs)	4.30	3.21
Face value per equity share (Rs)	10.00	10.00

23 **Registration of charges or satisfaction with Registrar of Companies**

There are no such charges or satisfaction yet to be registered with Registrar of Companies beyond the statutory period

24 **Benami Properties**

No proceedings have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

25 **Intangible assets under development**

There are no intangible assets under development as at March 31, 2022 or as at March 31, 2021.

26 **Title deeds of immovable properties not held in name of the Company**

There is no 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 deed is not held in the name of the Company.

27 **Capital commitments & Contingencies**

There are no such contractual commitments for the acquisition of Property, plant and equipment

28 **Relationship with struck off companies**

The Company does not have any transactions or balances with the Companies whose name is struck off under section 248 of the Companies Act, 2013.

29 **Undisclosed Income**

The Company has not any such transaction which is not recorded in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income-tax Act, 1961.

30 **Wilful defaulters**

No bank, financial institution or other lender has declared the Company as a wilful defaulter

31 **Crypto currency or virtual currency**

the company has not traded or invested in crypto currency or virtual currency during the financial year.

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JMK GEC REALTORS PRIVATE LIMITED

Other Disclosures for financial statement for the year ended 31st March, 2022

32 The Company don't have borrowings from banks or financial Institution on the basis of securities of Current Assets

33 There are no amounts due to be transferred to the Investor Education and Protection Fund under section 125 of the Companies Act, 2013, as at the year end.

34 The Parent Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

35 **Auditors Remuneration** *(Amount in Rs.)*

Particulars	31-03-2022	31-03-2021
Statutory Audit	34,868	33,208
ROC and Other Matters	27,500	14,500

36 **Related Party Disclosure**

(i) List of Related Parties

A Key Management Personnel (KMP)

Sharad J Kadakia	Director
Rajesh J Kadakia	Director

B Subsidiary Company/jointly Controlled Entities/Associates

Crescentia Labs Pvt Ltd

GV Discovery Centers Pvt Ltd

Nilgiri Estates

C Movement in Capital Accounts in Partnership Firms/LLP *(Amount in Rs.)*

Nilgiri Estates	31-03-2022	31-03-2021
Amounts invested during the year	-	-
Share of Bad Debts	-	-
Amounts withdrawn during the year	-	-
Share of Income tax	7,55,826	-
Share of Profit / Loss	5,84,909	-
Capital Account Balance	20,30,780	22,01,696

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JMK GEC REALTORS PRIVATE LIMITED

Other Disclosures for financial statement for the year ended 31st March, 2022

(ii) Related Party Transactions *(Amount in Rs.)*

Particulars	Relationship	31-03-2022	31-03-2021
(a) Loan Taken			
Rajesh Jayanthilal Kadakia	Director		22,50,000
Sharad Jayanthilal Kadakia	Director	7,96,93,232	58,80,000
(b) Repayment of Loan			
Rajesh Jayanthilal Kadakia	Director	22,50,000	
Sharad Jayanthilal Kadakia	Director	6,24,33,902	2,85,62,000
(c) Inter Corporate Loans			
Crescentia Labs Pvt Ltd	Associate	1,30,93,600	-
GV Discovery Centers Pvt Ltd	Associate	5,41,65,262	-
(d) Interest Received on ICD's			
Crescentia Labs Pvt Ltd	Associate	2,67,277	-
GV Discovery Centers Pvt Ltd	Associate	7,94,736	-
(e) CCD's converted into equity			
Sharad Jayanthilal Kadakia	Director	1,12,88,042	-

(iii) Related Party Balances *(Amount in Rs.)*

Particulars	Relationship	31-03-2022	31-03-2021
(a) Unsecired Loan			
Rajesh Jayanthilal Kadakia	Director	-	22,50,000
Sharad Jayanthilal Kadakia	Director	4,07,06,462	2,34,47,132
(b) Inter Corporate Loans			
Crescentia Labs Pvt Ltd	Associate	1,33,34,149	-
GV Discovery Centers Pvt Ltd	Associate	5,41,65,262	-
(c) Compulsorily Convertible Debentures			
Sharad Jayanthilal Kadakia	Director	7,37,11,958	8,50,00,000

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JMK GEC REALTORS PRIVATE LIMITED

Other Disclosures for financial statement for the year ended 31st March, 2022

37 **Financial performance ratios:**

Particulars	Numerator	Denominator	Description	31st Mar'2022	31st Mar'2021	Variance	Reason for variance
Current Ratio	Operating Current Assets (1)	Current Liability	The current ratio indicates Company's overall liquidity position	0.88	0.06	1373.82%	Due to increase in Short term loans & advances
Debt-Equity Ratio	Total debt (2)	Shareholder's equity	Debt-to-equity ratio compares Company's total debt to shareholders equity	1.77	3.63	-51.27%	Due to decrease in borrowings mainly because of Conversion and repayment of Borrowings
Debt Service Coverage Ratio	Earnings available for debt service (3)	Debt service (4)	Debt Service coverage ratio is used to analyse the Company's ability to payoff current interest and installments	0.45	0.31	42.45%	Due to increase in other income and decrease in Finance cost
Return on Equity Ratio	Net profits after taxes (5)	Shareholder's equity	It measures the profitability of equity funds invested in the Company	0.34	0.55	-37.31%	Due to increase in securities Premium which is lying in Reserves and surplus
Inventory turnover ratio	Cost of goods sold	Average inventory	This ratio measures the efficiency with which a Company utilizes or manages its inventory	NA	NA		-
Trade Receivables turnover ratio	Net sales (6)	Average accounts receivable	This ratio measures the efficiency at which the firm is managing the receivables	60.38	89.17	-32.28%	Due to decrease in Revenue from Operations
Trade Payables turnover ratio	Net purchases (7)	Average trade payable	This ratio indicates the number of times sundry creditors have been paid during a period	NA	NA	-	-
Net capital turnover ratio	Net sales (6)	Average working capital (8)	This ratio indicates a Company's effectiveness in using its working capital	(0.30)	(0.26)	16.23%	-
Net profit ratio	Net profits after taxes (5)	Net sales (6)	This ratio measures the relationship between net profit and sales of the business	2.74	1.50	83.47%	Due to increase in other income and decrease in Finance cost
Return on Capital employed	Earning before interest & tax (EBIT) (9)	Capital employed (10)	Return on capital employed indicates the ability of a company's management to generate returns for both the debt holders and the equity holders	(5.33)	(0.73)	629.44%	Due to increase in Share holders funds and decrease in Finance Cost
Return on investment (in %)	Income generated from invested funds	Average invested funds in treasury investments	Return on investment (ROI) is a financial ratio used to calculate the benefit as investor will receive in relation to their investment cost	NA	NA	-	-

Note:

(1) Operating current assets = Total current assets - Current investments - other bank balances.
(2) Total debt / debt service= Non current borrowing + Current borrowing
(3) Earnings available for debt service = PBT + Finance cost + Depreciation - Other income - Exception income
(4) Debt service = Principal + Interest
(5) Net profits after taxes includes exceptional income.
(6) Net sales = Revenue from operations
(7) Net purchases = Consumption RM, stores & spares (RSS) - Opening RSS + Closing RSS
(8) Working capital = Operating current Assets - Current liabilities
(9) EBIT = PBT + Finance cost - Other income - Exception income
(10) Capital employed = Total assets - Non current investment - Current investment - FDs - Current liabilities

38 **Prior year Comparatives**

The figures of previous year have been re-grouped, wherever necessary, to conform to the current year classification.

39 The Company has not received any intimation from 'Suppliers' regarding their status MICRO, SMALL, MEDIUM ENTERPRISES Development Act 2006 and hence disclosures, if any, relating to the amounts unpaid as at the year-end together with interest payable / paid as required under the Act has not been given.

40 The balances standing as on 31st March 2022 to the debit and credit of all accounts are subject to respective confirmation.

As per my report of even date

AJAY CHIRANJILAL MEHTA Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2022.09.30 09:34:51 +05'30'

(Ajay Mehta)
Chartered Accountant
M.No:- 035449
Place : Secunderabad
Date : 30-09-2022
UDIN : 22035449AZJDNQ2043

For and on behalf of the Board of Directors of
JMKGEC REALTORS PRIVATE LIMITED

SHARAD KUMAR JAYANTILAL KADAKIA

(Sharad Kadakia)
Director
DIN: 02903050

SOHAM SATISH MODI Digitally signed by SOHAM SATISH MODI

(Soham Modi)
Director
DIN:00522546

JMK GEC REALTORS PRIVATE LIMITED

U70100TG2010PTC067673

Balance Sheet as on 31st March 2022

Sr.No	Particulars	Sch	As at 31st March,2022		As at 31st March,2021	
I.	**EQUITY & LIABILITY**					
1	**Shareholders' Fund**					
	(a) Share Capital	3	1,65,400		1,00,000	
	(b) Reserves & Surplus	4	7,43,72,752		3,75,11,391	
				7,45,38,152		3,76,11,391
2	**Non-Current Liabilities**					
	(a) Long Term Borrowings	5	8,20,98,464		10,24,92,019	
				8,20,98,464		10,24,92,019
3	**Current Liabilities**					
	(a) Short Term Borrowings	6	4,97,70,615		3,40,44,370	
	(b) Trade payables	7	24,544		39,966	
	(c) Other Current Liabilities	8	2,76,17,329		2,02,82,434	
	(d) Short term Provisions	9	43,92,029		11,30,715	
				8,18,04,517		5,54,97,485
	TOTAL			**23,84,41,133**		**19,56,00,895**
II.	**ASSETS**					
1	**Non-Current Assets**					
	(a) Property, Plant & Equipment	10	22,91,898		33,32,914	
	(b) Non-Current Investments	11	12,21,69,803		16,89,62,394	
	(c) Deferred Tax Asset (Net)	12	2,61,651		4,329	
	(d) Long Term Loans & Advances		-	12,47,23,352	-	17,22,99,637
2	**Current Assets**					
	(a) Trade Receivables	13	38,672		38,672	
	(b) Cash and Cash Equivalents	14	4,34,76,766		1,98,01,593	
	(c) Short Term Loans & Advances	15	6,75,98,911		-	
	(c) Other Current Assets	16	26,03,432		34,60,993	
				11,37,17,781		2,33,01,258
	TOTAL			**23,84,41,133**		**19,56,00,895**
				-		-
	Notes of Financial Statements	(1-40)				
	Summary of significant accounting policies		1-2			
	The accompanying notes are an integral part of financial statments					

As per my Report of even date

AJAY CHIRANJI LAL MEHTA
Digitally signed by AJAY CHIRANJILAL MEHTA
Date: 2022.09.30 09:35:31 +05'30'

(Ajay Mehta)
Chartered Accountant
M.No:- 035449
Place : Secunderabad
Date : 30-09-2022
UDIN : 22035449AZJDNQ2043

For and on behalf of the Board
JMKGEC REALTORS PRIVATE LIMITED

SHARAD KUMAR JAYANTILAL KADAKIA
Digitally signed by SHARAD KUMAR JAYANTILAL KADAKIA
Date: 2022.09.30 09:01:16 +05'30'

(Sharad Kadakia)
Director
DIN: 02903050

SOHAM SATISH MODI
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Date: 2022.09.30 09:15:34 +05'30'

(Soham Modi)
Director
DIN:00522546

JMK GEC REALTORS PRIVATE LIMITED

U70100TG2010PTC067673

Statement of Profit and Loss Account for the year ended 31st March 2022

Sr.No	Particulars	Sch.	As at 31st March,2022		As at 31st March,2021	
I	**INCOME**					
	Revenue from operations	17	93,40,740		1,37,93,998	
	Other Income	18	3,48,41,331		2,51,67,098	
				4,41,82,071		3,89,61,096
II	**EXPENSES**					
	Employee Benefit Expenses	19	1,44,000		1,44,000	
	Finance Cost	20	99,25,101		1,35,61,689	
	Depreciation and AmortizationExpenses	10	10,41,015		7,68,034	
	Other Expenses	21	28,10,419		23,16,854	
	Total Expenses			1,39,20,535		1,67,90,577
III	**Profit/(Loss) before tax**			**3,02,61,537**		**2,21,70,519**
IV	**Tax expense:**					
	(1) Current Tax		43,92,029		11,30,715	
	(2) Deferred Tax		(2,57,322)		(2,756)	
	(3) Income Tax Earlier years		4,88,109		4,06,184	
				46,22,816		15,34,143
V	**Profit/(Loss) for the period**			**2,56,38,721**		**2,06,36,376**
	Earnings per Equity Shares	22				
	Basic EPS			1,800.47		2,063.64
	Diluted EPS			4.30		3.21
	(Face Value of Rs.10 each/-)					
	Summary of Significant Accounting Policies		1-2			
	The accompanying notes are an integral part of financial statments					

As per my Report of even date

AJAY CHIRANJILAL MEHTA Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2022.09.30 09:35:53 +05'30'

(Ajay Mehta)
Chartered Accountant
M.No:- 035449
Place : Secunderabad
Date : 30-09-2022
UDIN : 22035449AZJDNQ2043

For and on behalf of the Board
JMKGEC REALTORS PRIVATE LIMITED

SHARAD KUMAR JAYANTILAL KADAKIA Digitally signed by SHARAD KUMAR JAYANTILAL KADAKIA Date: 2022.09.30 09:01:37 +05'30'

(Sharad Kadakia)
Director
DIN: 02903050

SOHAM SATISH MODI Digitally signed by SOHAM SATISH MODI Date: 2022.09.30 09:15:50 +05'30'

(Soham Modi)
Director
DIN:00522546

JMK GEC REALTORS PRIVATE LIMITED

U70100TG2010PTC067673

Notes Forming Part Of Financial Statements as on 31st March, 2022

Note 1 : Company Information

JMK GEC Realtors Private Limited is a Private Limited Company domiciled in India and is incorporated under the provisions of the Companies Act,2013. The registered office of the company is located at 5-2-223, Gokul Distillery Road, Secunderabad, Telangana-500003, India.

Note 2 : Significant Accounting Policies

A Basis of Preparation of Financial Statements

Basis of Accounting

The financial statements have been prepared to comply in all material respects with the accounting standards notified under section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules 2014. The financial statements have been prepared under the historical cost convention on the accrual basis of accounting. The accounting policies have been consistently applied by the company and are consistent with those used in previous year.

Use of Estimates

The preparation of financial statements in conformity with Indian GAAP requires judgments, estimates and assumptions to be made that affect the reported amount of assets and liabilities, disclosure of contingent liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Difference between the actual results and estimates are recognized in the period in which the results are known/materialized.

B Revenue Recognition

Revenue is recognized on accrual basis and to the extent it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.Sales are recognised when significant risks and rewards of ownership are transferred to the buyer,which generally coincides with the dispatch of the goods from the company's premises, and are recorded at the invoice value inclusive of excise duty, Central Sales Tax and are net of Value Added Tax / Service Tax/ Good and Service Tax and adjustments on account of returns /cancellation.

C Property, Plant and Equipment

Property Plant and Equipments are stated at cost, less accumulated depreciation and impairment losses, if any. Cost comprises of the purchase price (net of inputs of taxes paid) and any attributable cost of bringing the asset to its working condition for its intended use.

D Depreciation

In respect of fixed assets (other than freehold land and capital work-in-progress) acquired during the year, depreciation/amortisation is charged on a straight line basis so as to write-off the cost of the assets over the useful lives.

Type of Asset	Period
Furniture and Fittings	8 Years
Motor Vehicle	8 Years

E Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period as reduced by number of shares bought back, if any. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in 9.-rights issue, share split, and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding, without a number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

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SHARAD KUMAR JAYANTILA Digitally signed by SHARAD KUMAR JAYANTILAL KADAKIA

SOHAM SATISH Digitally signed by SOHAM SATISH MODI Date: 2022.09.30

JMK GEC REALTORS PRIVATE LIMITED

U70100TG2010PTC067673

Notes Forming Part Of Financial Statements as on 31st March, 2022

F Events Occurring After Balance Sheet date

Wherever material events occurring after the Balance Sheet Date are considered up to the date of approval of accounts by the Board of Directors.

G Current & Non-Current Assets

All the assets / liabilities that are receivable / repayable within the Company's normal operating cycle of 12 months have been considered as 'Current'.

H Provisions, Contingent Liabilities and assets

A provision is made based on a reliable estimate when it is probable that an outflow of resources embodying economic benefits will be required to settle an obligation. Contingent Liabilities, if material are disclosed by way of notes to accounts. Contingent assets are neither recognised nor disclosed in the financial statements.

I Taxation

Current Tax on income for the year is determined on the basis of taxable income and tax credits computed in accordance with the provisions of the Income Tax Act, 1961 and base on expected outcome of assessments / appeals.

Deferred tax assets and liabilities are recognised for future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax base. Deferred tax assets are recognised subject to management's judgement that realisation is virtually certain that such deferred tax assets can be realized against future taxable income. Deferred tax assets and liabilities are measured using enacted tax rates applicable on the balance sheet date. The effect on deferred tax assets and liabilities due to change in tax rates is recognised in the income statement in the period of enactment of the change.

J Cash & Cash Equivalents

Cash & Cash Equivalents stated in the Statement of Affairs/Cash Flow normally comprise of Cash at Bank and in Hand and Short – term Investments with an original maturity period of less than or equal to three months .

K Borrowing Cost

Borrowing Costs that are attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for intended use. All other borrowing costs which are not attributable to any fixed assets are charged to the Statement of Profit and Loss Account.

L Investments

Investments which are readily realisable and intended to be held for not more than a year from the date on which such investments are classified as current investments. All other investments are classified as long term investments.

Long term investments are stated at cost, except where there is diminution in value (Other than temporary) in which case the carrying value is reduced to recognise the decline. Current investments are carried at lower of cost and fair value, computed separately in respect of each category of investment.

As per my Report of even date

AJAY CHIRANJILAL MEHTA
Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2022.09.30 09:36:23 +05'30'

(Ajay Mehta)
Chartered Accountant
M.No:- 035449
Place : Secunderabad
Date : 30-09-2022
UDIN : 22035449AZIDNO2043

For and on behalf of the Board
JMK GEC REALTORS PRIVATE LIMITED

SHARAD KUMAR JAYANTILAL KADAKIA
Digitally signed by SHARAD KUMAR JAYANTILAL KADAKIA Date: 2022.09.30 09:02:09 +05'30'

(Sharad Kadakia)
Director
DIN: 02903050

SOHAM SATISH MODI
Digitally signed by SOHAM SATISH MODI Date: 2022.09.30 09:16:19 +05'30'

(Soham Modi)
Director
DIN:00522546

JMK GEC REALTORS PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No. 3 SHARE CAPITAL

Particulars	As at 31st March, 2022	As at 31st March,2021
Authorised Share Capital		
50,000 Equity Share of 10/- each	5,00,000	1,00,000
Issued, Subscribed & Paid up Share Capital		
*16,540(Previous Year 10,000) Equity Share of 10/- each	1,65,400	1,00,000
Total	*1,65,400*	*1,00,000*

*Equity shares were allotted as fully paid Equity Shares by conversion of Compulsorily Convertible Debentures in Current Year of Rs.65,400

Note No. 3.1 The reconciliation of the number of share outstanding is set out below:

Particulars	As at 31st March, 2022		As at 31st March 2021	
	No.of Share	Amount	No.of Share	Amount
Shares outstanding at the beginning of the year	10,000	1,00,000	10,000	1,00,000
Shares issued during the year	6,540	65,400	-	-
Shares bought back during the year			-	-
Shares outstanding at the end of the year	16,540	1,65,400	10,000	1,00,000

Note No. 3.2 Terms and Rights attached to:

Equity Shares: 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. The dividend proposed by the Board of Directors are subject to approval of shareholders in the ensuing annual general meeting.

During the year ended 31st March 2022, the amount of per share dividend recognised as distributions to equity shareholders was NIL.(Prev Year :: 31st March 2021: NIL)

Note No. 3.3 The details of Shareholders Holding more than 5% shares:

SR No.	Name of the Shareholder	As at 31st March, 2022		As at 31st March 2021	
		No.of Shares held	% of holding	No.of Shares held	% of holding
1	Sharad Kadakia	16,539	99.99%	9,999.00	99.99%

Note No. 3.4 The details of Promotors holding of shares for the year ended:

SR No.	Name of the Promotor	As at 31st March, 2022		% Change during the year
		No.of Shares held	% of holding	
1	Sharad Kadakia	16,539	99.99%	60.46%
2	Rajesh Kadakia	1	0.01%	-

Note No.3.5

1. There are no equity shares reserved for issue under options and contracts / commitments for the sale of shares

2. For the period of five years immediately preceeding the date of the Balance Sheet:

a.The Company has not alloted any shares as fully paid up pursuant to contracts without payment being

b.The Company has not alloted as fully paid up bonus shares

c.The Company has not made any brought backup of shares

3.There are 10.50 % Compulsorily Convertible Debentures of 73,70,830 @10 each issued on Nov-18, convertible into fully paidup equity shares within the period of 120 months from date of issuance

AJAY CHIRANJILAL MEHTA Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2022.09.30 09:36:34 +05'30'

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JMK GEC REALTORS PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.4 RESERVES AND SURPLUS

Particulars	As at 31st March, 2022	As at 31st March,2021
Share premimum	1,12,22,640	-
Profit & Loss Account		
As per last Balance Sheet	3,75,11,391	1,71,57,877
(+) Net Profit / (Net Loss) For the current year	2,56,38,721	2,03,53,514
Total	7,43,72,752	3,75,11,391

Note No.4.1 Reconciliation of Securities Premium

Particulars	As at 31st March, 2022	As at 31st March,2021
Balance as at the Beginning of the year	-	-
Additions on Issue of Equity Shares	1,12,22,640	-
Amount utilised in current year	-	-
Balance as at the end of the year	**1,12,22,640**	-

Note No.4.2 Description of nature and purpose of reserve:

Securities Premium:

Securities premium is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the

Retained Earnings:

Retained earnings pertain to the accumulated earnings by the Company over the years.

Note No.5 LONG-TERM BORROWINGS

Particulars	As at 31st March, 2022	As at 31st March,2021
Secured Loans from Banks		
(a) Kotak mahindra bank ltd LAP-17897838	83,86,504	1,74,92,019
(Secured against Immovable Property and Personal guarantee of all directors)		
Unsecured Debentures		
(a) Unsecured Compulsorily convertible Debentures(CCD's)	7,37,11,960	8,50,00,000
(73,70,830 @10.50 % Compulsorily convertible Debentures(CCD's) of Rs.10 each.)		
(For Current Maturity of Borrowings Refer Note No:6)		
Total	**8,20,98,464**	**10,24,92,019**

Note No.5.1 Details of Compulsory convertible Debentures(CCD's)

Particulars	As at 31st March, 2022	As at 31st March,2021
10.50% Compulsorily convertible Debentures(CCD's) of Rs.10 each(Unsecured).	**7,37,11,960**	**8,50,00,000**

Note No.5.2 Terms of CCD's

The Company had issued Unsecured Compulsorily Convertible Debentures(CCD's) to Sharad Kadakia by conversion of Unsecured loan. The CCD's carry Interest of 10.50 % per annum and are to be converted into equity shares within 120 months from the date of issuance in Oct,2018.During the year 11,28,804 CCD's of Face Value Rs.10/- each are converted into 6540 equity shares of Rs.10/- each at a premium of Rs.1,716/- per share.

AJAY CHIRANJIL AL MEHTA Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2022.09.30 09:36:48 +05'30'

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JMK GEC REALTORS PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.5.3 Terms of Repayment of Secured Loan

Repayable in 22 equal monthly instalments (EMI) from the end of the reporting period, EMI ranging between ₹ 2.11 lakhs to ₹ 7.28 lakhs along with interest and having interest rate is 8.70% plus .7% spread.

Note No.5.4 The Company has used the borrowings from banks for the specific purpose for which it was taken as at the balance sheet date

Note No.5.5 The Company has defaulted in payment of interest on Compulsory Convertible Debentures of amount Rs.2,19,45,609/- since Oct,2018.

Note No.6 SHORT TERM BORROWINGS

Particulars	As at 31st March, 2022	As at 31st March,2021
Unsecured Loans and advances from related parties -Sharad Jayantilal Kadakia	4,07,06,462	2,56,97,132
Current Maturities of Long Term debt (Refer Note No.5)	90,64,153	83,47,238
Total	**4,97,70,615**	**3,40,44,370**

Note No.7 TRADE PAYABLES

Particulars	As at 31st March, 2022	As at 31st March,2021
Total outstanding dues of micro and small enterprises	-	-
Total outstanding dues of creditors other than micro and small enterprises	24,544	39,966
Total	**24,544**	**39,966**

a) Trade Payables ageing schedule

As at March 31, 2022

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i. MSME					-
ii. Others	20,730	3,814			**24,544**
iii. Disputed dues – MSME					-
iv. Disputed dues - Others					-
Total	**20,730**	**3,814**	-	-	**24,544**

As at March 31, 2021

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i. MSME					-
ii. Others	39,966				**39,966**
iii. Disputed dues – MSME					-
iv. Disputed dues - Others					-
Total	**39,966**	-	-	-	**39,966**

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JMK GEC REALTORS PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.8 OTHER CURRENT LIABILITIES

Particulars	As at 31st March, 2022	As at 31st March,2021
Interest accrued and due on borrowings	2,19,45,609	1,50,65,400
Advances received from Others	3,82,001	-
Other payables		
-Audit Fees payable	31,913	31,097
-Rental Deposits	37,90,650	37,90,650
-GST Payable	1,35,793	-
-TDS Payable	13,31,363	13,95,287
Total	**2,76,17,329**	**2,02,82,434**

Note No.9 SHORT TERM PROVISIONS

Particulars	As at 31st March, 2022	As at 31st March,2021
-Provision for tax	43,92,029	11,30,715
Total	**43,92,029**	**11,30,715**

Note No.12 DEFERRED TAX ASSET(NET)

Particulars	As at 31st March, 2022	As at 31st March,2021
The movement on the deferred tax account is as follows:		
At the start of the year	4,329	-
Charge/ (Credit) to Statement of Profit and Loss	2,57,322	4,329
At the end of the year	**2,61,651**	**4,329**

Note No.13 TRADE RECEIVABLES

Particulars	As at 31st March, 2022	As at 31st March,2021
Receivable – Secured and Considered Good	-	-
Receivable – Unsecured and Considered Good	38,672	38,672
– Significant increase in credit risk	-	-
– Credit impaired	-	-
	38,672	**38,672**
Less: Allowances for Bad and Doubtful Debts	-	-
Total	**38,672**	**38,672**

AJAY CHIRANJILAL MEHTA Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2022.09.30 09:37:21 +05'30'

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JMK GEC REALTORS PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.13.1 Trade receivables ageing schedule

As at 31 March 2022

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
i. Undisputed Trade receivables considered good			38,672			38,672
ii. Undisputed Trade Receivables considered doubtful						-
iii.Disputed Trade Receivables considered good						-
iv. Disputed Trade Receivables considered doubtful						-
Total	-	-	**38,672**	-	-	38,672

As at 31 March 2021

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
i. Undisputed Trade receivables considered good		38,672				38,672
ii. Undisputed Trade Receivables considered doubtful						-
iii.Disputed Trade Receivables considered good						-
iv. Disputed Trade Receivables considered doubtful						-
Total	-	**38,672**	-	-	-	38,672

Note No.13.2

Unbilled dues amounts to "Nill"

There are no dues from private companies in which director of the Company, is a director or a member.

Note No.14 CASH AND CASH EQUIVALENTS

Particulars	**As at 31st March, 2022**	**As at 31st March,2021**
Cash on hand		
-Cash	73,278	74,448
Balances with Bank in Current Accounts		
-HDFC Bank	1,76,696	1,76,696
-Kotak Bank-1311521659	11,91,392	(4,49,551)
-Kotak Bank-Escrow Account	35,400	-
Other Bank balances		
-Deposit	4,20,00,000	2,00,00,000
('Bank deposits held under lien against bank guarantee with maturity more than 3 months but less than 12 months)		
Total	**4,34,76,766**	**1,98,01,593**

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JMK GEC REALTORS PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.15 SHORT TERM LOANS & ADVANCES

Particulars	As at 31st March, 2022	As at 31st March,2021
Inter Corporate Deposits		
Crescentia Labs Pvt Ltd	1,33,34,149	-
GV Discovery Centers Pvt Ltd	5,41,65,262	-
Other Loans & Advances		
Harsha Automotive Pvt Ltd	99,000	
ECARD-D.Shiva Shankar	500	
Total	**6,75,98,911**	-

Note No.15.1 Disclosures of loan/ advances to subsidiary /Associated companies:

Name of the Company	Subsidiary /Associate/JV	Amount Outstanding		Max. Amount Outstanding	
		As at 31st March, 2022	As at 31st March,2021	As at 31st March, 2022	As at 31st March,2021
GV Discovery Centers Pvt Ltd	Associate	5,41,65,262	-	5,41,65,262	
Crescentia Labs Pvt Ltd	Associate	1,33,34,149	-	1,33,34,149	

Note No.15.2 Disclosure of loans or advances in the nature of loans are granted to promoters, directors, KMPs

Type of Borrower	As at 31st March, 2022		As at 31st March, 2021	
	Amount Outstanding	% of Total	Amount Outstanding	% of Total
Promoters	-	0%	-	0%
Directors	-	0%	-	0%
KMP's	-	0%	-	0%
Related Parties	6,74,99,411	99.85%	-	0%

Note No.15.3

1.All the above loans and advances have been given for business purposes

2.There are no loans having significant increase in credit risk or which are credit impaired or doubtful as at March 31, 2022 (₹ Nil as at March 31, 2021)

Note No.16 OTHER CURRENT ASSETS

Particulars	As at 31st March, 2022	As at 31st March,2021
Expenses reimbusement Account RJK	5,56,190	5,56,190
MAT Credit	-	3,34,165
Interest Receivable	1,16,753	66,894
TDS Receivable	19,30,489	23,36,692
GST input Receivable	-	1,67,054
Total	**26,03,432**	**34,60,995**

Note No:17 REVENUE FROM OPERATIONS

Particulars	As at 31st March, 2022	As at 31st March,2021
Sale of Service	93,40,740	1,37,93,988
Total	**93,40,740**	**1,37,93,988**

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JMK GEC REALTORS PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.18 OTHER INCOME

Particulars	As at 31st March, 2022	As at 31st March,2021
Interest income	14,64,926	2,92,904
Others		
Miscellaneous Income	-	7,500
Profit on sale of Building	3,27,91,496	2,26,65,582
Share of Profit from partnership firms	5,84,909	18,65,523
Round Off	-	14
Total	**3,48,41,331**	**2,48,31,523**

Note No.19 EMPLOYEE BENEFIT EXPENSES

Particulars	As at 31st March, 2022	As at 31st March,2021
Salaries & Wages	1,44,000	1,44,750
Total	**1,44,000**	**1,44,750**

Note No.20 FINANCE COST

Particulars	As at 31st March, 2022	As at 31st March,2021
Interest on Overdraft	59,357	28,176
Interest in Secured Loans	17,13,838	46,44,628
Interest on Complusorily Convertible Debentures	81,51,906	89,25,000
Total	**99,25,101**	**1,35,97,804**

Note No.21 OTHER EXPENSES

Particulars	As at 31st March, 2022	As at 31st March,2021
Rent	1,35,000	1,45,000
Rates & Taxes	3,43,241	4,38,060
Miscellaneous expenses	26,983	3,930
Mutation Charges	1,01,084	
Bad debits written off	-	1,19,691
Bank charges	7,400	7,200
Ramky (Cam & DG Charges)	2,73,829	-
Consultancy charges	1,34,850	87,450
Donations	1,50,000	
Electricity supply	2,02,198	91,026
Interest and Late Fees of GST/TDS	2,095	32,843
Legal Expense	-	5,660
Maintenance charge	1,01,840	99,903
Management supervison charges	1,40,112	1,62,862
Registration expenses	3,73,581	4,956
Rounded off	11	—
Share of Income tax	7,55,826	10,70,565
Total	**27,48,051**	**22,69,146**

Audit fees	As at 31st March, 2022	As at 31st March,2021
Payments to the auditor as		
A. For Statutory Audit	34,868	33,208
B. Roc and Other Matters	27,500	14,500
Total	**62,368**	**47,708**

TOTAL OTHER EXPENSES	**28,10,419**	**23,16,854**

JMK GEC REALTORS PRIVATE LIMITED

Notes for financial statement for the period ended 31st March, 2022

Note No.10-PROPERTY, PLANT AND EQUIPMENT

Current year Depreciation Shedule

Name of the Asset	Gross Block				Depreciation				Net Block	
	As on 01-04-2021	Additions	Disposals	As on 31-01-2022	As on 01-04-2021	For the period	Deductions	As on 31-01-2022	As on 31-01-2022	As on 31-03-2021
Tangible Assets										
Motor Vehicle - Two Wheelers	40,000			40,000	28,192	3,688		31,880	8,120	11,808
Furniture	40,89,140			40,89,140	7,68,035	10,37,327		18,05,362	22,83,778	33,21,106
Total	**41,29,140**	-	-	**41,29,140**	**7,96,227**	**10,41,015**	-	**18,37,242**	**22,91,898**	**33,32,914**

Previous year Depreciation Shedule

Name of the Asset	Gross Block				Depreciation				Net Block	
	As on 01-04-2021	Additions	Disposals	As on 31-01-2022	As on 01-04-2021	For the period	Deductions	As on 31-01-2022	As on 31-01-2022	As on 31-03-2021
Tangible Assets										
Motor Vehicle - Two Wheelers		40,000		40,000	-	28,192		28,192	11,808	-
Furniture		40,89,140		40,89,140	-	7,68,035		7,68,035	33,21,105	-
Total	-	**41,29,140**	-	**41,29,140**	-	**7,96,227**	-	**7,96,227**	**33,32,913**	-

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JMK GEC REALTORS PRIVATE LIMITED

Notes for Financial statments for the Year ended 31st March,2022

Note No.11 NON-CURRENT INVESTMENTS

A.	Particulars	As at 31st March,2022	As at 31st March,2021
	(a) Investment in Equity instruments	16,99,330	-
	(b) Investment in Compulsorily Convertible Preference Share	1,00,00,000	-
	(c) Investments in partnership firms	20,30,780	22,01,696
	(d) Other Non Current Investments	10,84,39,694	16,67,60,698
	Total	12,21,69,803	16,89,62,394

Particulars	As at 31st March,2022	As at 31st March,2021
Aggregate amount of quoted investments	-	-
Aggregate amount of unquoted investments	1,16,99,330	-

Details of unquoted investments (stated at cost)

SL No	Name of Body Corporate	Subsidiary/ Associate/JV/ Controlled/ Entity /Others	No.of Shares/Units		Extent of Holdings (%)		Amount	
			As at 31st March,2022	As at 31st March,2021	As at 31st March,2022	As at 31st March,2021	As at 31st March,2022	As at 31st March,2021
(a)	*Investment in Unquoted Equity Instruments-Fully Paid(Stated at Cost)*							
	GV Discovery Centers Pvt Ltd	Associate	3,933	-	32.00%	0.00%	39,330	-
	Crescentia Labs Pvt Ltd	Associate	1,66,000	-	40.00%	0.00%	16,60,000	-
(b)	*Investment in Unquoted Compulsorily Convertible Preference share Instruments-Fully Paid(Stated at Cost)*							
	GV Discovery Centers Pvt Ltd	-	10,00,000	-	30.70%	0.00%	1,00,00,000	-
	Total						1,16,99,330	-

(C) Investments in Partnership firms

SL No	Name of the Firm	As at 31st March,2022	As at 31st March,2021
1	Nilgiri Estates	20,30,780	22,01,696

Details investment in Partnership Firm

The company is partner in a partnership firm **M/s Nilgiri Esates**. The share of Profit/(Loss) for the year is ` **Rs.46,79,275.** The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2022		As at 31st March,2021	
	% of share	Capital Balance	% of share	Capital Balance
Modi and Modi Realty Hyderabad Private Limited(74%)	74.00%	(1,74,40,506)	74.00%	(1,41,60,477)
JMK GEC Realtors Private Limited (12.50%)	12.50%	20,30,779	12.50%	22,01,696
DNMKJ Realty Private Limited (12.50%)	12.50%	20,30,779	12.50%	22,01,697
Ashish Pramod Modi (1.00%)	1.00%	(17,56,397)	1.00%	(15,42,111)

(D) Other Non Current Investments

Particulars	As at 31st March,2022	As at 31st March,2021
Investment in Shamsabad Land	-	32,55,000
Emkey Selinium	10,84,39,694	16,35,05,698
Total	10,84,39,694	16,67,60,698

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JMK GEC REALTORS PRIVATE LIMITED

Other Disclosures for financial statement for the year ended 31st March, 2022

22 Earning per share

Particulars	31/03/2022	31/03/2021
Profit attributable to equity shareholders	2,56,38,721	2,06,36,376
Total number of equity share	16,540	10,000
Weighted average number of equity shares	14,240	10,000
Diluted Weighted average number of outstanding equity shares	73,85,070	85,10,000
Earnings per share basic (Rs)	1,800.47	2,063.64
Earnings per share diluted (Rs)	4.30	3.21
Face value per equity share (Rs)	10.00	10.00

23 Registration of charges or satisfaction with Registrar of Companies

There are no such charges or satisfaction yet to be registered with Registrar of Companies beyond the statutory period

24 Benami Properties

No proceedings have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

25 Intangible assets under development

There are no intangible assets under development as at March 31, 2022 or as at March 31, 2021.

26 Title deeds of immovable properties not held in name of the Company

There is no 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 deed is not held in the name of the Company.

27 Capital commitments & Contingencies

There are no such contractual commitments for the acquisition of Property, plant and equipment

28 Relationship with struck off companies

The Company does not have any transactions or balances with the Companies whose name is struck off under section 248 of the Companies Act, 2013.

29 Undisclosed Income

The Company has not any such transaction which is not recorded in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income-tax Act, 1961.

30 Wilful defaulters

No bank, financial institution or other lender has declared the Company as a wilful defaulter

31 Crypto currency or virtual currency

the company has not traded or invested in crypto currency or virtual currency during the financial year.

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JMK GEC REALTORS PRIVATE LIMITED

Other Disclosures for financial statement for the year ended 31st March, 2022

32 The Company don't have borrowings from banks or financial Institution on the basis of securities of Current Assets

33 There are no amounts due to be transferred to the Investor Education and Protection Fund under section 125 of the Companies Act, 2013, as at the year end.

34 The Parent Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

35 **Auditors Remuneration**

Particulars	31/03/2022	31/03/2021
Statutory Audit	34,868	33,208
ROC and Other Matters	27,500	14,500

36 **Related Party Disclosure**

(i) List of Related Parties

A Key Management Personnel (KMP)

Sharad J Kadakia — Director

Rajesh J Kadakia — Director

B Subsidiary Company/jointly Controlled Entities/Associates

Crescentia Labs Pvt Ltd

GV Discovery Centers Pvt Ltd

Nilgiri Estates

C Movement in Capital Accounts in Partnership Firms/LLP

Nilgiri Estates	31/03/2022	31/03/2021
Amounts invested during the year	-	-
Share of Bad Debts	-	-
Amounts withdrawn during the year	-	-
Share of Income tax	7,55,826	-
Share of Profit / Loss	5,84,909	-
Capital Account Balance	20,30,780	22,01,696

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JMK GEC REALTORS PRIVATE LIMITED

Other Disclosures for financial statement for the year ended 31st March, 2022

(ii) Related Party Transactions

Particulars	Relationship	31/03/2022	31/03/2021
(a) Loan Taken			
Rajesh Jayanthilal Kadakia	Director		22,50,000
Sharad Jayanthilal Kadakia	Director	7,96,93,232	58,80,000
(b) Repayment of Loan			
Rajesh Jayanthilal Kadakia	Director	22,50,000	
Sharad Jayanthilal Kadakia	Director	6,24,33,902	2,85,62,000
(c) Inter Corporate Loans			
Crescentia Labs Pvt Ltd	Associate	1,30,93,600	-
GV Discovery Centers Pvt Ltd	Associate	5,41,65,262	-
(d) Interest Received on ICD's			
Crescentia Labs Pvt Ltd	Associate	2,67,277	-
GV Discovery Centers Pvt Ltd	Associate	7,94,736	-
(e) CCD's converted into equity			
Sharad Jayanthilal Kadakia	Director	1,12,88,042	-

(iii) Related Party Balances

Particulars	Relationship	31/03/2022	31/03/2021
(a) Unsecired Loan			
Rajesh Jayanthilal Kadakia	Director	-	22,50,000
Sharad Jayanthilal Kadakia	Director	4,07,06,462	2,34,47,132
(b) Inter Corporate Loans			
Crescentia Labs Pvt Ltd	Associate	1,33,34,149	-
GV Discovery Centers Pvt Ltd	Associate	5,41,65,262	-
(c) Compulsorily Convertible Debentures			
Sharad Jayanthilal Kadakia	Director	7,37,11,958	8,50,00,000

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JMK GEC REALTORS PRIVATE LIMITED

Other Disclosures for financial statement for the year ended 31st March, 2022

37 **Financial performance ratios:**

Particulars	Numerator	Denominator	Description	31st Mar'2022	31st Mar'2021	Variance	Reason for variance
Current Ratio	Operating Current Assets (1)	Current Liability	The current ratio indicates Company's overall liquidity position	0.88	0.06	1373.82%	Due to increase in Short term loans & advances
Debt-Equity Ratio	Total debt (2)	Shareholder's equity	Debt-to-equity ratio compares Company's total debt to shareholders equity	1.77	3.63	-51.27%	Due to decrease in borrowings mainly because of Conversion and repayment of Borrowings
Debt Service Coverage Ratio	Earnings available for debt service (3)	Debt service (4)	Debt Service coverage ratio is used to analyse the Company's ability to payoff current interest and installments	0.45	0.31	42.45%	Due to increase in other income and decrease in Finance cost
Return on Equity Ratio	Net profits after taxes (5)	Shareholder's equity	It measures the profitability of equity funds invested in the Company	0.34	0.55	-37.31%	Due to increase in securities Premium which is lying in Reserves and surplus
Inventory turnover ratio	Cost of goods sold	Average inventory	This ratio measures the efficiency with which a Company utilizes or manages its inventory	NA	NA		-
Trade Receivables turnover ratio	Net sales (6)	Average accounts receivable	This ratio measures the efficiency at which the firm is managing the receivables	60.38	89.17	-32.28%	Due to decrease in Revenue from Operations
Trade Payables turnover ratio	Net purchases (7)	Average trade payable	This ratio indicates the number of times sundry creditors have been paid during a period	NA	NA	-	-
Net capital turnover ratio	Net sales (6)	Average working capital (8)	This ratio indicates a Company's effectiveness in using its working capital	(0.30)	(0.26)	16.23%	-
Net profit ratio	Net profits after taxes (5)	Net sales (6)	This ratio measures the relationship between net profit and sales of the business	2.74	1.50	83.47%	Due to increase in other income and decrease in Finance cost
Return on Capital employed	Earning before interest & tax (EBIT) (9)	Capital employed (10)	Return on capital employed indicates the ability of a company's management to generate returns for both the debt holders and the equity holders	(5.33)	(0.73)	629.44%	Due to increase in Share holders funds and decrease in Finance Cost
Return on investment (in %)	Income generated from invested funds	Average invested funds in treasury investments	Return on investment (ROI) is a financial ratio used to calculate the benefit as investor will receive in relation to their investment cost	NA	NA	-	-

Note:

(1) Operating current assets = Total current assets - Current investments - other bank balances.
(2) Total debt / debt service= Non current borrowing + Current borrowing
(3) Earnings available for debt service = PBT + Finance cost + Depreciation - Other income - Exception income
(4) Debt service = Principal + Interest
(5) Net profits after taxes includes exceptional income.
(6) Net sales = Revenue from operations
(7) Net purchases = Consumption RM, stores & spares (RSS) - Opening RSS + Closing RSS
(8) Working capital = Operating current Assets - Current liabilities
(9) EBIT = PBT + Finance cost - Other income - Exception income
(10) Capital employed = Total assets - Non current investment - Current investment - FDs - Current liabilities

38 **Prior year Comparatives**

The figures of previous year have been re-grouped, wherever necessary, to conform to the current year classification.

39 The Company has not received any intimation from 'Suppliers' regarding their status MICRO, SMALL, MEDIUM ENTERPRISES Development Act 2006 and hence disclosures, if any, relating to the amounts unpaid as at the year-end together with interest payable / paid as required under the Act has not been given.

40 The balances standing as on 31st March 2022 to the debit and credit of all accounts are subject to respective confirmation.

As per my report of even date

AJAY CHIRANJILAL MEHTA Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2022.09.30 09:40:08 +05'30'

(Ajay Mehta)
Chartered Accountant
M.No:- 035449
Place : Secunderabad
Date : 30-09-2022
UDIN : 22035449AZJDNQ2043

For and on behalf of the Board of Directors of
JMKGEC REALTORS PRIVATE LIMITED

SHARAD KUMAR JAYANTILAL KADAKIA Digitally signed by SHARAD KUMAR JAYANTILAL KADAKIA Date: 2022.09.30 09:06:55 +05'30'

(Sharad Kadakia)
Director
DIN: 02903050

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(Soham Modi)
Director
DIN:00522546