

16th Annual Report

2024-25

Prateek Realtors India Private Limited

CIN: U70101DL2009PTC197028

NOTICE OF 16TH ANNUAL GENERAL MEETING

Notice is hereby given that the 16th Annual General Meeting of **Prateek Realtors India Private Limited** ("the Company") will be held on Tuesday, the 30th Day of September 2025 at 11:00 A.M. at the registered office of the Company at Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, Delhi- 110092 at a shorter notice to transact the following business:

ORDINARY BUSINESS:

1. CONSIDERATION AND ADOPTION OF FINANCIAL STATEMENTS & THE REPORTS OF AUDITOR'S & BOARD OF DIRECTORS':

The members need to receive, consider and adopt the financial statements including consolidated financial statements of the Company for the year ended 31st March 2025 including the Audited Balance Sheet, the Statement of Profit & Loss and Cash Flow Statement for the year ended on that date together with the Reports of the Auditors and the Board of Directors thereon. The members may consider and, if thought fit, pass with or without modification(s), the following resolution as an Ordinary Resolution:

"RESOLVED THAT the financial statements including consolidated financial statements of the Company for the year ended 31st March 2025 including the Audited Balance Sheet of the Company, the Statement of Profit & Loss and Cash Flow Statement for the year ended on that date along with all the Notes and Annexures and the reports of Auditors and Board of Directors thereon for financial year ended 31st March 2025 be and are hereby considered and adopted."

2. RE-APPOINTMENT AND THE FIXING OF THE REMUNERATION OF THE STATUTORY AUDITORS:

M/s GNP MARKS & Co., Chartered Accountants (FRN:029556N) were appointed as Statutory Auditors of the Company in casual vacancy on 20 January 2025 caused by the resignation of M/s Raj Girikshit & Associates, Chartered Accountants, (FRN: 022280N) who shall hold office till the conclusion of this Annual General Meeting.

The members need to re-appoint M/s GNP MARKS & Co., Chartered Accountants (FRN:029556N) as statutory auditors of the Company, for a period of five years from the conclusion of ensuing Annual General Meeting till the conclusion of the Annual General Meeting to be held in the year 2030. The members may consider and, if thought fit, pass with or without modification(s), the following resolution as an Ordinary Resolution:

PRATEEK REALTORS INDIA PRIVATE LIMITED

Corporate Office: Prateek PRO-MENAGE, A-42, Sector - 67, Noida | Ph.: +91 120-6788300 | Email: info@prateekgroup.com

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“RESOLVED THAT pursuant to the provisions of section 139, 142 and other applicable provisions, if any, of the Companies Act, 2013 and rules framed thereunder, the re-appointment of M/s GNP MARKS & Co., Chartered Accountants (FRN:029556N) as the statutory auditors of the Company to hold office from the conclusion of this Annual General Meeting till the conclusion of Annual General Meeting to be held in the year 2030, be and is hereby approved at such remuneration plus applicable taxes, out-of-pocket, travelling and other expenses as may be mutually agreed to between Board of Directors of the Company and the Auditors.”

SPECIAL BUSINESS:

3. TO RATIFY THE REMUNERATION OF M/S PANT S. AND ASSOCIATES, COST ACCOUNTANTS, FOR COST AUDIT OF THE COMPANY FOR THE FINANCIAL YEAR 2025-26

To consider and, if thought fit to pass with or without modification(s), the following resolution as an Ordinary Resolution:

“RESOLVED THAT pursuant to the provisions of Section 148 and other applicable provisions, if any, of the Companies Act, 2013 read with Rule 14 of the Companies (Audit and Auditors) Rules, 2014, payment of remuneration of Rs. 35,000/- (Rupees Thirty-Five Thousand Only) plus GST to M/s Pant S. And Associates, Cost Accountants, (FRN: 101402), for carrying out Cost Audit of the Company for financial year 2025-26, as recommended and approved by the Board of Directors, be and is hereby ratified.”

By order of the Board
For Prateek Realtors India Private Limited



Prashant Kumar Tiwari
Director

DIN: 00024438

Address: H-15, Maharani Bagh,
New Delhi-110065

Place: **New Delhi**

Date: **16 September 2025**

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NOTES:

- (1) Explanatory statement pursuant to section 102 of the Companies Act, 2013, in respect of the business as contained in the Notice is annexed hereto and forms part of this notice.
- (2) Members should bring the attendance slips duly filled in to attend the meeting.
- (3) Corporate members intending to send their authorized representative(s) to attend the meeting are requested to send to the registered office of the Company, a certified copy of the board resolution authorizing their representative to attend and vote on their behalf at the meeting.
- (4) A copy of the notice & all documents referred to in the accompanying notice may be inspected at the registered office of the company during business hours on any working day.
- (5) A member desirous of seeking any information on the accounts or operations of the company is requested to send the same in writing to the company addressed to the Board the Director of the company at least seven working days prior to the meeting, so that the required information can be made available at the meeting.
- (6) Members are requested to bring their copies of Annual Report (with complete set of Financial Statements) at the meeting, as the same may not be supplied again at the meeting as a measure of environment protection.
- (7) This meeting is being called at shorter notice and members are requested to give their consent to hold the meeting at shorter notice.
- (8) Route map of the venue of the meeting is attached herewith.

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EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013:

ITEM NO. 3: TO RATIFY THE REMUNERATION OF M/S PANT S. AND ASSOCIATES, COST ACCOUNTANTS, FOR COST AUDIT OF THE COMPANY FOR THE FINANCIAL YEAR 2025-26

On the recommendation of the Board of Directors, the appointment of M/s Pant S. and Associates, Cost Accountants, (FRN: 101402) as Cost Auditors of the Company to conduct the audit of cost records for FY 2025-26 at a remuneration of Rs. 35,000/- (Rupees Thirty-Five Thousand Only) plus GST.

In accordance with the provisions of Section 148 of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014, as amended, the remuneration payable to the Cost Auditors is required to be ratified by the members of the Company. Accordingly, consent of the members is sought for passing an ordinary resolution as set out at Item No. 3 of the Notice of the AGM for ratification of remuneration payable to the Cost Auditors for the financial year ending March 31, 2026.

Your approval is required for the ratification of remuneration to be paid to the Cost Auditor by way of Ordinary Resolution.

None of the Directors and Key Managerial Personnel of the Company and their relatives is concerned or interested, financial or otherwise, in the resolution except and to the extent that they are directors/KMP/members of the Company.

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ATTENDANCE SLIP**SIXTEENTH ANNUAL GENERAL MEETING HELD ON TUESDAY, 30TH
SEPTEMBER 2025**

I/we hereby record my/our presence at the Sixteenth Annual General Meeting of Prateek Realtors India Private Limited held on Tuesday, 30th September 2025 at 11:00 A.M. at Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, Delhi – 110092.

Name and address of Member/ Proxy Holder/ Authorized Representative:

(IN BLOCK LETTERS)

Signature :

Note: Members attending the meeting in Person or by Proxy or through Authorized Representative are requested to complete and bring the Attendance Slip with them and hand it over at the entrance of the meeting hall.

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Route Map for the Annual General Meeting



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DIRECTORS' REPORT

Dear Members,
Prateek Realtors India Private Limited

Your directors take pleasure in presenting the 16th Annual Report on the affairs of the Company for the year ended 31st March 2025.

1. Financial Statements Summary:

The Company's financial performance for the year ended 31st March 2025 is summarized below:

(Amount in
lakhs)

Particulars	Standalone		Consolidated	
	Current Year (FY 2024-25)	Previous Year (FY 2023-24)	Current Year (FY 2024-25)	Previous Year (FY 2023-24)
Revenue from operations	32,208.00	16,843.04	35,893.25	16,843.04
Other Income	1,926.46	83.77	1,928.34	83.77
Total Income	34,134.46	16,926.81	37,821.59	16,926.81
Less: Expenses	43,561.02	31,578.98	56,055.52	31,579.62
Profit/(Loss) Before Dep. & Tax	(9,426.56)	(14,652.17)	(18,233.93)	(14,652.81)
Less: Depreciation	28.43	55.39	28.43	55.39
Profit/(Loss) Before Tax	(9,454.99)	(14,707.56)	(18,262.36)	(14,708.20)
Less: Tax Expenses:				
- Current Tax	-	-	-	-
- Deferred Tax	1,666.27	(3,683.00)	1,666.55	(3,683.13)
- Income Tax relating to earlier years	-	10.39	-	10.39
Profit/(Loss) After Tax	(11,121.26)	(11,034.95)	(19,928.91)	(11,035.46)
Earnings Per Share (Basic & Diluted)	(345.86)	(343.18)	(619.78)	(343.20)

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2. Financial Review:**Standalone:**

During the period under review, the Company achieved total income (including other income) of INR 34,134.46 Lakhs against INR 16,926.81 Lakhs in the previous year.

The Company's loss after tax for the year ended 31st March 2025 was Rs.11,121.26 lakhs against the last year loss after tax of Rs. 11,034.95 lakhs.

Consolidated:

The Company's consolidated loss after tax for the year ended 31st March 2025 was Rs.19,928.91 lakhs against the last year's loss after tax of Rs. 11,035.46 lakhs.

3. Recommendation of Dividend:

Your Company has not earned profit during the financial year under review, thus do not recommend any dividend for the financial year ended 31st March 2025.

4. Transfer to Investor Education and Protection Fund:

There were no amounts required to be transferred to Investor Education & Protection Fund by the Company during the reporting period.

5. Transfer to Reserves:

Details of amounts, if any, which the Company carries to reserves are provided in Note No. 15 to the financial statements.

6. Change in the nature of business, if any:

There was no change in the nature of business of the Company during the financial year ended on 31st March 2025.

7. Board of Directors and Key Managerial Personnel:**a) Changes in Directors and Key Managerial Personnel**

During the financial Year 2024-25, the provisions of Section 203 of the Companies Act, 2013 & rules made thereunder with respect to appointment of Key Managerial Personnel (KMP) were not applicable to the Company and no change took place in the Board of Directors.

b) Declaration by Independent Director(s) and re- appointment, if any

The Company being a Private Limited Company, provisions of section 149(4) of the Companies Act, 2013 and Rules thereunder, are not applicable to the Company.

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8. Composition and Meetings of the Board of Directors and their Committees:

a) Board of Directors:

As on 31st March 2025, the Board of Directors of the Company comprises:

1. Mr. Prashant Kumar Tiwari.
2. Mr. Prateek Tiwari

Thirty-Five (35) meetings of the Board of Directors of the Company were held in the financial year 2024-25. The details of the Board Meetings are summed up as under:-

S. No. of Board Meeting	Date of Board Meeting	Directors eligible to attend the Meeting	Directors attended the Meeting
01/2024-25	03 April 2024	2	2
02/2024-25	08 April 2024	2	2
03/2024-25	15 April 2024	2	2
04/2024-25	18 April 2024	2	2
05/2024-25	20 April 2024	2	2
06/2024-25	23 April 2024	2	2
07/2024-25	13 May 2024	2	2
08/2024-25	29 May 2024	2	2
09/2024-25	03 June 2024	2	2
10/2024-25	01 July 2024	2	2
11/2024-25	25 July 2024	2	2
12/2024-25	06 August 2024	2	2
13/2024-25	14 August 2024	2	2
14/2024-25	24 August 2024	2	2
15/2024-25	03 September 2024	2	2
16/2024-25	04 September 2024	2	2
17/2024-25	07 September 2024	2	2
18/2024-25	17 September 2024	2	2
19/2024-25	28 September 2024	2	2
20/2024-25	14 October 2024	2	2
21/2024-25	26 October 2024	2	2
22/2024-25	09 November 2024	2	2
23/2024-25	12 November 2024	2	2
24/2024-25	14 November 2024	2	2
25/2024-25	21 December 2024	2	2
26/2024-25	30 December 2024	2	2

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27/2024-25	01 January 2025	2	2
28/2024-25	04 January 2025	2	2
29/2024-25	13 January 2025	2	2
30/2024-25	11 February 2025	2	2
31/2024-25	14 February 2025	2	2
32/2024-25	12 March 2025	2	2
33/2024-25	18 March 2025	2	2
34/2024-25	28 March 2025	2	2
35/2024-25	29 March 2025	2	2

b) Corporate Social Responsibility Committee

The provisions of section 135 of the Companies Act, 2013 & rules made thereunder with respect to Corporate Social Responsibility (CSR) were not applicable to the Company for the financial year 2024-25.

9. Number of General Meetings

Four (04) meetings of the members of the Company were held in the financial year 2024-25. The details of the General Meetings are summed up as under:

S. No. of Meeting	Date of Meeting	Type of Meeting	Members eligible to attend the Meeting	Members attended the Meeting	% of Shareholding attended the Meeting
1.	30 December 2024	Annual General Meeting	2	2	100
2.	09 January 2025	Extra-Ordinary General Meeting	2	2	100
3.	20 January 2025	Extra-Ordinary General Meeting	2	2	100
4.	15 March 2025	Extra-Ordinary General Meeting	2	2	100

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10. Details in respect of adequacy of Internal Financial Controls with reference to the Financial Statements:

The Board is of the opinion that it exercises sufficient control over the financial information and further the Company follows standard practices/ procedure laid down under the Companies Act, 2013 on such matters which are covered under the Companies Act, 2013.

11. Details of significant and material orders passed by the regulators or courts or tribunals impacting the going concern status and Company's operations in future:

No order(s) has been passed by the regulators or courts or tribunals impacting the going concern status and Company's operations in future during the period.

12. Material changes and commitments, if any, affecting the financial position of the Company occurred between at the end of the Financial Year dated 31st March 2025 and the date of the report:

No material changes occurred in between the financial year ended on 31st March 2025 and date of the report of the Company which affects the financial position of the Company except those disclosed in this Board's Report.

13. Details in respect of frauds reported by Auditors under Sub- Section (12) of Section 143 other than those which are reportable to the Central Government:

As per the explanations given by the Auditors in their report no material fraud on or by the Company or any fraud in the Company by its officers or employees has been noticed or reported during the financial year 2024-25.

14. Deposits:

The Company has not accepted any deposit from the public during the period under review.

Details relating to unpaid or unclaimed deposits or default in repayment of deposit as on 31st March 2025 as covered under Chapter V of the Act are as follows:

1.	Accepted during the year	NIL
2.	Remained unpaid or unclaimed as at the end of the year	NIL
3.	Whether there has been any default in repayment of deposits or payment of interest thereon during the year and if so, number of such cases and the total amount involved-	NIL

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4.	At the beginning of the year	NIL
5.	Maximum during the year	NIL
6.	At the end of the year	NIL
7.	Details of deposits which are not in compliance with the requirements of Chapter V of the Act	NIL

15. Directors' Responsibility Statement:

Pursuant to the requirement under section 134(5) of the Companies Act, 2013, with respect to Directors' Responsibility Statement, it is hereby confirmed:

(i) That in the preparation of Annual Accounts for the financial year ended 31st March 2025, the applicable Accounting Standards had been followed along with proper explanation relating to material departures;

(ii) That the Directors had selected such accounting policies and applied them consistently and made judgments and estimates that were reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit or loss of the Company for the year under review;

(iii) That the Directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

(iv) That the Directors had prepared the annual accounts for the financial year ended 31st March 2025 on a 'going concern' basis; and

(v) That the Directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating efficiently.

(vi) the Directors, had laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively.

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16. Auditors:

a) Statutory Auditors:

M/s GNP MARKS & Co., Chartered Accountants (FRN:029556N), were appointed as Statutory Auditors of the Company in casual vacancy caused by resignation of M/s Raj Girikshit & Associates, Chartered Accountants, (FRN: 022280N) who shall hold office till the conclusion of the ensuing Annual General Meeting to be held in the year 2025. Being eligible, they offer themselves for reappointment as the Statutory Auditors of the Company. The board received a certificate from M/s GNP MARKS & Co., Chartered Accountants (FRN:029556N), intimating that, if their re-appointment is made at ensuing Annual General Meeting, it shall be in accordance with the limits specified under sub section 1 of Section 139 read with qualifications as prescribed under section 141 of the Companies Act, 2013.

The Board of Directors recommended the re-appointment of M/s GNP MARKS & Co., Chartered Accountants (FRN:029556N), as Statutory Auditors of the Company in the ensuing Annual General Meeting, for a period of five financial years starting from Financial Year 2025-26 until 2029-30 on such remuneration as may be decided between the Board of Directors and Auditors

b) Cost Auditors:

M/s. Pant S. and Associates, Cost Accountants, (FRN: 101402) were appointed as the Cost Auditors of the Company in the Board Meeting held on 03 September 2024 to conduct the audit of Cost Records for the financial year 2024-25.

c) Maintenance of Cost Records:

As per the provisions of section 148(1) of the Companies Act, 2013 and Rules made thereunder, the Company has maintained cost records as specified by the Central Government as referred in Point No. VI of Annexure A to the Independent Auditor's Report.

d) Internal Auditors:

Ms. Kanchan Pal was appointed as an Internal Auditor of the Company in the Board Meeting held on 03 June 2024 to conduct the Internal Audit of the Company for the financial year 2024-25.

e) Secretarial Auditors:

Pursuant to the provisions of section 204 of the Companies Act, 2013 and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Company has appointed M/s. Munish K Sharma & Associates LLP, Company Secretaries to undertake the Secretarial Audit of the Company for financial year 2024-25. The Report on the Secretarial Audit is annexed herewith as "**Annexure I**".

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17. Explanation or comments by the Board on every qualification, reservation or adverse remark or disclaimer made:

In the Statutory Auditors' Reports:

The Auditors' Report for the year ended 31st March 2025 is attached to the Financial Statements contains the following qualification, reservation or adverse remark or disclaimer:

1. The Company has complied with the provisions of sections 185 and 186 of the Companies Act in respect of loans, investments, guarantees, and security provided, as applicable except providing interest free loans and advances.

Directors Reply: We would like to clarify that these loans and advances were extended in the ordinary course of business and were deemed necessary to meet the operational and strategic needs of the company.

We confirm that the transactions were carried out in good faith, in compliance with the objectives of the company, and in the best interest of all stakeholders. Moving forward, the company is committed to ensuring strict adherence to the applicable provisions of Sections 185 and 186 of the Companies Act, 2013, and will take all necessary measures to align future transactions with statutory requirements.

2. According to the records, information and explanations given to us the company is regular in depositing with appropriate authorities undisputed statutory dues including provident fund, investor education fund, employees state insurance, Goods and Services Tax, custom duty, excise duty, cess and other statutory dues to the extent applicable to it. According to the records information and explanations given to us, undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of custom, duty of excise, value added tax, cess have been regularly deposited by the company with the appropriate authorities in all cases during the year except the following:

Name of the Act	Nature of Dues	Period to which the amount Relates	Amount Due (in Rs.)	Amount Paid	Net Dues (In Rs.)	Due Date
Income Tax Act	TDS	Apr-19	6,59,077	-	6,59,077	07-05-2019
Income Tax Act	TDS	Jun-19	6,52,794	-	6,52,794	07-07-2019

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Income Tax Act	TDS	Jul-19	6,49,566	-	6,49,566	07-08-2019
Income Tax Act	TDS	Aug-19	6,46,284	-	6,46,284	07-09-2019
Income Tax Act	TDS	Sep-19	6,42,943	-	6,42,943	07-10-2019
Income Tax Act	TDS	Oct-19	6,39,544	-	6,39,544	07-11-2019
Income Tax Act	TDS	Nov-19	6,36,083	-	6,36,083	07-12-2019
Income Tax Act	TDS	Dec-19	6,32,562	-	6,32,562	07-01-2020
Income Tax Act	TDS	Jan-20	6,28,977	-	6,28,977	07-02-2020
Income Tax Act	TDS	Feb-20	6,25,330	-	6,25,330	15-07-2020
Income Tax Act	TDS	Mar-20	11,13,765	-	11,13,765	31-07-2020
Total			75,26,925	-	75,26,925	
Income Tax Act	TDS	Apr-20	6,33,082	-	6,33,082	07-05-2020
Income Tax Act	TDS	May-20	6,44,984	-	6,44,984	07-06-2020
Income Tax Act	TDS	Jul-20	10,15,327	-	10,15,327	07-08-2020
Income Tax Act	TDS	Aug-20	10,01,114	-	10,01,114	07-09-2020
Income Tax Act	TDS	Sep-20	9,73,042	-	9,73,042	07-10-2020
Income Tax Act	TDS	Oct-20	7,48,677	-	7,48,677	07-11-2020
Income Tax Act	TDS	Nov-20	9,95,658	-	9,95,658	07-12-2020
Income Tax Act	TDS	Dec-20	4,17,242	-	4,17,242	07-01-2021
Income Tax Act	TDS	Jan-21	7,86,330	-	7,86,330	07-02-2021
Income Tax Act	TDS	Feb-21	13,83,496	-	13,83,496	07-03-2021
Income Tax Act	TDS	Mar-21	4,07,772	-	4,07,772	30-04-2021
Total			90,06,724	-	90,06,724	

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Income Tax Act	TDS	Sep-21	11,30,655	5,16,526	6,14,129	07-10-2021
Income Tax Act	TDS	Oct-21	18,22,365	5,11,739	13,10,626	07-11-2021
Income Tax Act	TDS	Nov-21	5,41,982	5,06,870	35,112	07-12-2021
Income Tax Act	TDS	Dec-21	1,38,99,726	5,01,922	1,33,97,804	07-01-2022
Income Tax Act	TDS	Jan-22	5,37,373	4,96,893	40,480	07-02-2022
Income Tax Act	TDS	Mar-22	8,60,883	4,91,330	3,69,553	30-04-2022
Total			2,19,05,854	61,38,150	1,57,67,704	
Income Tax Act	TDS	Apr-22	6,39,622	4,81,311	1,58,311	07-05-2022
Income Tax Act	TDS	Jul-22	5,89,136	4,64,951	1,24,185	07-08-2022
Income Tax Act	TDS	Jan-23	5,91,987	4,29,751	1,62,236	07-02-2023
Income Tax Act	TDS	Feb-23	4,23,835	4,23,545	290	07-03-2023
Total			58,46,671	54,01,649	4,45,022	
Income Tax Act	TDS	Apr-23	12,89,768	5,26,016	7,63,752	07-05-2023
Income Tax Act	TDS	May-23	15,83,681	6,03,396	9,80,285	07-06-2023
Income Tax Act	TDS	Jun-23	18,53,382	8,17,124	10,36,258	07-07-2023
Income Tax Act	TDS	Jul-23	16,37,496	6,14,264	10,23,232	07-08-2023
Income Tax Act	TDS	Aug-23	16,69,785	34,969	16,34,816	07-09-2023
Income Tax Act	TDS	Sep-23	12,62,388	1,04,275	11,58,113	07-10-2023
Total			92,96,499	27,00,044	65,96,455	
Income Tax Act	TDS	Oct-23	12,64,486		12,64,486	07-11-2023
Income Tax Act	TDS	Nov-23	11,90,611		11,90,611	12-07-2023

PRATEEK REALTORS INDIA PRIVATE LIMITED

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Income Tax Act	TDS	Dec-23	14,54,599		14,54,599	01-07-2024
Income Tax Act	TDS	Jan-24	9,57,656		9,57,656	02-07-2024
Income Tax Act	TDS	Feb-24	11,52,473		11,52,473	03-07-2024
Total			60,19,825		60,19,825	
Grand Total					4,53,62,655	

Directors' Reply: The Management of the Company is trying to pay all the dues in the coming years.

3. The company has not defaulted in repayment of loans and borrowings or in the payment of interest thereon to any lender during the year except the following:

Nature of borrowing, including securities	Name of lender*	Whether principal or interest	Amount not paid on due date (In Rs.)	No. of days delay or unpaid
Dues against purchase of land-120	Noida Authority	Both	19,778,649.00	2,487
Dues against purchase of land-120	Noida Authority	Both	68,549,688.00	2,304
Dues against purchase of land-120	Noida Authority	Both	65,313,436.00	2,122
Dues against purchase of land-120	Noida Authority	Both	62,077,184.00	1,939
Dues against purchase of land-77	Noida Authority	Both	75,559,398.00	2,923
Dues against purchase of land-77	Noida Authority	Both	96,566,064.00	2,739
Dues against	Noida	Both	92,572,730.00	2,558

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purchase of land-77	Authority			
Dues against purchase of land-77	Noida Authority	Both	88,579,396.00	2,374
Dues against purchase of land-77	Noida Authority	Both	84,586,062.00	2,193
Dues against purchase of land-77	Noida Authority	Both	80,592,728.00	2,009
Dues against purchase of land-77	Noida Authority	Both	76,599,394.00	1,827

Directors' Reply: Payment of dues to the NOIDA Authority has been delayed due to an ongoing dispute with the National Green Tribunal (NGT)

In the Secretarial Audit Reports:

The Secretarial Auditors' Report for the year ended 31st March 2025 contains the following qualification, reservation or adverse remark or disclaimer:

1. The Company has defaulted in payment of statutory dues i.e., TDS for few months during the financial years starting from 2019-20 until 2023-24 which are still unpaid as on the date of signing this report.

Directors' Reply: The Management of the Company is trying to pay all the dues in the coming years.

2. The Company has defaulted in repayment of dues payable to Noida Authority.

Directors' Reply: Payment of dues to the NOIDA Authority has been delayed due to an ongoing dispute with the National Green Tribunal (NGT)

3. The Company has filed Form DPT-3 (Return of Deposits) vide SRN: AB0152587 dated 10 September 2024 after the due date with the concerned Registrar of Companies.

Directors' Reply: This was due to some unavoidable circumstances

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4. The Company has delayed the submission of its Financial Statements to the recognized Stock Exchange (BSE) for the periods ended on 31st March 2024, 30th June 2024, 30th September 2024, and 31st December 2024, thereby resulting in a contravention of Regulation 52 of the SEBI (LODR) Regulations, 2015.

Directors' Reply: During the financial year 2024-25, the Company experienced significant operational and technical challenges during the financial year 2024-25, which collectively impacted our ability to complete and submit Financial Statements within the prescribed timelines for the periods ended March 31, 2024, June 30, 2024, September 30, 2024, and December 31, 2024. The primary contributing factors included substantial changes in key finance personnel across multiple quarters, resulting in disrupted workflow continuity, knowledge transfer gaps, and extended transition periods for new team members to become fully operational. Auditor resignation or disagreements also caused significant delays, forcing the company to Complete audit procedures.

The Company deeply regrets this non-compliance and assures all stakeholders of its commitment to timely regulatory filings going forward.

5. The Company has delayed the submission of intimation of the Record Date to the recognized Stock Exchange (BSE) for the months of April 2024, May 2024, June 2024, and July 2024, thereby resulting in a contravention of Regulation 60(2) of the SEBI (LODR) Regulations, 2015.

Directors' Reply: The delay was unintentional and arose due to internal administrative reasons, which have since been addressed.

18. Capital Structure:

The authorised share capital of the Company as on 31st March 2025 is Rs. 5,00,00,000/- (Rupees Five Crores Only) divided into 50,00,000 Equity Shares of Rs. 10/- each.

The issued, subscribed and paid-up share capital of the Company as on 31st March 2025 is Rs. 3,21,55,000/- (Rupees Three Crores Twenty-One Lakhs and Fifty-Five Thousand Only) divided into 32,15,500 Equity Shares of Rs. 10/- each.

a. Right Issue/ Preferential Issue of Shares:

The Company has issued and allotted 27,500 20.00% Listed, redeemable, non-convertible debentures of Rs.1,00,000 each aggregating to Rs. 275,00,00,000/- on Preferential basis during the financial year 2024-25.

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b. Bonus Issue:

The Company has not made any bonus issue of securities during the financial year 2024-25.

c. Buy-back of Securities:

The Company has not made buy-back of any of the securities during the financial year 2024-25.

d. Issuance of Equity Shares with differential rights:

The Company has not issued Equity Shares with differential rights during the reporting period; hence disclosure under Rule 4(4) of the Companies (Share Capital & Debenture) Rules, 2014 is not required to be given.

e. Issuance of Sweat Equity Shares:

The Company has not issued Sweat Equity Shares during the reporting period; hence disclosure under Rule 8(13) of the Companies (Share Capital & Debenture) Rules, 2014 is not required to be given.

f. Issuance of Employees Stock Option Scheme:

The Company has not issued securities under Employees Stock Option Scheme during the reporting period; hence disclosure under Rule 12(9) of the Companies (Share Capital & Debenture) Rules, 2014 is not required to be given.

19. Disclosure of the Annual Return:

In accordance with the provisions of section 92(3) and 134(3)(a) of the Companies Act, 2013, the annual return will be placed on www.prateekgroup.com after filing with the Registrar of Companies concerned.

20. Vigil Mechanism

The Company has established a vigil mechanism to promote ethical behavior in all its business activities and has in place a mechanism for employees to report any genuine grievances, illegal, unethical behavior, suspected fraud, or violation of laws, rules & regulations or conduct to the Board of Directors to the Company.

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21. Disclosure under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Maternity Benefit Act, 1961:

As required under Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and rules framed thereunder, the Company has an Internal Complaint Committee to redress the complaints regarding sexual harassment. All employees (permanent, contractual, temporary, trainees) are covered thereunder. Following are the details of complaints pertaining to POSH as required to be mentioned in the board's report:

- a. Number of Sexual Harassment Complaints received during the Financial Year – **NIL**
- b. Number of Sexual Harassment Complaints disposed off during the Financial Year – **NIL**
- c. Number of Sexual Harassment Complaints beyond 90 days during the Financial Year – **NIL**

Further, the Company has complied with the provisions of the Maternity Benefit Act, 1961, and provides all benefits and facilities to eligible employees in accordance with the law.

22. Particulars of loans, guarantees or investments under Section 186:

Provisions of section 186 of the Companies Act, 2013 & rules made thereunder w.r.t. loan guarantee and security were not applicable to the Company as the Company is engaged in the business of providing Infrastructural facilities which is exempted under sub section 11 of section 186 of the Companies Act, 2013. However, the details of investments by the Company are provided in Note No. 13 of the Financial Statements.

23. Particulars of contracts or arrangements with related parties under Section 188(1):

During the financial year 2024-25, contracts or arrangements were entered into by the Company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013. Detailed information in the prescribed format, i.e., **Form AOC-2** has been attached with this Board's Report as "**Annexure-II**".

24. Conservation of energy, technology absorption, foreign exchange earnings and outgo:

Details relating to conservation of energy, technology absorption and foreign exchange earnings & outgo are as follows:

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(A) Conservation of energy-

- (i) the steps taken or impact on conservation of energy: **NA**
- (ii) the steps taken by the company for utilizing alternate sources of energy: **NA**
- (iii) the capital investment on energy conservation equipment's: **NA**

(B) Technology absorption-

- (i) the efforts made towards technology absorption: **NA**
- (ii) the benefits derived like product improvement, cost reduction, product development or import substitution: **NA**
- (iii) in case of imported technology (imported during the last three years reckoned from the beginning of the financial year)-
 - (a) the details of technology imported: **NA**
 - (b) the year of import: **NA**
 - (c) whether the technology been fully absorbed: **NA**
 - (d) if not fully absorbed, areas where absorption has not taken place, and the reasons thereof: **NA** and
- (iv) the expenditure incurred on Research and Development: **NA**

(C) Foreign exchange earnings and Outgo-

There were no foreign exchange earnings and outgoes during the period under review.

25. Risk Management:

The Company has adequate risk management processes to identify and notify the board of directors about the risks or opportunities that could have an adverse impact on the Company's operations or to that could be exploited to maximize the gains. In the opinion of the Board there is no risk which may threaten the existence of the Company.

26. Names of the Companies which have become or ceased to be its Subsidiaries / Joint Ventures / Associate Companies during the year:

During the financial year under review, no company has become or ceased to be the Subsidiary/ Joint Ventures / Associate Companies. Further, JDR Builders & Developers Private Limited is the wholly Owned Subsidiary of the Company. Form AOC-1 (Statement containing salient features of the financial statement of the Subsidiary Company) is annexed as "**Annexure-III**".

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27. Receipt of amount from Directors & relative of Directors:

During the financial year 2024-25, the Company has not accepted any amount from the Directors and relative of Directors as referred in sub-clause (viii) of clause (c) of sub-rule (1) of Rule 2 of Companies (Acceptance of Deposits) Rules, 2014.

28. Compliances of Secretarial Standards:

The provisions of the applicable Secretarial Standards have been duly complied with during the financial year 2024-25.

29. Debt Structure:

During the year, the Company has issued and allotted 27,500, 20.00% Listed, redeemable, non-convertible debentures of Rs.1,00,000 each aggregating to Rs. 275,00,00,000/-.

Further, the details of the Company's debts are disclosed in Notes 16 and 18 of the Financial Statements.

30. Details of Corporate Insolvency Resolution Process initiated/ pending under the Insolvency & Bankruptcy Code, 2016:

During the year under review, there were no applications made or any proceeding pending in the name of the company under the Insolvency and Bankruptcy Code, 2016.

31. Details of difference between amount of valuation done at the time of one-time settlement and the valuation done while taking loan from the Banks or Financial Institutions along with the reasons thereof:

During the year under review, there was no instance of one-time settlement with any Bank or Financial Institution.

32. Details and status of acquisition, merger, expansion, modernization, diversification:

During the financial year 2024-25, the company has not made any scheme of arrangements including merger, acquisition, expansion, modernization, diversification.

33. Details of developments, acquisition, and assignments of material intellectual property rights:

During the period under review, the company has not made any developments, acquisitions, or assignments in respect of any material intellectual property rights.

34. Particulars of Employees:

The Company being a Private Company, so the provisions of Section 197 of the Companies Act, 2013, read with Rules 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are not applicable.

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Further, the employee strength of the Company as on March 31, 2025, is as under:

Male : 43
Female : 28
Transgender : 0

35. Acknowledgement:

The Board of Directors of the Company wish to place on record, their thanks and appreciation to all workers, staff members, executives, business associates and consultants for their contribution to the operations of the Company. The Directors also place on record their sincere thanks to the shareholders for their continued support, co-operation, and confidence in the Management of the Company.

By order of the board
For Prateek Realtors India Private Limited



Prashant Kumar Tiwari
Director

DIN: 00024438

Address: H-15, Maharani Bagh,
New Delhi - 110065



Prateek Tiwari
Director

DIN: 02847113

Address: H-15, Maharani Bagh,
New Delhi – 110065

Date: **16 September 2025**

Place: **New Delhi**

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CIN : U70101DL2009PTC197028



Form No. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025

[Pursuant to section 204(1) of the Companies Act, 2013 and rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,

The Members of

Prateek Realtors India Private Limited

CIN: U70101DL2009PTC197028

Regd. Office: Plot No. 101-102, Himalaya Palace,

65 Vijay Block, Laxmi Nagar, G Block, Shakarpur, Delhi – 110092

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by "**Prateek Realtors India Private Limited**" (hereinafter called 'the Company'). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/ statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on 31 March 2025 complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed, and other records maintained by the Company for the financial year ended on 31 March 2025 according to the provisions of:



- (i) The Companies Act, 2013 ('the Act') and the rules made thereunder.
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder.
- (iii) The Depositories Act, 1996 and the regulations and byelaws framed thereunder.
- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings - **Not Applicable.**
- (v) The Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the rule and regulations made thereunder.
- (vi) The following Regulations and Guidelines, to the extent applicable, as prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):
 - a) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015
 - b) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 - **Not Applicable.**
 - c) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015.
 - d) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 - **Not Applicable.**
 - e) The Securities and Exchange Board of India (Depositories and Participants) Regulations, 2018 - **Not Applicable.**
 - f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act, 2013 and dealing with client.

- g) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021.
- h) The Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993.
- i) The Securities and Exchange Board of India (Credit Rating Agencies) Regulations, 1999.

The Company has informed that there are no laws which are specifically applicable to the Company.

We have also examined compliance with the applicable clauses of the following:

- (i) Secretarial Standards issued by the Institute of Company Secretaries of India.
- (ii) The Listing Agreements entered into by the Company with Stock Exchange.

During the period under review, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards etc. mentioned above subject to the following observations:

- a. The Company has defaulted in payment of statutory dues i.e., TDS for few months during the financial years starting from 2019-20 until 2023-24 which are still unpaid as on the date of signing this report.**
- b. The Company has defaulted in repayment of dues payable to Noida Authority.**
- c. The Company has filed Form DPT-3 (Return of Deposits) vide SRN: AB0152587 dated 10 September 2024 after the due date with the concerned Registrar of Companies.**
- d. The Company has delayed the submission of its Financial Statements to the recognized Stock Exchange (BSE) for the periods ended on 31st March 2024, 30th June 2024, 30th September 2024, and 31st December 2024, thereby resulting in a contravention of Regulation 52 of the SEBI (LODR) Regulations, 2015.**



- e. The Company has delayed the submission of intimation of the Record Date to the recognized Stock Exchange (BSE) for the months of April 2024, May 2024, June 2024, and July 2024, thereby resulting in a contravention of Regulation 60(2) of the SEBI (LODR) Regulations, 2015.***

We further report that:

The Board of Directors of the Company is duly constituted with proper balance and no changes in the composition of the Board of Directors has taken place during the period under review.

Adequate notice is given to all directors to schedule the board meetings and agenda and detailed notes to agenda were sent at least seven days in advance for the meetings other than those held at shorter notice and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

All the decisions at board meetings and committee meetings were carried out unanimously as recorded in the minutes of the meetings of the Board of Directors or Committees, as the case may be, and therefore, no dissenting views were required to be captured and recorded as part of minutes.

We further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations, and guidelines.

We further report that during the audit period, the Company and its Directors received a Show Cause Notice dated 17 February 2025 from the Assistant Registrar of Companies, NCT of Delhi and Haryana, issued under Section 206(1) of the Companies Act, 2013. The notice was based on a complaint filed by Mr. Pankaj Prashad concerning the non-maintenance of the Company's registered office in accordance with the requirements of Section 12(1) of the Companies Act, 2013. The Company and its Directors submitted their response to the Registrar of Companies through a letter dated 03 March 2025.

We further report that subsequent to the audit period and prior to the signing of this Report, the Registrar of Companies imposed a penalty on the Company and its Directors through an Adjudication Order dated 16 May 2025 for violation of Section 12(1) of the Companies Act, 2013, on account of non-maintenance of the registered office. In response, the Company filed an appeal against the said order in Form ADJ with the Regional Director (R.D), Northern Region on 15 July 2025, which is currently pending disposal.

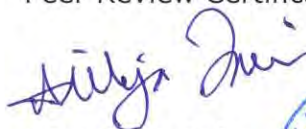
We also report that during the audit period, the Company has no specific events/ actions having a major bearing on the company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards etc. other than referred above.

For Munish K. Sharma & Associates LLP

Company Secretaries

FRN: P2004UP077300

Peer Review Certificate: 4265/2023



CS Aditya Jain

Partner

M. No.: F11835

C.P. No.: 25426

UDIN: F011835G001249445



Date : **15 September 2025**

Place : **Ghaziabad**

Note: This report is to be read with our letter of even date which is annexed as 'ANNEXURE A' and forms an integral part of this report.

To,

The Members of

Prateek Realtors India Private Limited

CIN: U70101DL2009PTC197028

Regd. Office: Plot No. 101-102, Himalaya Palace,

65 Vijay Block, Laxmi Nagar, G - Block, Shakarpur, Delhi – 110092

Our report of even date is to be read along with this letter.

1. Maintenance of secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.

2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in Secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.

3. We have not verified the correctness and appropriateness of financial records and books of accounts of the Company.

4. Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.

5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards are the responsibility of management. Our examination was limited to the verification of procedures on test basis.



[Handwritten signature]

6. The secretarial audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For Munish K. Sharma & Associates LLP

Company Secretaries

FRN: P2004UP077300

Peer Review Certificate: 4265/2023

CS Aditya Jain

Partner

M. No.: F11835

C.P. No.: 25426

UDIN: F011835G001249445p



Date : **15 September 2025**

Place : **Ghaziabad**

Form No. AOC-2

*(Pursuant to clause (h) of sub-section (3) of section 134 of the Companies Act, 2013
and Rule 8(2) of the Companies (Accounts) Rules, 2014)*

Form for disclosure of particulars of contracts/ arrangements entered into by the Company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto

1. Details of contracts or arrangements or transactions not at arm's length basis: Nil

(a)	Name(s) of the related party and nature of relationship	-
(b)	Nature of contract/ arrangements/transactions	-
(c)	Duration of contract/ arrangements/transactions	-
(d)	Salient terms of contract or Arrangements or transactions including value, if any	-
(e)	Justification for entering in to such contract or Arrangements or transactions	-
(f)	Date(s) of approval by the Board	-
(g)	Amount paid as advance, if any	-
(h)	Date on which special resolution was passed in General Meeting as required under first proviso to section 188	-

2. Details of material contracts or arrangements or transactions at arm's length basis:

S. No.	Particulars	I	II
(a)	Name of the related party and nature of relationship	Glamour Creations Private Limited (Private Company in which a director or his relative is a member or director)	Prateek Infraprojects India Private Limited (Private Company in which a director or his relative is a member or director)
(b)	Nature of contract/	Leasing of property	Availing/Rendering

	arrangements/ transactions	(Rent Incurred)	of Services (Construction incurred)
(c)	Duration of contract/ arrangements/ transactions	11 Months	Not Applicable (in ordinary course of business)
(d)	Salient terms of contract or Arrangements or transactions including value, if any	Rs. 12,00,000/-	Rs. 7,45,00,000/-
(e)	Date(s) of approval by the Board, if any:	06.04.2022	Not Applicable
(f)	Amount paid as advance if any:	Nil	Nil

S. No.	Particulars	III	IV
(a)	Name of the related party and nature of relationship	Prateek Buildtech India Private Limited (Private Company in which a director or his relative is a member or director)	Prateek Tiwari (Professional fee paid to director of the Company)
(b)	Nature of contract/ arrangements/transactions	Availing/Rendering of Services (Construction incurred)	Availing of services (Professional Fees)
(c)	Duration of contract/ arrangements/transactions	Not Applicable (in ordinary course of business)	Not Applicable (in ordinary course of business)
(d)	Salient terms of contract or Arrangements or transactions including value, if any	Rs. 10,73,91,000	Rs. 18,00,000/-
(e)	Date(s) of approval by the Board, if any:	Not Applicable	Not Applicable
(f)	Amount paid as advance if any:	Nil	Nil

S. No.	Particulars	V
(a)	Name of the related party and nature of relationship	Remika Tiwari (Relative of Key Managerial Personnel of Company)
(b)	Nature of contract/ arrangements/transactions	Selling or otherwise disposing of, or buying, property of any kind

		(Sale of flats)
(c)	Duration of contract/ arrangements/transactions	Not Applicable
(d)	Salient terms of contract or Arrangements or transactions including value, if any	Rs. 1,96,00,000
(e)	Date(s) of approval by the Board, if any:	-
(f)	Amount paid as advance if any:	-

By order of the board

For Prateek Realtors India Private Limited



Prashant Kumar Tiwari

Director

DIN:00024438

Address: H-15, Maharani Bagh,
New Delhi – 110065



Prateek Tiwari

Director

DIN:02847113

Address: H-15, Maharani Bagh,
New Delhi - 110065

Date: **16 September 2025**

Place: **New Delhi**

Form AOC-1

(Pursuant to Proviso to sub-section (3) of Section 129 read with rule 5 of the Companies (Account) Rules, 2014)

**Statement containing salient features of the financial statement of Subsidiaries
/Associates Companies/Joint Ventures**

Part "A": Subsidiaries

(Information in respect of each subsidiary to be presented with amounts in Rs. 'lakhs')

1.	Sl. No.	I
2.	Name of the subsidiary	JDR Builders & Developers Private Limited
3.	Reporting period for the Subsidiary concerned, if different from the holding company's reporting period	Not Applicable
4.	Reporting currency and Exchange rate as on the last date of the relevant financial year in case of foreign subsidiaries.	Not Applicable
5.	Share capital	1.50
6.	Reserve & Surplus	(8,843.97)
7.	Total assets	38.10
8.	Total liabilities	8,880.57
9.	Investment	--
10.	Turnover	3,685.25
11.	Profit before taxation	(8,808.54)
12.	Provision for taxation	--
13.	Profit after taxation	(8,808.54)
14.	Proposed dividend	--
15.	% of Shareholding	100%

Notes: The following information shall be furnished at the end of the statement:

1. Names of subsidiaries which are yet to commence operations: Nil
2. Names of subsidiaries which have been liquidated or sold during the year: Nil

**By the order of the Board of Directors
For Prateek Realtors India Private Limited**



**Prashant Kumar Tiwari
Director**

DIN: 00024438

Address: H-15, Maharani Bagh,
New Delhi - 110065



**Prateek Tiwari
Director**

DIN: 02847113

Address: H-15, Maharani Bagh,
New Delhi - 110065

Date: **16 September 2024**

Place: **New Delhi**

Part "B": Associates and Joint Ventures

**Statement Pursuant to Section 129(3) of the Companies Act, 2013 related to
Associate Companies and Joint Ventures**

Name of Associates / Joint Ventures		Name 1
1.	Latest Audited Balance Sheet Date	
2.	Shares of Associate / Joint Venture held by the company on the year end	
	No.	
	Amount of Investment in Associates / Joint Venture	
	Extend of Holding %	
3.	Description of how there is significant influence	
4.	Reason why the Associate/ Joint Venture is not consolidated	
5.	Net worth attributable to Shareholding as per latest Audited Balance Sheet	
6.	Profit / Loss for the year	
	i. Considered in Consolidation	
	ii. Not Considered in Consolidation	

- Names of associates or joint ventures which are yet to commence operations: Nil
- Names of associates or joint ventures which have been liquidated or sold during the year: Nil

Note: This form is to be certified in the same manner in which the Balance Sheet is to be certified

**By the order of the Board of Directors
For Prateek Realtors India Private Limited**


Prashant Kumar Tiwari
Director

DIN: 00024438

Address: H-15, Maharani Bagh,
New Delhi - 110065


Prateek Tiwari
Director

DIN: 02847113

Address: H-15, Maharani Bagh,
New Delhi - 110065

Date: **16 September 2025**

Place: **New Delhi**

To,

The Members of

Prateek Realtors India Private Limited

Report on the Audit of the Standalone Financial Statements

Opinion

1. We have audited the accompanying standalone financial statements of Prateek Realtors India Private Limited ('the Company'), which comprise the Balance Sheet as at 31st March, 2025, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flow and the Statement of Changes in Equity for the year then ended, and notes to the standalone financial statements, including a summary of the material accounting policies and other explanatory information (hereinafter referred to as the "standalone financial statements").
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards ('Ind AS') specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2025, and its profit (including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the standalone financial statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('the ICAI') together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and

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the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

4. Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we are determined that there are no other key audit matters to be communicated in our report.

Responsibilities of Management and those charged with Governance for Standalone Financial Statements

5. The accompanying standalone financial statements have been approved by the Company's Board of Directors. The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these standalone financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS specified under section 133 of the Act and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.
6. In preparing the financial statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting unless the Board of Directors either intends to liquidate

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the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

8. Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Standards on Auditing 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 standalone financial statements.
9. As part of an audit in accordance with the Standards on Auditing, specified under section 143(10) of the Act, we exercise professional judgment and maintain professional skepticism throughout the audit. We also
 - Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
 - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements and the operating effectiveness of such controls;

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- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management;
 - Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
 - Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
10. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
11. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.
12. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely

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rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Emphasis of Matter

13. We would like to draw attention to Note No. 33 of the standalone financial statements, the net worth of the Company has been substantially eroded, the Company has continuously incurred losses, as on date the total liabilities exceed its assets. However, Management is confident to meet all liability on timely manner and becomes profitable after completion on ongoing project and further states that the negative net worth arises from the company's revenue recognition policies.

Report on Other Legal and Regulatory Requirements

14. As required by section 197(16) of the Act based on our audit, we report that the Company has paid remuneration to its directors during the year in accordance with the provisions of and limits laid down under section 197 read with Schedule V to the Act.
15. As required by the Companies (Auditor's Report) Order, 2020 ('the Order') issued by the Central Government of India in terms of section 143(11) of the Act, we give in the Annexure I, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
16. Further to our comments in Annexure I, as required by section 143(3) of the Act based on our audit, we report, to the extent applicable, that
- We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit of the accompanying standalone financial statements;
 - in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books,
 - The standalone financial statements dealt with by this report are in agreement with the books of account;
 - in our opinion, the aforesaid standalone financial statements comply with Ind AS specified under section 133 of the Act;
 - On the basis of the written representations received from the directors and taken on record by the Board of Directors, none of the directors is

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disqualified as on 31st March, 2025 from being appointed as a director in terms of section 164(2) of the Act.

- f. With respect to the adequacy of the internal financial controls with reference to financial statements of the Company as on 31st March, 2025 and the operating effectiveness of such controls, refer to our separate Report in Annexure II wherein we have expressed an unmodified opinion; and
- g. The management has represented that, to the best of its knowledge and belief, MSME creditors will be paid within regulatory time limits and that any necessary adjustments will be made accurately. In case of late payments, management must apply interest charges as required by regulations or agreements, ensuring fair compensation for delays. Management is also responsible for monitoring payment schedules and addressing any issues promptly.

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 (as amended), in our opinion and to the best of our information and according to the explanations given to us:

- The Company, as detailed in note 35 to the standalone financial statements, has disclosed the impact of pending litigations on its financial position as at 31st March, 2025;
- The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31st March, 2025
- There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company during the year ended 31st March, 2025; and
- a. The management has represented that, to the best of its knowledge and belief, as disclosed in note 42 to the standalone financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any person(s) or entity(ies), including foreign entities ('the 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 ('the Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf the Ultimate Beneficiaries;

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- b. The management has represented that, to the best of its knowledge and belief, as disclosed in note -42 to the standalone financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ('the Funding Parties'), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ('Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
- c. Based on such audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement.
- d. No dividend has been declared or paid during the year by the company.
- e. Based on our examination which included test checks, the Company, in respect of financial year commencing on 01st April 2024, has used accounting software for maintaining its books of account which have a feature of recording audit trail (edit log) facility and the same have been operated throughout the year for all relevant transactions recorded in the software.

Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with in respect of this accounting software. Additionally, the audit trail has been preserved by the company as per the statutory requirements for record retention.

For G N P M A R K S & CO.
Chartered Accountants
Firm Registration No. 029556N



CA Sonu Kumar Choudhary
M.No. : 551466
Partner
UDIN: 25551466BMUILL7887

Place: New Delhi
Date: 12th August 2025

Annexure I referred to in Paragraph 17 of the Independent Auditor's Report of even date to the members of Prateek Realtors India Private Limited on the standalone financial statements for the year ended 31st March, 2025

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that;

1. (a) According to information and explanation Provided to us:
 - The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment, capital work-in-progress.
 - The Company has maintained proper records showing particulars of intangible assets including intangible assets under development.
 - (b) According to information and explanation Provided to us, The property, plant and equipment have been physically verified by the management during the year and no material discrepancies were noticed on such verification. The Company has a regular programme of physical verification. In our opinion, the frequency of physical verification programme adopted by the Company, is reasonable having regard to the size of the Company and the nature of its assets.
 - (c) According to information and explanation Provided to us, The title deeds of all the immovable properties held by the Company .
 - (d) According to information and explanation Provided to us The Company, has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets during the year.
 - (e) According to information and explanation Provided to us, No proceedings have been initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 (as amended) and rules made thereunder.
- 2.
- (a) According to the information and explanations provided to us, the inventory has been physically verified by the Management at reasonable intervals. In our opinion, the frequency of such verification is reasonable and procedures and coverage as followed by management were appropriate. No discrepancies were noticed on verification between the physical stocks and the book records that were 10% or more in the aggregate for each class of inventory.

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- (b) The company does not borrowed any working limit based on stock and debtor where quarterly statement required to be submitted. Hence, reporting under clause 3(ii)(b) of the order is not applicable.
3. According to the information and explanation given to us and on the basis of our examination of the records, during the year the company has not make investment, provided guarantee or security but has granted unsecured loans or advance in the nature of loans to companies and any other parties.

(a)

- Based on the audit procedure carried on by us and as per the information and explanation given to us , the aggregate amount during the year, the balance outstanding at the balance sheet date with respect to such loans or advances and guarantee or security to subsidiaries, Joint ventures, associates.

(₹ in Lakhs)

Particulars	Guarantees	Security	Loans	Loans & Advance (Interest Free)
Aggregate Amount During the Year				
Subsidiaries*				-
Joint Ventures*				
Associates*				
Others*				
Balance Outstanding as at Balance Sheet Date				8880.46
Subsidiaries*				8880.46
Joint Ventures*				
Others*				

*As per Companies Act 2013

- Based on the audit procedures carried on by us and as per the information and explanations given us, the aggregate amount during the year, and balance outstanding at the balance sheet date

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with respect to such loans or advances and guarantees or security to parties other than subsidiaries, Joint ventures and associates.

(₹ in Lakhs)

Particulars	Guarantees	Security	Loans	Loans & Advance (Interest Free)
Aggregate Amount During the Year				5659.42
Related Parties *				5659.42
Other than Related Parties *				-
Balance Outstanding as at Balance Sheet Date				16956.38
Related Parties *				16956.38
Other than Related Parties *				1144.83

*As per Companies Act 2013

- (b) In our opinion, and according to the information and explanations given to us, the investments made, guarantees provided and terms and conditions of the grant of all loans and guarantees provided are, prima facie, not prejudicial to the interest of the Company. Further the Company has not provided any advances in the nature of loans or given any security.
- (c) In respect of loans and advances granted by the Company, there is no schedule of repayment of principal and payment of interest and we are unable to make specific comment on the regularity of repayment of principal & payment of interest.
- (d) In respect of loans and advances granted by the Company, there are no overdue
- (e) There are no Loans granted by the Company which has fallen due during the year and has extended. Hence reporting under Clause 3(iii) (e) is not applicable.
- (f) The Company has granted loans or advance in the nature of loans to promoters or related parties which are repayable on demand or without specifying any terms or periods of repayment.

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(₹ in Lakhs)

Particulars	All Parties	Promoters	Related Parties
Aggregate amount of Loan/advances in the nature of loans			
- Repayable on demand or agreement does not specify any terms or period of repayment	25836.84	-	25836.84
Percentage of Loans/advance in nature of loans to total Loans	95.75%		95.75%

4. In our opinion, and according to the information and explanations given to us, The company has complied with provisions of sections 185 and 186 of the companies act in respect of loans, investments, guarantee and security provided as applicable except interest free loans and advances

(₹ in Lakhs)

Sl. No.	Compliance under Section 186				Remarks (if Any)
		Name of Company/ Party	Amount Involved	Balance as at Balance Sheet Date	
1.	Investment through more than two layers of investment companies				
2.	Loans given or				

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	security provided or acquisition of securities exceeding the limits without approval by means of special resolution				
3.	Loan Given at rate of interest lower than prescribed				
		GALLANTT ISPAT LTD.		100.00	
		GLAMOUR CREATION PVT. LTD.		960.86	
		GROMAX REALESTATE PRIVATE LIMITED		10.33	
		HARSH BUILDWELL PVT.LTD		35.00	
		HYPTIS INFRASTRUCTURE P LTD	0.38	0.97	
		JAGDAMBA QUILTS PVT.LTD.		142.16	
		JDR BUILDER&DEVELOPERS PVT.LTD.		8880.46	
		MAGITECH INFRA DEVELOPERS P LTD	0.37	0.46	
		MAHAGUN PROPERTY MANAGEMENT PVT. LTD.		500.00	
		MARF TECH DEVELOPERS PVT.LTD.		439.00	
		OTTIMO DISEGNI LLP		20.83	

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	PRATEEK BUILDTECH (INDIA) PVT. LTD	7389.36	7451.43	
	PRATEEK DIGITAL PVT LTD	17.09	100.64	
	PRATEEK FOUNDATION	0.34	0.59	
	PRATEEK INFRATECH INDIA PVT.LTD.		5173.92	
	PRATEEK PROPBUILD IND PVT.LTD	2773.73	2863.96	
	RAPID REAL ESTATE PRIVATE LIMITED	0.30	15.74	
	REMIKA TIWARI	186	186.00	
	STRONGBIZ PROPBUILD P. LTD	26.52	40.33	
	TANUL SINGHAL	50.00	50.00	

5. According to the information and explanation given to us the company has not accepted any deposits or amount which are deemed to be deposit from public during under review, hence, reporting under clause 3(v) of the order is not applicable.
6. We have broadly reviewed the books of accounts maintained by the company pursuant to rules made by the central government for the maintenance of cost records under section 148 of the act and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not carried out a detailed examination of the same.
7.
 - a. According to the records, information and explanation given to us, the company is regular in depositing with appropriate authorities undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other statutory due to the extent applicable to it. According to explanation given to us, Undisputed statutory dues including provident fund, employees' State Insurance, Income Tax, Sales -tax, Value added tax, Cess have been regularly deposited by the company with appropriate authority in all cases during the year Except as per **Annexure-1** attached to the report.
 - b. According to the information and explanations given to us, we report that there are no statutory dues referred in sub-clause (a) which have not been

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deposited by the company on account of any dispute except as per Annexure-2

8. According to the information and explanations given to us, we report that no transactions were surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961) which have not been previously recorded in the books of accounts.
- 9.
- a. The Company has not defaulted in repayment of loans and borrowing or in the payment of interest to any lender during the year except the following.

Nature of borrowing, including debt securities	Name of Lender	Whether Principal or Interest*	*Installments Amount not paid on due date (In Rs.)	No. of days delay or unpaid
Dues against purchase of Land -Sec 120	Noida Authority	Both	19,778,649.00	2,487.00
Dues against purchase of Land -Sec 120	Noida Authority	Both	68,549,688.00	2,304.00
Dues against purchase of Land -Sec 120	Noida Authority	Both	65,313,436.00	2,122.00
Dues against purchase of Land -Sec 120	Noida Authority	Both	62,077,184.00	1,939.00
Dues against purchase of Land -Sec 77	Noida Authority	Both	75,559,398.00	2,923.00
Dues against purchase of Land -Sec 77	Noida Authority	Both	96,566,064.00	2,739.00
Dues against purchase of Land -Sec 77	Noida Authority	Both	92,572,730.00	2,558.00
Dues against purchase of Land -Sec 77	Noida Authority	Both	88,579,396.00	2,374.00
Dues against purchase of Land -Sec 77	Noida Authority	Both	84,586,062.00	2,193.00
Dues against purchase of Land -Sec 77	Noida Authority	Both	80,592,728.00	2,009.00
Dues against purchase of Land -Sec 77	Noida Authority	Both	76,599,394.00	1,827.00

*Above instalments are as per Loan Repayment Schedule. Amount paid during Current Financial year has been reduced from Instalments on FIFO Basis.

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Interest due on these Defaulted Instalments has not been included in this Schedule, But Interest has been provided in Books of Accounts.

- b. According to the information and explanations given to us including representation received from the management of the Company, and on the basis of our audit procedures, we report that the Company has not been declared a wilful defaulter by any bank or financial institution or government or any government authority.
 - c. In our opinion and according to the information and explanations given to us, money raised by way of term loans were applied for the purposes for which these were obtained.
 - d. In our opinion and according to the information and explanations given to us, and on an overall examination of the financial statements of the Company, funds raised by the Company on short term basis have, prima facie, not been utilised for long term purposes.
 - e. In our opinion and according to the information and explanations given to us and on an overall examination of the financial statements of the Company, 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.
 - f. In our opinion and according to the information and explanations given to us, 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.
- a. The Company has not raised any money by way of initial public offer or further public offer (including debt instruments), during the year. Accordingly, reporting under clause 3(x)(a) of the Order is not applicable to the Company.
 - b. During the year, the Company has issued debenture through private placement for the amounting to Rs. 275 Crore. In our opinion and according to the information and explanations given to us, the Company has complied with the requirements of section 42 and section 62 of the Act and the rules framed thereunder with respect to the same.
- 11.
- a. To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or no fraud on the Company has been noticed or reported during the period covered by our audit.

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- b. According to the information and explanations given to us including the representation made to us by the management of the Company, no report under sub-section 12 of section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014, with the Central Government for the period covered by our audit.
- c. According to the information and explanations given to us including the representation made to us by the management of the Company, there are no whistle-blower complaints received by the Company during the year.
12. The Company is not a Nidhi Company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, reporting under clause 3(xii) of the Order is not applicable to the Company.
13. In our opinion and according to the information and explanations given to us, all transactions entered into by the Company with the related parties are in compliance with sections 177 and 188 of the Act, where applicable. Further, the details of such related party transactions have been disclosed in the standalone financial statements, as required under Indian Accounting Standard (Ind AS) 24, Related Party Disclosures specified in Companies (Indian Accounting Standards) Rules 2015 as prescribed under section 133 of the Act.
- 14.
- a. In our opinion and according to the information and explanations given to us, the Company has an internal audit system which is commensurate with the size and nature of its business as required under the provisions of section 138 of the Act.
- b. We have considered the reports issued by the Internal Auditors of the Company till date for the period under audit.
15. According to the information and explanation given to us, During the year, The company has not entered into any non-cash transactions with director or persons connected with them and hence, provisions of section 192 of the companies act, 2013 are not applicable to the company.



16. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, reporting under clauses 3(xvi)(a), and (c) of the Order are not applicable to the Company.

Based on the information and explanations given to us and as represented by the management of the Company, the Group (as defined in Core Investment Companies (Reserve Bank) Directions, 2016) has only one CIC as part of the Group.

17. The Company has incurred cash losses of ₹ 942,656,326/- in the Current financial year and ₹1,46,52,17,617/- the immediately Preceding financial year.
18. During the year ended on 31 March 2025, the previous auditor M/S Raj Grikshit & Associates has resigned. According to explanation and Communication made with the previous auditor, there no such point comes to attention which may require action.
19. According to the information and explanations given to us and on the basis of the financial ratios ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information in the standalone financial statements, our knowledge of the plans of the Board of Directors and management and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not 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. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.
20. The provisions of Section 135 of the companies act 2013 with regards to corporate social responsibility are not applicable to the company.

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21. The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of standalone financial statements of the Company. Accordingly, no comment has been included in respect of said clause under this report.

For G N P M A R K S & CO.
Chartered Accountant
Firm Registration No. 029556N



CA Sonu Kumar Choudhary
Partner
M. No.: 551466

UDIN: 25551466BMUILL7887

Place: New Delhi

Date: 12th August 2025

Independent Auditor's Report on the internal financial controls with reference to the standalone financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

1. In conjunction with our audit of the standalone financial statements of Prateek Realtors India Private Limited ('the Company') as at and for the year ended 31st March, 2025, we have audited the internal financial controls with reference to financial statements of the Company as at that date

Responsibilities of Management and Those Charged with Governance for Internal Financial Controls

2. The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to standalone financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting ('the Guidance Note') issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the Company's business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility for the Audit of the Internal Financial Controls with Reference to Financial Statements

3. Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India ('ICAI') prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements, and the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting ('the Guidance Note') issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial

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controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.

4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements includes obtaining an understanding of such internal financial controls, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.
5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statements

Meaning of Internal Financial Controls with Reference to Financial Statements

6. A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements include those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

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7. Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such controls were operating effectively as at 31st March, 2025, based on the internal financial controls with reference to standalone financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For G N P M A R K S & CO.
Chartered Accountant
Firm Registration No. 029556N



CA Sonu Kumar Choudhary
Partner
M. No.: 551466
UDIN: 25551466BMUILL7887

Place: New Delhi
Date: 12th August 2025

Annexure-1

Name of the Act	Nature of Dues	Period to which the amount Relates	Amount Due (in Rs.)	Amount Paid	Payment Date	Net Dues (In Rs.)	Due Date
Income Tax Act	TDS	Apr-19	659,077	-		659,077	07-05-2019
Income Tax Act	TDS	Jun-19	652,794	-		652,794	07-07-2019
Income Tax Act	TDS	Jul-19	649,566	-		649,566	07-08-2019
Income Tax Act	TDS	Aug-19	646,284	-		646,284	07-09-2019
Income Tax Act	TDS	Sep-19	642,943	-		642,943	07-10-2019
Income Tax Act	TDS	Oct-19	639,544	-		639,544	07-11-2019
Income Tax Act	TDS	Nov-19	636,083	-		636,083	07-12-2019
Income Tax Act	TDS	Dec-19	632,562	-		632,562	07-01-2020
Income Tax Act	TDS	Jan-20	628,977	-		628,977	07-02-2020
Income Tax Act	TDS	Feb-20	625,330	-		625,330	15-07-2020
Income Tax Act	TDS	Mar-20	1,113,765	-		1,113,765	31-07-2020
Total			7,526,925	-		7,526,925	
Income Tax Act	TDS	Apr-20	633,082	-		633,082	07-05-2020
Income Tax Act	TDS	May-20	644,984	-		644,984	07-06-2020
Income Tax Act	TDS	Jul-20	1,015,327	-		1,015,327	07-08-2020
Income Tax Act	TDS	Aug-20	1,001,114	-		1,001,114	07-09-2020

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Income Tax Act	TDS	Sep-20	973,042	-	973,042	07-10-2020
Income Tax Act	TDS	Oct-20	748,677	-	748,677	07-11-2020
Income Tax Act	TDS	Nov-20	995,658	-	995,658	07-12-2020
Income Tax Act	TDS	Dec-20	417,242	-	417,242	07-01-2021
Income Tax Act	TDS	Jan-21	786,330	-	786,330	07-02-2021
Income Tax Act	TDS	Feb-21	1,383,496	-	1,383,496	07-03-2021
Income Tax Act	TDS	Mar-21	407,772	-	407,772	30-04-2021
Total			9,006,724	-	9,006,724	
Income Tax Act	TDS	Apr-21	508,593	508,593	-	07-05-2021
Income Tax Act	TDS	May-21	534,931	534,931	-	07-06-2021
Income Tax Act	TDS	Jun-21	530,443	530,443	-	07-07-2021
Income Tax Act	TDS	Jul-21	525,880	525,880	-	07-08-2021
Income Tax Act	TDS	Aug-21	521,240	521,240	-	07-09-2021
Income Tax Act	TDS	Sep-21	1,130,655	516,526	614,129	07-10-2021
Income Tax Act	TDS	Oct-21	1,822,365	511,739	1,310,626	07-11-2021
Income Tax Act	TDS	Nov-21	541,982	506,870	35,112	07-12-2021
Income Tax Act	TDS	Dec-21	13,899,726	501,922	13,397,804	07-01-2022
Income Tax Act	TDS	Jan-22	537,373	496,893	40,480	07-02-2022
Income Tax Act	TDS	Feb-22	491,783	491,783	-	07-03-2022
Income Tax Act	TDS	Mar-22	860,883	491,330	369,553	30-04-2022

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Total			21,905,854	6,138,150	15,767,704	
Income Tax Act	TDS	Apr-22	639,622	481,311	158,311	07-05-2022
Income Tax Act	TDS	May-22	475,945	475,945	-	07-06-2022
Income Tax Act	TDS	Jun-22	470,493	470,493	-	07-07-2022
Income Tax Act	TDS	Jul-22	589,136	464,951	124,185	07-08-2022
Income Tax Act	TDS	Aug-22	459,319	459,319	-	07-09-2022
Income Tax Act	TDS	Sep-22	453,596	453,596	-	07-10-2022
Income Tax Act	TDS	Oct-22	447,778	447,778	-	07-11-2022
Income Tax Act	TDS	Nov-22	441,867	441,867	-	07-12-2022
Income Tax Act	TDS	Dec-22	435,858	435,858	-	07-01-2023
Income Tax Act	TDS	Jan-23	591,987	429,751	162,236	07-02-2023
Income Tax Act	TDS	Feb-23	423,835	423,545	290	07-03-2023
Income Tax Act	TDS	Mar-23	417,235	417,235	-	30-04-2023
Total			5,846,671	5,401,649	445,022	
Income Tax Act	TDS	Apr-23	1,289,768	526,016	763,752	07-05-2023
Income Tax Act	TDS	May-23	1,583,681	603,396	980,285	07-06-2023
Income Tax Act	TDS	Jun-23	1,853,382	817,124	1,036,258	07-07-2023
Income Tax Act	TDS	Jul-23	1,637,496	614,264	1,023,232	07-08-2023
Income Tax Act	TDS	Aug-23	1,669,785	34,969	1,634,816	07-09-2023
Income Tax Act	TDS	Sep-23	1,262,388	104,275	1,158,113	07-10-2023

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(Handwritten signature and stamp)

Total			9,296,499	2,700,044		6,596,455	
Income Tax Act	TDS	Oct-23	1,264,486			1,264,486	07-11-2023
Income Tax Act	TDS	Nov-23	1,190,611			1,190,611	12-07-2023
Income Tax Act	TDS	Dec-23	1,454,599			1,454,599	01-07-2024
Income Tax Act	TDS	Jan-24	957,656			957,656	02-07-2024
Income Tax Act	TDS	Feb-24	1,152,473			1,152,473	03-07-2024
Total			60,29,825			60,19,825	
Gand Total						4,53,62655	



Annexure-2

Statute	Nature of Dues	Outstanding as on 31-03-2025	Periods which the Amount Relates	Forum where the dispute is pending
UP-VAT	VAT and Entry Tax	1,64,30,996	2010-11	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT and Entry Tax	93,31,937	2011-12	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT and Entry Tax	54,12,139	2012-13	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT and Entry Tax	61,66,900	2013-14	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT and Entry Tax	3,22,839	2014-15	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT and Entry Tax	16,20,919	2015-16	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT and Entry Tax	31,77,709	2016-17	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT and Entry Tax	87521	2017-18	Tribunal, Commercial Tax Department, Ghaziabad
Income Tax Act, 1961	Income Tax Demand U/S 147	9,84,27,654	2018-19	Commissioner of Income Tax (Appeal)
Income Tax Act, 1961	Income Tax Demand U/S 143	2,54,23,245	2020-21	Commissioner of Income Tax (Appeal)



PRATEEK REALTORS INDIA PRIVATE LIMITED

CIN:U70101DL2009PTC197028

101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

STANDALONE BALANCE SHEET AS AT MARCH 31, 2025

(₹ in Lakhs)

	Particulars	Note No.	As at 31st March, 2025	As at 31st March, 2024
I.	ASSETS			
(1)	Non - current assets			
	(a) Property, Plant and Equipment	2	104.17	126.39
	(b) Investment Property	3	390.75	390.75
	(c) Financial assets			
	(i) Investments	4	-	22.50
	(ii) Security Deposits	5	68.12	56.93
	(iii) Other Financial Assets	6	226.25	-
	(d) Deferred tax assets (net)	7	13,948.08	15,614.35
(2)	Current assets			
	(a) Inventories	8	74,154.41	90,091.60
	(b) Financial assets			
	(i) Trade receivables	9	621.49	3,355.93
	(ii) Cash and cash equivalents	10	10,839.60	8,215.12
	(iii) Loans	11	26,981.67	24,994.86
	(iv) Others	12	341.23	2,893.99
	(c) Other current assets	13	5,532.09	1,732.20
	Total Assets		1,33,207.86	1,47,494.61
II.	EQUITY AND LIABILITIES			
(1)	Equity			
	(a) Equity Share capital	14	321.55	321.55
	(b) Other equity	15	(42,645.66)	(31,524.20)
(2)	Non - current liabilities			
	(a) Financial liabilities			
	(i) Long Term Borrowings	16	74,281.83	1,26,629.23
	(b) Provisions	17	5.84	-
(3)	Current liabilities			
	(a) Financial liabilities			
	(i) Short Term Borrowings	18	49,107.95	13,498.53
	(ii) Trade payables	19		
	a) Total outstanding dues of micro enterprises and small enterprises		70.45	27.77
	b) Total outstanding dues of creditors others than micro enterprises and small enterprises		3,995.30	2,349.93
	(iii) Other financial liabilities	20	17,483.00	16,112.04
	(b) Provisions	21	601.05	3.05
	(c) Other current liabilities	22	29,986.55	20,076.71
	Total Equity and Liabilities		1,33,207.86	1,47,494.61
	Significant accounting policies and estimates and the accompanying notes 1 to 43 are an integral part of the financial statement.			
As per our report of even date attached.				

For M/S. G N P MARKS & Co.
Chartered Accountants
Firm Registration No. 029556N

CA. Sonu Kumar Choudhary
Partner
M. No. 551466
Delhi, 12th August, 2025
UDIN: 25551466BMUI LL7887

For and on behalf of the Board of Directors of
Prateek Realtors India Private Limited



Prashant Kumar Tiwari
Director
DIN:00024438



Prateek Tiwari
Director
DIN:02847113

PRATEEK REALTORS INDIA PRIVATE LIMITED

CIN:U70101DL2009PTC197028

101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

STANDALONE STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2025

(₹ in Lakhs)

	Particulars	Note No.	Year ended	Year ended
			As at 31-03-2025	As at 31-03-2024
			(Audited)	(Audited)
I.	Revenue from operations	23	32,208.00	16,843.04
II.	Other income	24	1,926.46	83.77
III.	Total Income (I+II)		34,134.46	16,926.81
IV.	Expenses:			
	Project Expenses	25	1,085.80	5,611.37
	Changes in inventories of finished goods, by-products and work in progress	26	15,937.19	4,439.94
	Employee benefits expense	27	534.54	601.89
	Finance costs	28	21,969.03	19,223.33
	Depreciation and amortization expense	2	28.43	55.39
	Other expenses	29	4,034.46	1,702.45
	Total expenses (IV)		43,589.45	31,634.37
V.	Profit before tax (III-IV)		(9,454.99)	(14,707.56)
	Profit/(Loss) adjustment on revenue items reclassified during the period			
VI.	Tax expense :			
	Current tax		-	-
	Deferred tax		1,666.27	(3,683.00)
	Income tax relating to earlier years		-	10.39
			1,666.27	(3,672.61)
VII.	Profit for the period		(11,121.26)	(11,034.95)
VIII.	Other comprehensive income			
	(i) Items that will not be reclassified to profit or loss			
	(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
	Total other comprehensive income, net of tax		-	-
IX.	Total comprehensive income for the year		(11,121.26)	(11,034.95)
X.	Earnings per equity share (Nominal value per share Rs. 10/-)	30		
	- Basic (Rs.)		(345.86)	(343.18)
	- Diluted (Rs.)		(345.86)	(343.18)
	Significant accounting policies and estimates and the accompanying notes 1 to 43 are an integral part of the financial statement.			
As per our report of even date attached.				

For M/S. G N P M A R K S & Co.
Chartered Accountants
Firm Registration No. 029556N



[Signature]
CA. Sonu Kumar Choudhary
Partner
M. No. 551466
Delhi, 12th August, 2025
UDIN: 25551466 BMUI LL7887

For and on behalf of the Board of Directors of
Prateek Realtors India Private Limited



PRATEEK REALTORS INDIA PRIVATE LIMITED
CIN:U70101DL2009PTC197028
101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

Standalone Cash Flow Statement for the period ended 31st March, 2025

(₹ in Lakhs)

Particulars	Note No.	For the Year ended 31.03.2025	For the Year ended 31.03.2024
(A) Cash Flow from Operating Activities			
Net profit as per the Statement of Profit & Loss before Tax		(9,454.99)	(14,707.56)
Adjustment for:-			
Interest Income		(125.17)	(2.64)
Insurance claim Received		-	-
Rent Income		(15.42)	(52.74)
Amount Written off		2,567.99	833.30
Other Non Operative Income		-	-
Provisions (other)		603.83	3.05
Foreign Exchange fluctuation		-	-
Adjustment for Prior periods		(0.20)	-
Liabilities Written off		(29,613.53)	-
Depreciation		28.43	55.39
Profit/Loss on Sale of asset		(8.16)	80.82
Expenses related with financing activities		21,969.03	19,223.33
Other Non Cash Items		22.49	(221.87)
Operating Profit Before Working Capital Changes		(14,025.70)	5,211.08
Adjustment for Current Assets & Liabilities			
(Increase)/Decrease in trade receivable		2,726.71	5,782.31
(Increase)/Decrease in Inventories		15,937.19	4,439.94
(Increase)/Decrease in other Current assets & non current assets		(3,799.88)	(160.65)
(Increase)/Decrease in other Current & non current Financial assets		(236.12)	(9.08)
Increase/(Decrease) in Other current liabilities & Non Current liabilities		11,636.57	(1,715.05)
Increase/(Decrease) in Other current & Non Current Financial liabilities		1,370.96	800.59
Increase/(Decrease) in trade payable & provisions		1,687.16	(1,054.38)
		29,322.59	8,083.69
Cash Generated from (utilized in) Operating activities	(A)	15,296.89	13,294.77
(B) Cash flow from Investment Activities			
Rental Income		15.42	52.74
Interest Income		125.17	2.64
Short term loans & advances (Given)/Received		(1,986.81)	(2,642.45)
Long term loans & advances (Given)/ Received		-	-
Sale of fixed assets		10.00	252.25
Purchase of fixed assets		(8.05)	(2.28)
Cash generated from (utilised in) Investing activities	(B)	(1,844.27)	(2,337.10)
(C) Cash flow from Financing Activities			
Proceeds/(Repayment) of Short term borrowings		35,609.42	(7,238.22)
(Repayment)/Proceeds from Long term borrowings		(24,468.53)	23,391.32
Interest & other finance expenses paid		(21,969.03)	(19,223.33)
Cash generated from (utilised in) Financing activities	(C)	(10,828.14)	(3,070.23)
Effect Foreign Exchange fluctuation		-	-
Net Increase (Decrease) in Cash and cash equivalents (A+B+C)		2,624.48	7,887.41
Opening Cash & Cash Equivalents		8,215.12	327.71
Closing Cash & Cash Equivalents		10,839.60	8,215.12

Significant accounting policies and estimates and the accompanying notes 1 to 43 are an integral part of the financial statement.

As per our report of even date attached.

For M/S. G N P M A R K S & Co.
Chartered Accountants
Firm Registration No. 029556N



Sonu Kumar Choudhary

CA. Sonu Kumar Choudhary
Partner
M. No. 551466
Delhi, 12th August, 2025
UDIN: 25551466BMUI LL7887



Prashant Kumar Tiwari
Director
DIN:00024438



Prateek Tiwari
Director
DIN:02847113

For and on behalf of the Board of Directors of
Prateek Realtors India Private Limited

Notes Forming part of Standalone Financial Statements

CORPORATE INFORMATION

Prateek Realtors India Private Limited ("the company") having CIN-U70101DL2009PTC197028 is a private limited company domiciled in India, incorporated under the provisions of Companies Act, 1956. The registered office of the company is situated at Plot No. 101-102, Himalaya Palace, 65, Vijay Block, Laxmi Nagar, G Block, Shakarpur, Delhi-110092.

The company is engaged in the business of constructing residential houses, commercial buildings, flats and factory sheds and buildings. The ongoing project of the company is "Prateek Grand City" in Siddhartha Vihar, Ghaziabad.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1.1 General Information and Statement of Compliance with IND AS

These standalone financial statements ('financial statements') of the Company have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs ('MCA') under Section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and other relevant provisions of the Act. The Company has uniformly applied the accounting policies during the periods presented.

Financial statements for the year ended 31 March 2024 are the first financial statements which the Company has prepared in accordance with Ind AS. For all periods up to and including the year ended 31 March 2023, the Company had prepared its financial statements in accordance with accounting standards notified under Section 133 of the Act, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Previous GAAP), which have been adjusted for the differences in the accounting principles adopted by the Company on transition to Ind AS. For the purpose of comparatives, financial statements for the year ended 31 March 2023 and opening balance sheet as at 1 April 2022 are also prepared as per Ind AS.

The financial statements for the year ended 31 March 2025 were authorized and approved for issue by the Board of Directors on 30/05/2025.

1.2 Basis of preparation

The financial statements have been prepared on accrual basis in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 and the provisions of the Companies Act, 2013.

The financial statements have been prepared on a historical cost basis, except for certain financial assets and liabilities which have been measured at fair value (refer accounting policy regarding financial instruments).

The financial statements are presented in Indian Rupees ("₹") and all amounts are rounded to the nearest Lakhs, except as stated otherwise.



1.3 Estimates and Judgements

The preparation of the financial statements in conformity with Ind AS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions effect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Accounting estimates could change from period to period. Actual results may differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

1.4 Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The normal operating cycle in respect of real estate operations of the company is the time between the acquisition of land/ development rights for a real estate project and its realisation into cash and cash equivalents by way of sale of developed units. Accordingly, project related assets and liabilities have been classified into current and non-current based on operating cycle of the respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

1.5 Property, Plant and Equipment

Freehold land and capital work-in-progress is carried at cost, including transaction costs and borrowing costs. All other items of property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

The cost of an item of property, plant and equipment comprises of its purchase price, any costs directly attributable to its acquisition and an initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, the obligation for which the company incurs when the item is amount or recognised as a separate asset, as appropriate, only when it is probable that future



economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Depreciation on property, plant and equipment is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives. The useful lives estimated for the major classes of property, plant and equipment are shown in Note-2(v).

The useful lives have been determined based on technical evaluation done by the management, which in few cases are different than the lives as specified by Schedule II to the Companies Act, 2013. The residual values are not more than 5% of the original cost of the asset. The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset is included in the statement of profit and loss when the asset is derecognised.

Physical verification of Property, Plant and Equipment is carried out in a phased manner. Certain Plant and Machinery including Shuttering and Scaffoldings is verified on completion of a Project due to nature of such assets.

1.6 Investment Properties

Investment properties are measured initially at cost, including transaction costs and borrowing costs, wherever applicable. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred.

The company discloses the fair value of investment properties as at the end of the year, which is determined by registered accredited independent valuers. Investment properties are derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of investment properties are included in profit and loss in the period of de-recognition.

1.7 Inventories

Inventory comprises raw materials, property held for development, properties under development and property held for sale.

- Raw Materials used for the construction activity of the company are valued at the lower of cost and net realizable value with the cost being determined on a 'First In First Out' basis.
- Work in Progress & Finished goods: Cost of Raw Material Consumed plus appropriate share of overheads.
- Properties Held for Development represent land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, borrowing cost and other costs incurred to get the properties ready for their intended use.
- Properties under Development represent various projects which are in process presently. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred till reported date in proportion of % of completed unsold area out of % of total completed area.



- Properties held for Sale represent finished properties and land acquired for the purpose of future sale and not for development. Properties held for sale are stated at the lower of cost and net realizable value. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred during the period of development. Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and costs required to make the sale.

1.8 Cash and Cash Equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits maturing within twelve months from the date of balance sheet, which are subject to an insignificant risk of changes in value. Bank overdrafts are shown under borrowings in the balance sheet.

Other Bank Balances includes Balances with Bank to the extent secured against the borrowings and Balances in Bank Accounts designated as RERA Account wherein 70% of amount collected from allottees is deposited.

1.9 Financial Instruments

A. Financial Instruments - Initial recognition and measurement

Financial assets and financial liabilities are recognised in the company's statement of financial position when the company becomes a party to the contractual provisions of the instrument. The company determines the classification of its financial assets and liabilities at initial recognition. All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

B.1. Financial assets – Subsequent measurement

The Subsequent measurement of financial assets depends on their classification which is as follows:

a. Financial assets at fair value through profit or loss

Financial assets at fair value through profit and loss include financial assets held for sale in the near term and those designated upon initial recognition at fair value through profit or loss.

b. Financial assets measured at amortised cost

Loans and receivables are non derivative financial assets with fixed or determinable payments that are not quoted in an active market. Trade receivables do not carry any interest and are stated at their nominal value as reduced by appropriate allowance for estimated irrecoverable amounts based on the ageing of the receivables balance and historical experience. Additionally, a large number of minor receivables are grouped into homogenous groups and assessed for impairment collectively. Individual trade receivables are written off when management deems them not to be collectible.

c. Financial assets at fair value through OCI

All equity investments, except investments in subsidiaries, joint ventures and associates, falling within the scope of Ind AS 109, are measured at fair value through Other Comprehensive Income (OCI). The company makes an irrevocable election on an instrument by instrument basis to present in other comprehensive income subsequent changes in the fair value. The classification is made on initial recognition and is irrevocable.

If the company decides to designate an equity instrument at fair value through OCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI.

B.2. Financial assets –Derecognition



The company derecognises a financial asset when the contractual rights to the cash flows from the assets expire or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset.

Upon de recognition of equity instruments designated at fair value through OCI, the associated fair value changes of that equity instrument is transferred from OCI to Retained Earnings.

C. Investment in subsidiaries, joint ventures and associates

Investments made by the company in subsidiaries, joint ventures and associates are measured at cost in the separate financial statements of the company.

D.1. Financial liabilities –Subsequent measurement

The Subsequent measurement of financial liabilities depends on their classification which is as follows:

a. Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading, if any.

b. Financial liabilities measured at amortised cost

Interest bearing loans and borrowings including debentures issued by the company are subsequently measured at amortised cost using the effective interest rate method (EIR). Amortised cost is calculated by taking into account any discount or premium on acquisition and fee or costs that are integral part of the EIR. The EIR amortised is included in finance costs in the statement of profit and loss.

D.2. Financial liabilities –Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or expires.

E. Offsetting financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the statement of financial position, if and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

F. Fair value measurement

The company measures certain financial instruments at fair value at each reporting date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the assets or liability or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to the company.

The company uses valuation technique that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

1.10 EWS/LIG units

In terms of the building bye-laws of various states in which the company operates, it is required to develop certain units for Economically Weaker Section (EWS) and Lower Income Group (LIG) people along with the development of the main group housing project. EWS/LIG units in the balance sheet



comprise of amounts deployed by the company towards land, development and/or purchase of EWS/LIG units, as reduced by amounts received from the allottees and unrealised cost from such units.

1.11 Revenue Recognition

Revenue is recognised upon transfer of control of promised product or services to customer in an amount that reflects the consideration the company expects to receive in exchange for those product or service, regardless of when the payment is received. Revenue is measured at the Transaction price, excluding amounts collected on behalf of the third parties.

The specific recognition criteria for the various types of the company's activities are described below:

a) Real estate projects

In accordance with the principles of Ind AS 115, revenue in respect of real estate project is recognised on satisfaction of Performance Obligation at a point in time by transferring a promised good or services (i.e. an asset) to a customer and the customer obtains control of that asset.

To determine the point in time at which a customer obtains control of a promised asset and the entity satisfies a performance obligation; the company considers following indicators of the transfer of control to customers:

- (a) the company has a present right to payment for the asset;
- (b) the company has transferred to the buyer the significant risks and rewards of ownership of the real estate;
- (c) the company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate sold;
- (d) the amount of revenue can be measured reliably;
- (e) the costs incurred or to be incurred in respect of the transaction can be measured reliably;
- (f) the customer has accepted the asset.

The satisfaction of performance obligation and the control thereof is transferred from the company to the buyer upon earlier of the unit possession or its registration.

b) Interest income

Interest income from debt instruments (including Fixed Deposits) is recognised using the effective interest rate method.

The effective interest rate is that rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of a financial asset. While calculating the effective interest rate, the company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

c) Rental Income

Rental income arising from operating leases on investment properties is accounted for on a straight-line basis over the lease term.

d) Delayed payment charges

Delayed payment charges claimed to expedite recoveries are accounted for on realisation.

e) Other Income

Other Income is accounted for on accrual basis except, where the receipt of income is uncertain.

1.12 Borrowing Cost



Borrowing costs directly attributable to the acquisition and/or construction of a qualifying asset are capitalized during the period of time that is necessary to complete and prepare the asset for its intended use or sale. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to the statement of profit and loss as incurred.

1.13 Taxes

Current Tax

The current tax expense for the period is determined as the amount of tax payable in respect of taxable income for the period, based on the applicable income tax rates.

Current tax relating to items recognised in other comprehensive income or equity is recognised in other comprehensive income or equity, respectively.

Deferred Tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date. Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised for all deductible temporary differences and, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, the carry forward of unused tax credits and unused tax losses can be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted at the reporting date.

Deferred tax relating to items recognised in other comprehensive income or equity is recognised in other comprehensive income or equity, respectively.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities.

1.14 Exceptional items

Exceptional items refer to items of income or expense within statement of profit and loss from ordinary activities which are non-recurring and are of such size, nature or incidence that their separate disclosure is considered necessary to explain the performance of the company.

1.15 Cash Flow Statement

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

1.16 Earnings per share

The Basic earnings per share (EPS) is calculated by dividing the net profit or loss for the year attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year.



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

1.17 Provisions, Contingent Liabilities and Contingent Assets

Provisions are recognized only when there is a present obligation, as a result of past events and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

Possible obligations which will be confirmed only by future events not wholly within the control of the Company or Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are neither recognized nor disclosed except when realisation of income is virtually certain, related asset is disclosed.



Statement of Changes in Equity For the FY 24-25

a. Equity share capital

Particulars	31 March 2025		31 March 2024	
	No's in Hundreds	₹ in Lakhs	No's in Hundreds	₹ in Lakhs
Issued and subscribed capital (Equity shares of ₹ 10/each)				
As per latest Balance sheet	32,155.00	321.55	32,155.00	321.55
Issue of share capital	-	-	-	-
Equity share at the end of the year	32,155.00	321.55	32,155.00	321.55
Paid up capital (Equity shares of ₹ 10/each)				
As per latest Balance sheet	32,155.00	321.55	32,155.00	321.55
Issue of share capital	-	-	-	-
Equity share at the end of the year	32,155.00	321.55	32,155.00	321.55

b. Other equity

Particulars	Share application money pending allotment	Equity component of compound financial instruments	Reserve and Surplus				Debt instruments through OCI	Equity Instruments through OCI	Effective portion of Cash Flow Hedges	Revaluation Surplus	Forex Gain / Loss on foreign operation	Other items of OCI	Total
			Capital Reserve	Securities Premium Reserve	Other Reserves	Retained Earnings							
Opening Balance as on 1 April 2023	-	-	-	3,880.73	-	(24,158.49)	-	-	-	-	-	-	(20,277.77)
Profit / loss for the year	-	-	-	-	-	(11,034.94)	-	-	-	-	-	-	(11,034.94)
OCI	-	-	-	-	-	(211.49)	-	-	-	-	-	-	(211.49)
Total Comprehensive income (loss) for the year	-	-	-	-	-	(11,246.43)	-	-	-	-	-	-	(11,246.43)
Adjustments :-													
Dividend Paid	-	-	-	-	-	-	-	-	-	-	-	-	-
Closing Balance as on 31 March 2024	-	-	-	-	-	(35,404.92)	-	-	-	-	-	-	(31,524.20)

Particulars	Share application money pending allotment	Equity component of compound financial instruments	Reserve and Surplus				Debt instruments through OCI	Equity Instruments through OCI	Effective portion of Cash Flow Hedges	Revaluation Surplus	Forex Gain / Loss on foreign operation	Other items of OCI	Total
			Capital Reserve	Securities Premium Reserve	Other Reserves	Retained Earnings							
Opening Balance as on 1 April 2024	-	-	-	3,880.73	-	(35,404.92)	-	-	-	-	-	-	(31,524.20)
Profit / loss for the year	-	-	-	-	-	(11,121.26)	-	-	-	-	-	-	(11,121.26)
Adjustment for prior periods	-	-	-	-	-	(0.20)	-	-	-	-	-	-	(0.20)
OCI	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Comprehensive income (loss) for the year	-	-	-	-	-	(11,121.46)	-	-	-	-	-	-	(11,121.46)
Adjustments :-													
Dividend Paid	-	-	-	-	-	-	-	-	-	-	-	-	-
Closing Balance as on 31 March 2025	-	-	-	-	-	(46,526.38)	-	-	-	-	-	-	(42,645.66)

Significant accounting policies and estimates and the accompanying notes 1 to 43 are an integral part of the financial statement.

As per our report of even date attached.

For M/S. G N P M A R K S & Co.
Chartered Accountants
Firm Registration No. 029556N

CA. Sonu Kumar Choudhary
Partner
M. No. 551466
Delhi, 12th August, 2025
UDIN:



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

Note No : 2

PROPERTY, PLANT AND EQUIPMENT

(₹ in Lakhs)

Particulars	Furniture and Fixtures	Vehicles	Office Equipments	Plant & Machineries	Computers	Sub Total (A)	Right of use of assets	Sub Total (B)	Total (A+B)
Gross carrying amount									
Balance as at 31 March 2024	34.89	1,214.56	53.70	12.73	69.52	1,385.41	-	-	1,385.41
Additions	-	-	1.55	0.40	6.10	8.05	-	-	8.05
Disposals/adjustments	-	-36.81	-	-	-	-36.81	-	-	-36.81
Balance as at 31 March 2025	34.89	1,177.75	55.25	13.13	75.62	1,356.64	-	-	1,356.64
Accumulated depreciation									
Balance as at 31 March 2024	31.74	1,101.39	50.53	11.47	63.90	1,259.02	-	-	1,259.02
Charge for the year	0.54	23.97	0.35	0.33	3.23	28.43	-	-	28.43
Reversal on disposal/ adjustments	-	-34.97	-	-	-	-34.97	-	-	-34.97
Balance as at 31 March 2025	32.28	1,090.39	50.88	11.79	67.13	1,252.47	-	-	1,252.47
Net block carrying amount									
Balance as at 31 March 2024	3.15	113.17	3.17	1.26	5.63	126.39	-	-	126.39
Balance as at 31 March 2025	2.61	87.36	4.37	1.33	8.49	104.17	-	-	104.17

Notes:

- (i) Ind AS 101 Exemption : The Company has availed the exemption available under Ind AS 101, where the carrying value of property, plant and equipment as at 01 April 2022 has been carried forward at the amount as determined under the previous GAAP. The deemed cost as at 01 April 2022 is the gross carrying amount less accumulated depreciation as on that date.
- (ii) Property, plant and equipment are stated at cost comprising of purchase price and any initial directly attributable cost of bringing the asset to its working condition for its intended use, less accumulated depreciation (other than freehold land) and impairment loss, if any.
- (iii) Depreciation is provided for property, plant and equipment as prescribed in Schedule II of the Companies Act, 2013.
- (iv) The estimated useful lives and residual values are reviewed at the end of each reporting period, with the effect of any change in estimate accounted for on a prospective basis.
- (v) The estimated useful lives are as mentioned below:

Type of asset	Useful lives* (yrs)
Plant and Machinery	10-25
Furniture and Fixtures	8-10
Vehicles	8-10
Office Equipments	5-10
Computers	3

* The Company believes that the technically evaluated useful lives, different from Schedule II of the Companies Act, 2013, best represent the period over which these assets are expected to be used.

- (vi) Property, plant and equipment with finite life are evaluated for recoverability whenever there is any indication that their carrying amounts may not be recoverable. If any such indication exists, the recoverable amount (i.e. higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the cash generating unit (CGU) to which the asset belongs.
- (vii) If the recoverable amount of an asset (or CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount. An impairment loss is recognised in the statement of profit and loss.



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

Note No : 3

(₹ in Lakhs)

Investment in Property	Investment Property		Investment Property under construction	Total
	Land	Building		
Gross Carrying Amount				
As at April 01, 2023	390.75	-	-	390.75
Acquisition during the Year	-	-	-	-
Expenses Capitalised During th Year	-	-	-	-
Disposals	-	-	-	-
Assets classified as held for sale out of Investment Property	-	-	-	-
Other Adjustments	-	-	-	-
As at March 31, 2024	390.75	-	-	390.75
Acquisition during the Year	-	-	-	-
Expenses Capitalised During th Year	-	-	-	-
Disposals	-	-	-	-
Assets classified as held for sale out of Investment Property	-	-	-	-
Other Adjustments	-	-	-	-
As at March 31, 2025	390.75	-	-	390.75
Accumulated Depreciation				
As at April 01, 2023	-	-	-	-
Acquisition during the Year	-	-	-	-
Expenses Capitalised During th Year	-	-	-	-
Disposals	-	-	-	-
Assets classified as held for sale out of Investment Property	-	-	-	-
Other Adjustments	-	-	-	-
As at March 31, 2024	-	-	-	-
Acquisition during the Year	-	-	-	-
Expenses Capitalised During th Year	-	-	-	-
Disposals	-	-	-	-
Assets classified as held for sale out of Investment Property	-	-	-	-
Other Adjustments	-	-	-	-
As at March 31, 2025	-	-	-	-
Net Carrying Amount as on April 01, 2023	390.75	-	-	390.75
Net Carrying Amount as on March 31, 2024	390.75	-	-	390.75
Net Carrying Amount as on March 31, 2025	390.75	-	-	390.75
*Following Properties constitute Investment Properties	Land	Building		
Property in Prateek Laurel	1.66			
Property in Prateek Wisteria	209.83			
Property at JP Greens	179.26			
	390.75	-		

*since value of Land & Building in Prateek Laurel & Prateek Wisteria cannot be segregated into Land & Building hence the whole Property is treated as Land & no depreciation has been charged.

(i) Amount Recognised in Statement of Profit and loss For investment property

Particulars	As at 31st March	
	2025	2024
Rental Income	-	-
less: Direct operating Expenses that generated rental Income*	-	-
less: Direct operating Expenses that did not generated rental Income*	-	-
Profit from Leasing of investment Property before depreciation	-	-
less: Depreciation expenses	-	-
Profit from Leasing of investment Property after depreciation	-	-

* Direct operating expenses attributable to investment properties cannot be specifically identified with property, although management does not expect them to be material

(ii) Fair Value of Investment Properties

(₹ in Lakhs)

Particulars	As at 31st March	
	2025	2024
Fair Value	3,274.00	2,904.52

The fair value of investment Property have been determined by Management architect having appropriate qualifications and recent experience in the location and category of the property being valued. The company obtains valuation for its investment property annually and are considered to be a fair representation at which such properties can be sold in an active market. The company follows Market approach for land valuation. Market Approach for land valuation is applied, using sales comparison/ Market Survey method. Cost of construction Method under cost approach, is used to estimate Gross Current Replacement Value for valuation of Building

(iii) There is no Investment property held for sale

(iv) There is no Investment property pledged against for borrowings.



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

Note No : 4

(₹ in Lakhs)

Non-current investments		Year Ended		Year ended	
Particulars		Number of	As at 31st	Number of	As at 31st
		shares / units	March, 2025	shares / units	March, 2024
(1)	Designated at fair value through profit or loss:				
	Investment in equity instruments				
	Investment in subsidiaries carried at cost				
	(unquoted, fully paid-up)				
	Investment in Fully paid up equity shares in M/s	15,000		15,000	22.50
	JDR Builder and Developers Private Limited		22.50		
	(15000 (P.Y. 15000) Equity Shares of Rs. 10/-				
	each of 150.00 per share)		(22.50)		
	Provision for Impairment of Investment				
					22.50
	Aggregate amount of unquoted investments				22.50
	Aggregate amount of impairment in value of				
	investments				

*The Company has acquired 15,000 equity shares of JDR Builder and Developers Private Limited on 23/11/2013, which represents 99.99% of the total share capital by investing Rs. 22.50 lakh at the date of acquisition consequent to which JDR Builder and Developer Private Limited has become a wholly owned subsidiary of the Company.

Particulars of the subsidiary

Particulars	Relationship	Ownership interests		Accounted on
		As at 31st March 2025	As at 31st March 2024	
JDR Builder and Developers Private Limited	Wholly Owned Subsidiary	99.99%	99.99%	Measured at cost as per Ind AS 27 'Separate Financial Statements'

Note No : 5

(₹ in Lakhs)

Security Deposits - Non current		Year ended		Year ended	
(Unsecured, considered good)		As at 31st March 2025		As at 31st March, 2024	
Security Deposits		68.12		56.93	
- unsecured, considered good					
- unsecured, considered doubtful			68.12		56.93
			68.12		56.93

Note No : 6

(₹ in Lakhs)

Other Financial assets - Non current		Year ended		Year ended	
Particulars		As at 31st March 2025		As at 31st March, 2024	
Fixed deposit (more than 1 year)		226.25			
Interest Accrued on FDR			226.25		-
			226.25		-

Note No : 7

(₹ in Lakhs)

Deferred tax assets/liability (net)		Year ended		Year ended	
Particulars		As at 31st March 2025		As at 31st March, 2024	
Deferred tax assets on account of :					
Property, plant and equipment and intangible assets		102.02		142.48	
Losses being carried forward		13,846.06		15,319.48	
Employee benefit-Gratuity		0.0001		-	
Effect of change in Accounting Policy for Revenue Recognition		-		152.39	
			13,948.08		15,614.35
			13,948.08		15,614.35



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

The Company recognises deferred tax on a net basis, in accordance with Ind AS 12 – Income Taxes. Deferred tax assets have been recognised based on management's assessment that it is probable that future taxable profits will be available against which the deductible temporary differences and carry forward losses can be utilised. The assessment is supported by the Company's business plans and projections indicating that the ongoing and future projects are expected to generate sufficient taxable profits.

(i) Movements in Deferred tax assets (Net)

(₹ in Lakhs)

Particulars	As at 31st March 2024	Recognised/ Reversed through Profit and loss	Recognised In other comprehensive income	As at 31st March 2025
Assets				
On loss carry forwarded for future years	15,319.48	(1,473.42)	-	13,846.06
Escalated Depreciation	142.48	(40.46)	-	102.02
Employee benefits provisions- Gratuity	-	0.00	-	0.00
Due to change in Revenue Recognition Policy	152.39	(152.39)	-	-
Deferred Tax assets	15,614.35	(1,666.27)	-	13,948.08
Deferred Tax Liabilities	-	-	-	-
Total	15,614.35	(1,666.27)	-	13,948.08

(ii) Movements in Deferred tax assets (Net)

(₹ in Lakhs)

Particulars	As at 31st March 2023	Recognised/ Reversed through Profit and loss	Recognised In other comprehensive income	As at 31st March 2024
Assets				
On loss carry forwarded for future years	11,586.43	3,733.05	-	15,319.48
Escalated Depreciation	135.83	6.65	-	142.48
Employee benefits provisions- Gratuity	-	-	-	-
Due to change in Revenue Recognition Policy	209.09	(56.69)	-	152.39
Deferred Tax assets	11,931.35	3,683.00	-	15,614.35
Deferred Tax Liabilities	-	-	-	-
Total	11,931.35	3,683.00	-	15,614.35

Note No : 8

(₹ in Lakhs)

Inventories	Year ended		Year ended	
Particulars	As at 31st March 2025		As at 31st March, 2024	
Raw materials	-	-	-	-
Raw materials in transit	-	-	-	-
Packing materials	-	-	-	-
Work-in-progress	45,008.89	-	88,777.82	-
Finished goods	29,145.52	74,154.41	1,313.78	90,091.60
		74,154.41		90,091.60

(At lower of cost and net realizable value, unless stated otherwise), Inventories pledged as security against borrowings.

Note No : 9

(₹ in Lakhs)

Trade receivables - Current	Year ended		Year ended	
Particulars	As at 31st March 2025		As at 31st March, 2024	
Unsecured, considered good				
Due from related parties	-	-	-	-
Due from others	621.49	621.49	3,355.93	3,355.93
		621.49		3,355.93
TRADE RECEIVABLES AGEING SCHEDULE				
Undisputed, considered good				
- not yet due	-	-	-	-
- less than 6 months	44.65	-	324.37	-
- 6 months to 1 year	3.63	-	300.27	-
- 1 year to 2 years	9.65	-	392.90	-
- 2 year to 3 years	31.45	-	727.79	-
- More than 3 years	532.11	621.49	1,610.59	3,355.93
		621.49		3,355.93



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

Note No : 10

(₹ in Lakhs)

Cash and cash equivalents	Year ended		Year ended	
Particulars	As at 31st March 2025		As at 31st March, 2024	
Balances with banks	9,557.54		8,207.91	
- in current account	13.87		7.21	
Cash in hand	1,268.19	10,839.60		8,215.12
Fixed Deposit		10,839.60		8,215.12

Note No : 11

(₹ in Lakhs)

Loans	Year ended		Year ended	
Particulars	As at 31st March 2025		As at 31st March, 2024	
Loan and advances to related parties	25,836.84		23,825.03	
Loans to Others	1,144.83	26,981.67	1,169.83	24,994.86
		26,981.67		24,994.86

*Repayable on demand and interest free loan given to subsidiaries for working capital requirements.

Note No : 12

(₹ in Lakhs)

Other financial assets - Current	Year ended		Year ended	
Particulars	As at 31st March 2025		As at 31st March, 2024	
(Unsecured, considered good)				
Advances to employees	0.23		1.50	
Advances to others	341.00		341.00	
Interest Recoverable	-	341.23	2,551.49	2,893.99
		341.23		2,893.99

Note No : 13

(₹ in Lakhs)

Other current assets	Year ended		Year ended	
Particulars	As at 31st March 2025		As at 31st March, 2024	
(Unsecured, considered good)				
Advances to related parties				
Mobilization advances	1,958.48		-	
Advances to Contractors	439.23		6.03	
Advances other than Related Parties				
Mobilization Advance Paid to Contractors	359.10		372.01	
Advances to Suppliers & Contractors	205.61		241.82	
Other Assets				
GST Input Tax Credit	364.19		109.21	
Vat paid under protest (Net of sales tax provisions)	27.66		70.84	
TDS & TCS Receivables	512.42		579.24	
Prepaid Expenses	10.45		10.39	
Income Tax refund	26.69		26.69	
Income Tax Demand under Protest	309.81			
Other Current Assets	1,318.45		315.97	
		5,532.09		1,732.20
		5,532.09		1,732.20



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

Note No : 14

(₹ in Lakhs)

Equity Share capital		Year ended		Year ended	
Particulars		As at 31st March, 2025		As at 31st March, 2024	
		No. of shares	Amount	No. of shares	Amount
(a) Authorised					
Equity shares of par value Rs 10/- each		50,00,000	500.00	50,00,000	500.00
		50,00,000	500.00	50,00,000	500.00
(b) Issued, subscribed and fully paid up					
Equity shares of par value Rs 10/- each at the beginning of the year		32,15,500	321.55	32,15,500	321.55
Changes during the year					
At the end of the year		32,15,500.00	321.55	32,15,500.00	321.55

(c) **Term /Rights attached to Equity Shares**

The Company has only one class of equity shares having a par value of **Rs. 10/-** per share. Each holder of equity shares is entitled to one vote per share. The holders of Equity Shares are entitled to receive dividends as declared from time to time. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

(d) **Shareholders holding more than 5 % of the equity shares in the Company :**

Name of shareholder	As at 31st March, 2025		As at 31st March, 2024	
	No. of shares held	% of holding	No. of shares held	% of holding
Prateek Buildtech (India) Private Limited	29,93,300.00	93.00	29,93,300.00	93.00
Prashant Kumar Tiwari	2,22,200.00	7.00	2,22,200.00	7.00

(e) **Shares held by the promoters at the end of the period**

Name of Promoters	As at 31st March, 2025		
	No. of shares held	% of total shares	% change during the year
Prateek Buildtech (India) Private Limited	29,93,300	93.00	0%
Prashant Kumar Tiwari	2,22,200	7.00	0%
Name of Promoters	As at 31st March, 2024		
	No. of shares held	% of total shares	% change during the year
Prateek Buildtech (India) Private Limited	29,93,300	93.00	0%
Prashant Kumar Tiwari	2,22,200	7.00	0%

Note No : 15

(₹ in Lakhs)

Other equity		Year ended		Year ended	
Particulars		As at 31st March, 2025		As at 31st March, 2024	
(a) Securities Premium					
Securities Premium Account		3,880.73	3,880.73	3,880.73	3,880.73
(b) Retained earnings					
Surplus in the Statement of Profit & Loss					
Balance as per Last Account		(35,404.92)		(24,158.49)	
Add : Profit/loss as per Statement of Profit and Loss		(11,121.26)		(11,034.94)	
Adjustment for prior periods		(0.20)			
Other Comprehensive Income(net of tax)		-		(211.49)	
Amount available for appropriation		(46,526.38)		(35,404.92)	
Less : Appropriations:					
Dividend on equity shares		-		-	
Tax on dividend		-		-	
Transfer to general reserve		-		-	
Balance at the end of the year			(46,526.38)		(35,404.92)
Total other equity			(42,645.66)		(31,524.20)

Nature of Reserves

a) **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 Companies Act, 2013

b) **General Reserve**

The General Reserve is used time to time for transfer of profits from surplus in Statement of Profit and Loss for appropriation purposes.

Note No : 16

(₹ in Lakhs)

Non-Current Financial Liability		Year ended		Year ended	
Particulars		As at 31st March, 2025		As at 31st March, 2024	
Long Term Borrowings					
Secured					
(i) Loan Against Property from Indiabulls					
HLAPLAJ00159067		-		201.66	
(Mortgage of Property Plot No H-15, Maharani Bagh New Delhi)					
Instalments starting from 05.08.2013 till 05.07.2026					
Rate of Interest : 21.50 % per annum					
HLAPLAJ00159103		509.28		979.41	
(Mortgage of Property Plot No H-15, Maharani Bagh New Delhi)					
Instalments starting from 05.08.2013 till 05.08.2027					
Rate of Interest : 23.00 % per annum					
HLAPLAJ00159179		25.32		83.50	
(Mortgage of Property Plot No 15, Sector-52, Noida)					
Instalments starting from 05.08.2013 till 05.12.2026					
Rate of Interest : 23.00 % per annum					
HLAPLAJ00159204		35.15		115.90	
(Mortgage of Property Plot No. B-1, Sector-30, Noida)					
Instalments starting from 05.08.2013 till 05.12.2026					



PRAITEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

Rate of Interest : 23.00 % per annum

(All above loans are secured by personal guarantee of Mr. Prashant Kumar Tiwari, Mrs. Kalpana Tiwari and Mr. Prateek Tiwari.)

(ii) Bond/Debentures

19.5% Listed, redeemable, Non-convertible debentures

Non Convertible Debentures of a face value of INR 100,000 (Indian Rupees One Lakh) each of aggregating for an amount of INR 3,250,000,000 (Indian Rupees Three Hundred and Twenty-Five Crores) redeemable by 31-08-2027 to the debenture holders namely:

1. ISAF III ONSHORE FUND 2. IE INDIA SPECIAL ASSET FUND III IFSC LLP

An exclusive first ranking charge by way of mortgage of the immovable properties located at-

(a) Plot bearing number 04/BS-01 (97,565.68 square meters) (hereinafter referred to as the "Plot-1"); and

(b) Plot bearing number 04/BS-05 (57,350.828 square meters) (hereinafter referred to as the "Plot-2"),

both situated in Siddhartha Vihar, N.H. 24, Ghaziabad, Uttar Pradesh.

An exclusive first ranking charge by way of hypothecation over the movable fixed assets, receivables, insurance assets account assets and all other movable assets in relation to the Prateek Grand City- project (Phase -I) named "Grand Carnesia" and Phase-II named "Grand Paannia"

Debentures are also secured by corporate guarantee by Prateek Buildtech (India) Private Limited to secure all the obligations, and Personal guarantee by Mr. Prashant Kumar Tiwari & Mr. Prateek Tiwari.

19,479.73

29,184.93

20.00% Listed, redeemable, Non-convertible debentures

Non Convertible Debentures of a face value of INR 100,000 (Indian Rupees One Lakh) each of aggregating for an amount of INR 2,750,000,000 (Indian Rupees Two Hundred and Seventy-Five Crores) redeemable by March 2029 to the debenture holders namely:

1. ISAF III ONSHORE FUND 2. IE INDIA SPECIAL ASSET FUND III IFSC LLP

An exclusive first ranking charge by way of mortgage of the immovable properties excluding the area upto 2.75 lacs located at-

(a) Plot bearing number 04/BS-01 (97,565.68 square meters) (hereinafter referred to as the "Plot-1"); and

(b) Plot bearing number 04/BS-05 (57,350.828 square meters) (hereinafter referred to as the "Plot-2"),

both situated in Siddhartha Vihar, N.H. 24, Ghaziabad, Uttar Pradesh.

An exclusive first ranking charge by way of hypothecation over the movable fixed assets, receivables, insurance assets account assets and all other movable assets in relation to the Prateek Grand City- project (Phase -III) named "Grand Bezonia".

Debentures are also secured by 76 % equity shares of Prateek Realtors India Pvt Ltd. NDU over balance 24% equity shares of Prateek Realtors India Pvt Ltd.

Debentures are also secured by 4 acres land parcel situated in South Delhi which shall be released when Tranche 1 debt becomes less than 150 CR. Personal guarantee by Mr. Prashant Kumar Tiwari & Mr. Prateek Tiwari.

27,323.20

(iii) 16.9% Senior, unlisted, redeemable, non-convertible debentures

Issue of 16.9% senior, unlisted, redeemable, non-convertible debentures of a face value of INR 10,00,000 (Indian Rupees Ten Lakh) each ("Face Value") aggregating up to INR 802,00,00,000/- (Indian Rupees Eight Hundred and Two Crore) redeemable by 31-03-2030 to be issued in 2 (two) tranches to the Debenture Holders namely

Asia Real Estate II India Opportunity Trust wherein Tranche I means 7,200 (seven thousand two hundred) Debentures

(a) Plot bearing number 04/BS-01 (97,565.68 square meters) (hereinafter referred to as the "Plot-1"); and

(b) Plot bearing number 04/BS-05 (57,350.828 square meters) (hereinafter referred to as the "Plot-2"),

both situated in Siddhartha Vihar, N.H. 24, Ghaziabad, Uttar Pradesh.

Further Tranche I consisting of 7200 (Seven Two Hundred) Debentures of a face value of INR 10,00,000 (Indian Rupees Ten Lakh) each aggregating to INR 720,00,00,000/- (Indian Rupees Seven Hundred Twenty Crores) is issued on 30th December, 2021.

Debentures are also secured by personal guarantee of Mr. Prashant Kumar Tiwari and Mrs. Kalpana Tiwari.

(Payments due within 12 months has been transferred to short term borrowings)

*For Further details, refer Footnote A below:

-

65,926.61

(iv) Land Dues Payable to UPVP

UPVP Dues are secured on lease hold property at Plot No.4/ BS-05 & Plot No. 4/BS-01, Siddhartha Vihar, Ghaziabad, Uttar Pradesh.

Repayment schedule has been revised by UPVP vide letter dated 28.07.2022. According to new repayment schedule, total outstanding dues are required to be paid with 19 half yearly equi installments.

Principal amount payable within next 12 months has been transferred to Note No-8 under the head current maturity of long term debts. (Rate of Interest-9.35%)

(v) FROM URBAN HOUSING

Being FAR Cost Purchased against the Land as below mentioned:

(a) Plot bearing number 04/BS-01 (hereinafter referred to as the "Plot-1"); and

(b) Plot bearing number 04/BS-05 (hereinafter referred to as the "Plot-2"),

both situated in Siddhartha Vihar, N.H. 24, Ghaziabad, Uttar Pradesh.

Unsecured

FROM MAHAGUN REALSTATE PVT. LTD.

Lease Liabilities

Other Financial Liabilities

Security Deposit Received

26,409.15

29,637.22

500.00

500.00

74,281.83

1,26,629.23



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

74,281.83 | 1,26,629.23

Footnote A:

During the year, the Company had outstanding debentures amounting to **INR 6,87,86,61,348** (the "Asia Real Estate Debentures").

In accordance with the **Inter Creditor Agreement executed on 26th March 2025** between the Company and:

- IDBI Trusteeship Services Ltd. (acting as Debenture Trustee for the Asia Real Estate Debentures),
- Catalyst Trusteeship Ltd. (for the benefit of EAAA Debenture I and II Holders), and
- Vistra ITCL India Ltd. (acting as the Common Security Trustee),

The following restructuring was agreed and implemented:

- 1 The Total amount of Outstanding Principal amount reduced to **INR 5,00,00,00,000**.
- 2 The Company made an **upfront payment of INR 2,25,00,00,000** on or before 31st March 2025.
- 3 The principal amount of **INR 1,87,86,61,348** was **waived off** by the Debenture Holders in accordance with the terms of the Agreement.
- 4 Consequently, the only outstanding balance as on 31st March 2025 is **INR 2,75,00,00,000**.

Payable by	Amount
31st March 2025	INR 275,00,00,000 (Rupees Two Hundred and Seventy-Five Crores)
31st March 2026	Total INR 300,00,00,000 (Rupees Three Hundred Crores) as reduced by such amounts paid till 31st March 2026
31st March 2027	Total INR 327,00,00,000 (Rupees Three Hundred and Twenty-Seven Crores) as reduced by such amounts paid till 31st March 2027
31st March 2028	Total INR 355,00,00,000 (Rupees Three Hundred and Fifty-Five Crores) as reduced by such amounts paid till 31st March 2028
31st March 2029	Total INR 385,00,00,000 (Rupees Three Hundred and Eighty-Five Crores) as reduced by such amounts paid till 31st March 2029
31st March 2030	Total INR 415,00,00,000 (Rupees Four Hundred and Fifteen Crores) as reduced by such amounts paid till 31st March 2030

Reconciliation of Liabilities arising from Financing activities

The Changes in Company's Liabilities arising from Financing Activities can be summarised below:

(₹ in Lakhs)

Particulars	As at 31st March, 2024	Cash Flows	Non Cash Changes	As at 31st March, 2025
Long Term Borrowings	1,26,629.23	(24,468.53)	(27,878.87)	74,281.83
Short Term Borrowings	13,498.53	35,609.42	-	49,107.95
Total Liabilities from Financing Activities	1,40,127.76	11,140.89	(27,878.87)	1,23,389.77

Reconciliation of Liabilities arising from Financing activities

The Changes in Company's Liabilities arising from Financing Activities can be summarised below:

(₹ in Lakhs)

Particulars	As at 31st March, 2023	Cash Flows	Non Cash Changes	As at 31st March, 2024
Long Term Borrowings	1,03,237.91	23,391.32	-	1,26,629.23
Short Term Borrowings	20,736.75	(7,238.22)	-	13,498.53
Total Liabilities from Financing Activities	1,23,974.66	16,153.10	-	1,40,127.76

Note No : 17

(₹ in Lakhs)

Provisions	Year ended	Year ended
Particulars	As at 31st March, 2025	As at 31st March, 2024
(a) Provision against Gratuity Valuation	5.84	-
	5.84	-
	5.84	-

*Provision for Expenses include Expenses which have accrued but are not payable.

Note No : 18

(₹ in Lakhs)

Short - term borrowings	Year ended	Year ended
Particulars	As at 31st March, 2025	As at 31st March, 2024
Secured/ Unsecured		
Current Maturity of Long Term Debt-Secured		
(i) Secured Loan From Indiabull Housing Finance Limited	824.86	640.30
(ii) 19.5% Listed, redeemable, Non-convertible debentures	480.78	3,250.00
(iii) 20% Listed, redeemable, Non-convertible debentures	-	-
(iv) 16.9% Senior, unlisted, redeemable, non-convertible debentures	27,500.00	2,860.00
(iv) Loan dues payable to UPAVP	2,459.02	1,937.51
(v) From Urban Housing	14,337.21	-
	45,601.87	8,687.81
Inter Corporate Loans		
Loans from related parties (unsecured)	3,506.08	4,810.72
	3,506.08	4,810.72
	49,107.95	13,498.53

Note No : 19

(₹ in Lakhs)

Trade Payables - Current	Year ended	Year ended
Particulars	As at 31st March, 2025	As at 31st March, 2024
Total outstanding dues of micro enterprises and small enterprises		
Creditors for goods-MSME	26.24	13.59
Creditors for services-MSME	44.21	14.18
	70.45	-
Total outstanding dues of creditors other than micro enterprises and small enterprises		27.77



PRAITEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

Creditors for goods	1,164.86		931.60	
Creditors for services	2,830.44	3,995.30	1,418.33	2,349.93
		4,065.75		2,377.70
TRADE PAYABLES AGEING SCHEDULE (Outstanding for following periods from due date of payment)				
Micro and small enterprises				
- less than 1 year	62.39		24.47	
- 1 year to 2 years	6.83		2.77	
- 2 year to 3 years	-		-	
- More than 3 years	1.23		0.53	
		70.45		27.77
OTHERS				
- less than 1 year	3,249.12		1,404.34	
- 1 year to 2 years	209.41		406.68	
- 2 year to 3 years	142.84		318.16	
- More than 3 years	393.93	3,995.30	220.75	2,349.93
		4,065.75		2,377.70

*Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the company.

### Disclosures as required under Section 22 of the Micro, Small and Medium Enterprises Development (MSMED) Act, 2006			
Sl. No.	Particulars	As at 31 March 2025	As at 31 March 2024
i)	The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year:		
	- Principal amount due	70.45	27.77
	- Interest amount due	2.88	-
ii)	The amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
iii)	The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act:	-	-
iv)	The amount of interest accrued and remaining unpaid at the end of each accounting year	-	-
v)	The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	-	-

Note No : 20

(₹ in Lakhs)

Other financial liabilities - Current		Year ended	Year ended
Particulars		As at 31st March, 2025	As at 31st March, 2024
a)	Installments due but not paid-NOIDA	17,483.00	16,079.52
b)	Interest accrued but not due on borrowings	-	32.52
c)	Interest accrued and due on borrowings	-	-
d)	Installments due but not paid-UPAVP	-	-
		17,483.00	16,112.04
		17,483.00	16,112.04

Note No : 21

(₹ in Lakhs)

Provisions		Year ended	Year ended
Particulars		As at 31st March, 2025	As at 31st March, 2024
(a)	Provision for Expenses	579.13	3.05
(b)	Provision against Gratuity Valuation	21.92	-
		601.05	3.05
		601.05	3.05

*Provision for Expenses include Expenses which have accrued but are not payable.

Note No : 22

(₹ in Lakhs)

Other Current liabilities		Year ended	Year ended
Particulars		As at 31st March, 2025	As at 31st March, 2024
	Advance Received from customers	26,676.90	16,860.48
	Statutory liabilities	2,313.93	1,595.83
		2,313.93	1,595.83
Other Liabilities			
a)	Audit Fee Payable	3.88	0.90
b)	Salary Payable	34.85	84.40
c)	Advance Received from Debtors	6.20	59.56
d)	Retention Money	864.04	1,424.26
e)	Other Current Liabilities	86.76	51.28
f)	Gratuity Expense	-	-
		995.73	1,620.41
		29,986.55	20,076.71



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

Note No : 23

(₹ in Lakhs)

Revenue From Operations	Year ended	Year ended
Particulars	As at 31-03-2025	As at 31-03-2024
Sale of Flats	31,053.83	16,071.60
Other Operating Revenues	1,154.17	771.43
	32,208.00	16,843.04
Other Operating Revenue comprise of		
Flat transfer charges	354.27	140.48
Sale of Scrap & Wastages	103.18	37.89
Interest on delayed payment by customers	226.36	122.23
Legal Charges for Registration	215.57	235.50
Processing Fee	89.38	24.26
Late Payment Charges	-	1.01
Flats Cancellation Charges	63.98	6.24
Fibre charges Grand city	67.17	203.81
Farmer Compensation-Income	0.64	-
Electricity Installation Charges	33.62	-
Total	1,154.17	771.43

Note No : 24

(₹ in Lakhs)

Other Income	Year ended	Year ended
Particulars	As at 31-03-2025	As at 31-03-2024
Advertisement Incentive	-	6.11
Flat Holding Fee	2.21	0.89
Interest Income	125.17	2.64
Rental Income	15.42	52.74
Income related to forfeited and written off accounts	1,734.66	21.40
Profit on sale of Fixed Assets	8.16	-
Other Income	40.84	-
Total	1,926.46	83.77

Note No : 25

(₹ in Lakhs)

Project Expenses	Year ended	Year ended
Particulars	As at 31-03-2025	As at 31-03-2024
a) Project Expenses		
Cost of Material & Other Cost	7,478.46	4,390.82
Professional Charges Project	313.92	133.54
Time Extension Charges	1,428.35	-
Map Approval Charges	20.38	0.63
Electricity Charges GC	315.09	236.65
Power & Fuel GC	8.02	9.82
Other Project Expenses	2.54	468.17
Advertisement Expenses Project	489.41	220.92
Watch & Wards GC	35.00	59.49
Broker's Commission Project	649.12	91.32
Far cost at grand city land	18,224.38	-
	28,964.67	5,611.37
Less: Loan Waived off containing interest cost already capitalised in Inventory	27,878.87	-
Total	1,085.80	5,611.37

**Total Project expenses (Before Loan waiver)

28,964.67

5,611.37

Less: Cost capitalised to the inventory

27,806.08

5,611.37

Project Cost charged to profit and loss account

1,158.59

-



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

Note No : 26

(₹ in Lakhs)

Changes in Inventory of Finished goods, Work in Progress & Stock-in-Trade	Year ended	Year ended
Particulars	As at 31-03-2025	As at 31-03-2024
Stock at the end of the Period:		
Work-in-progress	45,008.89	88,777.82
Finished goods	29,145.52	1,313.78
TOTAL (A)	74,154.41	90,091.60
Less: Stock at the Beginning of the Period		
Work-in-progress	88,777.82	93,126.05
Finished goods	1,313.78	1,405.49
TOTAL(B)	90,091.60	94,531.54
TOTAL (B-A)	15,937.19	4,439.94

Note No : 27

(₹ in Lakhs)

Employee Benefit expenses	Year ended	Year ended
Particulars	As at 31-03-2025	As at 31-03-2024
Staff Cost	484.48	554.84
Contribution to provident and other funds	7.83	10.91
Staff Welfare	6.23	0.14
Director's Salary	36.00	36.00
Total	534.54	601.89

**Total Employee Benefit expenses	534.54	601.89
Less: Cost capitalised to the inventory	107.02	565.89
Employee Cost charged to profit and loss account	427.52	36.00

Note No : 28

(₹ in Lakhs)

Finance Costs**	Year ended	Year ended
Particulars	As at 31-03-2025	As at 31-03-2024
Interest Expense		
a) Interest -Related to project	20,125.59	17,554.33
b) Others	1,841.95	1,667.22
Bank Charges	1.49	1.77
Total	21,969.03	19,223.33

**Total Finance Cost	21,969.03	19,223.33
Less: Cost capitalised to the inventory	20,125.59	17,554.33
Finance Cost charged to profit and loss account	1,843.45	1,668.99

Note No : 29

(₹ in Lakhs)

Other Expenses	Year ended	Year ended
Particulars	As at 31-03-2025	As at 31-03-2024
Annual Maintenance Charges	5.37	10.51
Amount Written Off	2,568.50	833.30
Audit Fees	5.25	1.00
Business Promotion	47.46	25.93
Vehicle Running & Maintenance Expenses	28.49	11.52



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

Office Running Expenses	74.57	47.29
Legal & Professional Charges	158.08	85.38
Interest on late payment to MSME Vendors	2.88	5.56
Rental Expenses	14.28	13.92
Internet Expenses	3.28	3.44
Charity Expenses	-	0.61
Electricity and Power & Fuel	38.96	38.41
Insurance Expenses	17.58	10.49
Repair and Maintenance	39.41	14.48
Prior Period Items	0.54	38.82
Website Maintenance	6.62	6.09
Other Expenses	28.71	1.52
Rates and taxes	368.96	457.15
Additional Amount Paid to Buyers	572.24	-
Profit /Loss on Sale of Fixed Asses	-	80.82
Telephone Expenses	4.23	3.35
Traveling Expenses	12.73	12.85
Impairment of Investment	22.50	-
Watch & Ward	13.82	-
Total	4,034.46	1,702.45

Note No : 29.1

(₹ in Lakhs)

Payment to Auditors	Year ended	Year ended
Particulars	As at 31-03-2025	As at 31-03-2024
Statutory Audit	4.25	0.75
Tax Audit	1.00	0.25
	5.25	1.00

Note No : 30

(₹ in Lakhs)

Earning Per Share	Year ended	Year ended
Particulars	As at 31-03-2025	As at 31-03-2024
Profit for the year for basic/diluted earning per share (₹ in Lakhs) (A)	(11,121.26)	(11,034.95)
Weighted-average number of equity shares outstanding during the year for calculation of basic/diluted earning per share (B)	32,15,500	32,15,500
Nominal Value of Equity Shares (₹)	10	10
Basic earnings per share (A/B)	(345.86)	(343.18)
Diluted earnings per share (A/B)	(345.86)	(343.18)

*Earning per share (EPS) is determined based on the net profit/loss attributable to the shareholders. Basic earning per share is computed using the weighted average number of shares outstanding during the year. Diluted earning per share is calculated using the weighted average number of common and dilutive common equivalent shares outstanding during the year, except when the result would be anti-dilutive.

*The company has not issued any dilutive securities and therefore diluted EPS is same as basic EPS.



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

Note No 31: RELATED PARTY DISCLOSURES

In accordance with the requirements of Ind AS 24, 'Related Party Disclosures' and the Act, the names of the related party along with the transactions and year-end balances with them as identified and certified by the management are given below:

A) Details of related parties:

Description of relationship	Names of related parties
I. Key Managerial Personnel (KMP)	Prashant Kumar Tiwari Prateek Tiwari
II. Holding Company	Prateek Buildtech India Private Limited
III. Subsidiary Company	JDR Builders & Developers Private Limited (Wholly owned)
IV. Entities in which KMP's & Entity has Significant Influence	Glamour Creations Private Limited Prateek Infratech India Private Limited Prateek Digital Private Limited (Formerly known as Innovative Homebuild Private Limited) Prateek Propbuild Ind Pvt Ltd(Prateek Entertainment Private Limited) Gromax Real Estate Private Limited Rapid Real Estate Private Limited Magitech Infradevelopers Private Limited Hyptis Infrastructure Private Limited Jagdamba Quilts Private Limited Strongbiz Propbuild Private Limited Prateek Foundation Prateek Infraprojects India Private Limited

B) Transactions with related parties during the year

(₹ in Lakhs)

Key management personnel compensation	For the Year Ended 31st March, 2025	For the Year Ended 31st March, 2024
Short term employee benefits	36.00	36.00
Post employments benefits*	-	-
Other long term employee benefits*	-	-
Total compensation	36.00	36.00

C) Transactions with related parties during the year

(₹ in Lakhs)

Name of party	Nature of transaction	For the Year Ended 31st March, 2025	For the Year Ended 31st March, 2024
Glamour Creations Private Limited	Rent Expense	12.00	12.00
Prateek Infraprojects India Private Limited	Cost of Construction	745.00	-
Prateek Buildtech India Private Limited	Cost of Construction	1,073.91	-
Prateek Digital Pvt Ltd.	Advertisement Expenses	-	4.14
Prashant Kumar Tiwari	Director Remuneration	36.00	36.00
Prateek Tiwari	Professional Fees	18.00	9.00
Remika Tiwari	Salary	-	4.00



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

Remika Tiwari	Sale of flats	196.00	-
Remika Tiwari	Loan & Advances	186.00	-
Total		2,266.91	65.14

D) Outstanding balances (Receivable)

(₹ in Lakhs)

Name of party	For the Year Ended 31st March, 2025	For the Year Ended 31st March, 2024
<u>Loan and advances</u>		
Glamour Creations Private Limited	969.86	980.82
Gromax Real Estate Pvt. Ltd.	10.33	9.95
Hypits Infrastructure Pvt. Ltd.	0.97	0.59
Jagdamba Quilts India Pvt. Ltd.	142.16	221.79
Magitech Infradevelopers Pvt. Ltd.	0.46	0.09
Prateek Buildtech India Pvt Ltd	7,451.43	62.07
Prateek Digital Pvt Ltd.	100.64	83.55
Prateek Foundation	0.59	0.25
Prateek Infratech India Pvt Ltd	5,173.92	5,212.17
Prateek Propbuild Ind Pvt Ltd	2,863.96	4,696.43
Rapid Real Estate Pvt. Ltd.	15.74	15.44
Strongbiz Propbuild Pvt. Ltd.	40.33	13.81
JDR Builder & Developers Pvt Ltd	8,880.46	12,528.07
Remika Tiwari	186.00	-
<u>Mobilization Advance Paid to Contractors</u>		
Prateek Infraprojects India Private Limited	1,767.48	-
Prateek Buildtech India Private Limited	191.01	-
<u>Advances to Suppliers & Contractors</u>		
Prateek Buildtech India Private Limited	433.20	-
Prateek Digital Pvt Ltd.	6.03	6.03
Total	28,234.55	23,831.06

E) Outstanding balances (Payable)

(₹ in Lakhs)

Name of party	For the Year Ended 31st March, 2025	For the Year Ended 31st March, 2024
<u>Loan and advances</u>		
Prateek Buildtech India Pvt Ltd	37.50	37.50
Prateek Infraprojects India Pvt Ltd	3,468.58	4,773.22
<u>Trade Payables</u>		
Prateek Infraprojects India Private Limited	-	-
Prateek Buildtech India Private Limited	216.36	-
Prateek Infratech India Pvt Ltd	53.04	112.04
Total	3,775.47	4,922.76



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

Note No 32: SEGMENT REORTING

The Company is engaged primarily in the business of real estate development, which is its sole reportable segment in terms of Ind AS 108 – Operating Segments, as reviewed by the Chief Operating Decision Maker (CODM). Accordingly, no separate segment information has been disclosed.

The following table presents segment NonCurrent Assets and Revenue from Operation

	(₹ in Lakhs)	
	For the Year Ended 31st March, 2025	For the Year Ended 31st March, 2024
Revenue from Operations		
-Within India	32,208.00	16,843.04
EBITDA	12,542.47	4,571.15

NOTE NO 33: GOING CONCERN

The Company's management has assessed the Company's ability to continue as a Going Concern. The financial results have been prepared and presented on the going concern basis, even though the company currently shows a negative net worth. According to management, the company's ongoing project is overall profitable, and the negative net worth arises from the company's revenue recognition policy. This policy, in line with Ind AS 115 (Revenue from Contracts with Customers), recognizes revenue only upon project completion, following the point-in-time criteria as prescribed in the said Standard.

NOTE NO 34: FINANCIAL INSTRUMENTS

i) Financial assets and Liabilities

The carrying amounts of Financial Instruments by category are as follows

(₹ in Lakhs)

Particulars	Fair value		Amortised Cost	
	As at 31st March 2025	As at 31st March 2024	As at 31st March 2025	As at 31st March 2024
Financial Assets				
Investments *	-	-	-	22.50
Security Deposits	-	-	68.12	56.93
Other Financial Assets	-	-	567.48	2,893.99
Trade Receivables	-	-	621.49	3,355.93
Cash and cash Equivalents	10,839.60	8,215.12	-	-
loans	-	-	26,981.67	24,994.86
Total Financial assets	10,839.60	8,215.12	28,238.75	31,324.20
Financial Liabilities				
Borrowings	-	-	1,23,389.77	1,40,127.76
Trade Payables	-	-	4,065.75	2,377.70
Other Financial Liabilities	-	-	17,483.00	16,112.04
Total Financial Liabilities	-	-	1,44,938.52	1,58,617.49

* Investment in subsidiaries have been measured at cost (net of impairment) in accordance with IND AS 27

ii) Fair value hierarchy

Financial assets and financial liabilities are measured at fair value in the financial statements and are grouped into three levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: Quoted prices (unadjusted) in active markets for financial instruments.

Level 2: Directly (i.e. as prices) or indirectly (i.e. derived from prices) observable market inputs, other than Level 1 inputs; and

Level 3: Inputs which are not based on observable market data (unobservable inputs). The input factors considered are Estimated cash flows and other assumptions.

iii) Financial assets measured at fair value - recurring fair value measurement

(₹ in Lakhs)

Particulars	Fair value		Amortised Cost	
	As at 31st March 2025	As at 31st March 2024	As at 31st March 2025	As at 31st March 2024
Financial Assets				
Amortised Cost				
Investments *	-	-	-	22.50

As at 31st March 2025

(₹ in Lakhs)

Particulars			Fair Value measurement using		
Particulars	Date of Valuation	Total	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Cash and cash Equivalents	31-03-2025	10,839.60			10,839.60



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

As at 31st March 2024

(₹ in Lakhs)

Particulars			Fair Value measurement using		
Particulars	Date of Valuation	Total	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Cash and cash Equivalents	31-03-2024	8,215.12			8,215.12

iv) Fair value of instruments measured at amortised cost for which fair value is disclosed is as follows, these fair values are calculated using Level 3 inputs:

(₹ in Lakhs)

Particulars	As at 31st March 2025		As at 31st March 2024	
	Carrying value	Fair value*	Carrying value	Fair value*
Financial Assets				
Investments *	-	-	22.50	22.50
Security Deposits	68.12	68.12	56.93	56.93
Other Financial Assets	567.48	567.48	2,893.99	2,893.99
Trade Receivables	621.49	621.49	3,355.93	3,355.93
Cash and cash Equivalents	10,839.60	10,839.60	8,215.12	8,215.12
loans	26,981.67	26,981.67	24,994.86	24,994.86
Total Financial assets	39,078.35	39,078.35	39,539.32	39,539.32
Financial Liabilities				
Borrowings	1,23,389.77	1,23,389.77	1,40,127.76	1,40,127.76
Trade Payables	4,065.75	4,065.75	2,377.70	2,377.70
Other Financial Liabilities	17,483.00	17,483.00	16,112.04	16,112.04
Total Financial Liabilities	1,44,938.52	1,44,938.52	1,58,617.49	1,58,617.49

*The Carrying value of current financial assets and current financial liabilities (cash and cash equivalents, other bank balances, trade receivables, trade payables and other current financial assets and liabilities) are considered to be at fair value due to their short term nature.

NOTE NO 35: FINANCIAL RISK MANAGEMENT

The company's activities expose it to credit risk, liquidity risk and market risk. The company's board of directors has overall responsibility for the establishment and oversight of the company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the relate impact in the financial statements.

Risk	Exposure arising from	Measurement	Management
Credit risk	Trade receivables, cash and cash equivalents, other bank balances, loans and other financial assets measured at amortised cost	Ageing analysis	Diversification of bank deposits and regular monitoring
Liquidity risk	Financial liabilities	Cash Flow forecasts	Availability of funds and credit facilities
Market risk	NA	NA	NA

A) Credit Risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial asset fails to meet its contractual obligations. The Company's exposure to credit risk is influenced mainly by the individual characteristics of each financial asset. The carrying amounts of financial assets represent the maximum credit risk exposure. The Company monitors its exposure to credit risk on an ongoing basis.

a) Credit risk management

i) Credit risk rating

The Company assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets. The Company assigns the following credit ratings to each class of financial assets based on the assumptions, inputs and factors specific to the class of financial assets.

- A. Low Credit risk
- B. Moderate Credit risk
- C. High Credit risk

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognized in statement of profit and loss.

The Company provides for expected credit loss based on the following:

Asset groups	Exposure arising from	Provision for expected credit loss
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PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

Low Credit risk	Cash and cash equivalents, trade receivables, Secured Deposits, Loans, Bank balances and other than cash and cash equivalents and other financial assets	12 month or life time expected credit loss
High Credit risk	Trade receivables and loans	Life time expected credit loss or fully provided for

Life time expected credit loss is provided for trade receivables.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in statement of profit and loss.

(₹ in Lakhs)			
Credit Rating	Particulars	As at 31st March 2025	As at 31st March 2024
Low Credit Risk	Cash and cash equivalents, Bank balances other than cash and cash equivalents, Loans, Trade receivables, Secured Deposits and other financial assets	39,078.35	39,539.32
High Credit Risk	Trade receivables and other financial assets	-	-

Trade Receivables

The Company maintains a robust credit risk management framework and continuously monitors the creditworthiness of its customers to mitigate credit risk. Trade receivables are written off when they are deemed to be uncollectible after all reasonable efforts for recovery have been exhausted.

Cash and cash equivalents and other bank balances

Credit risk related to cash and cash equivalents and bank deposits is managed by only diversifying bank deposits and accounts in different banks. Credit risk is considered low because the Company deals with reputed banks.

Loans and other financial assets

Loans and other financial assets measured at amortized cost includes security deposits and other receivables. Credit risk related to these financial assets is managed by monitoring the recoverability of such amounts continuously. Credit risk is considered low because the Company is in possession of the underlying asset.

ii) Concentration of financial assets

The Company carries on the business as a real estate developer including provision of construction services. Loans and other financial assets majorly represents loans to related parties and deposits given for business purposes.

b) Credit risk exposure

i) Provision for expected Credit losses

The Company does not maintain a provision for expected credit losses as prescribed under Ind AS 109 –*Financial Instruments*, considering the nature and quantum of its trade receivables. The receivables primarily comprise small-value amounts from various customers, and the Company does not have a history of significant credit losses.

In instances where specific receivables are identified as doubtful or uncollectible, the Company directly writes off such balances in the period in which they are determined to be irrecoverable, instead of creating a provision.

The management believes this approach reflects a fair and prudent assessment of credit risk in the context of the Company's business operations.

B) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are to be settled by delivering cash or another financial asset. The Company manages liquidity risk through effective cash flow management, maintaining sufficient cash and cash equivalents, and ensuring availability of credit facilities to meet obligations as they become due. The Company also monitors rolling forecasts of its liquidity position to ensure that it has adequate financial resources to meet its current and future liabilities.

The tables below analyse the Company's financial liabilities into relevant maturity groupings based on their contractual Maturities

(₹ in Lakhs)					
As at 31 March 2025	Less than 1 year	1-2 years	2-3 Years	More than 3 years	Total
Borrowings (including Interest accrued and derivative liabilities)	49,107.95	20,360.92	13,246.80	40,674.10	1,23,389.77
Trade Payable	4,065.75	-	-	-	4,065.75
Other Financial Liabilities	17,483.00	-	-	-	17,483.00
Total	70,656.69	20,360.92	13,246.80	40,674.10	1,44,938.52

As at 31 March 2024	Less than 1 year	1-2 year	2-3 Year	More than 3 years	Total
Borrowings (including Interest accrued and derivative liabilities)					
Trade Payable	13,498.53	78,661.20	17,199.38	30,768.64	1,40,127.76
	2,377.70	-	-	-	2,377.70



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

Other Financial Liabilities	16,112.04	-	-	-	16,112.04
Total	31,988.27	78,661.20	17,199.38	30,768.64	1,58,617.49

Details of Period & amount of default in loan repayment as at year end:

Nature of borrowing, including debt securities	Name of Lender	Whether Principal or Interest	*Installments Amount not paid on due date (In Rs.)	No. of days delay or unpaid	Due Date
Dues against purchase of Land -Sec 120	Noida Authority	Both	1,97,78,649.00	2,487.00	09-06-2018
	Noida Authority	Both	6,85,49,688.00	2,304.00	09-12-2018
	Noida Authority	Both	6,53,13,436.00	2,122.00	09-06-2019
	Noida Authority	Both	6,20,77,184.00	1,939.00	09-12-2019
Dues against purchase of Land -Sec 77	Noida Authority	Both	7,55,59,398.00	2,923.00	30-03-2017
	Noida Authority	Both	9,65,66,064.00	2,739.00	30-09-2017
	Noida Authority	Both	9,25,72,730.00	2,558.00	30-03-2018
	Noida Authority	Both	8,85,79,396.00	2,374.00	30-09-2018
	Noida Authority	Both	8,45,86,062.00	2,193.00	30-03-2019
	Noida Authority	Both	8,05,92,728.00	2,009.00	30-09-2019
	Noida Authority	Both	7,65,99,394.00	1,827.00	30-03-2020
	Noida Authority	Both			

*Above installments are as per Loan Repayment Schedule. Amount paid during Current Financial year has been reduced from Installments on FIFO Basis.

Interest due on these Defaulted Installments has not been included in this Schedule, But Interest has been provided in Books of Accounts.

C) Market Risk

Market risk refers to the risk that the fair value or future cash flows of financial instruments will fluctuate due to changes in market variables such as interest rates, foreign exchange rates, and other market prices.

The Company is not exposed to significant market risk as:

- The Company does not have any variable interest rate borrowings; all borrowings, if any, are at fixed interest rates. Hence, there is no exposure to interest rate risk.
- The Company does not undertake transactions in foreign currencies and does not have any foreign currency exposure. Therefore, it is not subject to foreign exchange risk.
- The Company is also not exposed to other forms of market risk such as equity price risk or commodity price risk.

NOTE NO 36: CAPITAL AND OTHER COMMITMENTS

Particulars	As at 31st March 2025	As at 31st March 2024
A) Commitments Estimated amount of contract Remaining to be executed on For Commitments relating to lease arrangements		
B) Contingent Liabilities (under Litigation) Claims against the company not acknowledged as debts Demand for Income Tax Demand for VAT Cases pending under RERA	As per Annexure 1 As per Annexure 2 As per Annexure 3	As per Annexure 1A As per Annexure 1A As per Annexure 1A
Other money for which the company is contingently liable Litigation with contractor		

Annexure 1: Income Tax Demand As per Income tax portal

- 1) For Assessment Year 2018-19, one case with a disputed demand amounting to ₹9,84,27,654/- is pending before the Commissioner of Income Tax (Appeals) under Section 147 of the Income Tax Act, 1961.
- 2) For Assessment Year 2020-21, one case with a disputed demand amounting to ₹2,54,23,245/- is pending before the Commissioner of Income Tax (Appeals) under Section 143(1)(a) of the Income Tax Act, 1961.

Annexure 1A

The Company has various disputes with Indirect Tax Authorities. These disputes mainly relate to VAT & Entry Tax and cumulative amount of Contingent Liability relating to these disputes are Rs. 9.69 Cr. & Rs. 9.53 Cr as on 31/03/2024 & 31/03/2023 respectively. These demand orders are being contested by the Company based on the management evaluation and advice of tax consultants.

Annexure 2: VAT/ CST/ Entry Tax Cases

- 1) For FY 2010-11, Two cases are pending for Assessment with Tribunal Commercial Tax (State Tax) Ghaziabad, amounting ₹ 1,64,30,996/-.
- 2) For FY 2011-12, Two cases are pending for Assessment with Tribunal Commercial Tax (State Tax) Ghaziabad, amounting ₹ 93,31,937/-.
- 3) For FY 2013-14, Three cases are pending for Assessment with Tribunal Commercial Tax (State Tax) Ghaziabad, amounting ₹ 61,66,900/-.
- 4) For FY 2014-15, One case is pending for Assessment with Tribunal Commercial Tax (State Tax) Ghaziabad, amounting ₹ 3,22,839/-.
- 5) For FY 2015-16, One case is pending for Assessment with Tribunal Commercial Tax (State Tax) Ghaziabad, amounting ₹ 16,20,919/-.
- 6) For FY 2016-17, One case is pending for Assessment with Tribunal Commercial Tax (State Tax) Ghaziabad, amounting ₹ 31,77,709/-.



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

7) For FY 2017-18, One case is pending for Assessment with Tribunal Commercial Tax (State Tax) Ghaziabad, amounting ₹ 87,521/-.

Annexure 3: RERA Cases

One hundred and Ninety Seven cases are pending before RERA, amounting to ₹ 4,92,50,000/-.

NOTE NO 37: CAPITAL MANAGEMENT

Net debts comprise of non-current and current debts (including trade payables and other financial liabilities) as reduced by cash and cash equivalents, other bank balances and current investments. Equity comprises all components of equity including other comprehensive income.

The objective of Company's capital management structure is to ensure that there remains sufficient liquidity within the Company to carry out committed work requirements. The Company manages its capital structure and makes adjustments to it, in light of changes to economic conditions.

(₹ in Lakhs)		
Particulars	As at 31st March 2025	As at 31st March 2024
Borrowings (including interest accrued)	1,23,389.77	1,40,127.76
Trade Payables	4,065.75	2,377.70
Other Financial Liabilities	17,483.00	16,112.04
Cash and cash Equivalent	10,839.60	8,215.12
Bank balance other than cash and cash Equivalents	226.25	-
Net debts (a)	1,33,872.67	1,50,402.37
Total Equity (b)	(42,324.11)	(31,202.65)
Equity and net Debt (c = a+b)	91,548.56	1,19,199.73
Gearing Ratio % (d=a/c)	146.23%	126.18%

NOTE NO 38: REVENUE RELATED DISCLOSURES

I Disaggregation of revenue

Set out below is the disaggregation of the company's revenue from contract with customers

(₹ in Lakhs)		
Description	For the year ended 31 March 2025	For the year ended 31 March 2024
A) Operating revenue		
Sale of Flats	31,053.83	16,071.60
Sub Total (A)	31,053.83	16,071.60
B) Other Operating revenue	1,154.17	771.43
Sub total (B)	1,154.17	771.43
Total Revenue under IND AS 115	32,208.00	16,843.04

II Contract balances

The Following tables provides information about receivables and contract liabilities from contract with customers

(₹ in Lakhs)		
Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Contract Liabilities (Real Estate projects)		
Advance from customers	26,676.90	16,860.48
Total Contract Liabilities	26,676.90	16,860.48

Contract liability is the entity's obligation to transfer goods or services to a customer for which the entity has received consideration from the customer in advance.

The management expects that the revenue corresponding to these contract balances will be recognized in the next financial year and onwards, in accordance with the performance obligations under the respective contracts.

III Significant Changes in the contract liabilities balances during the year are as follows

a) Contract liabilities- Advance from customers (real estate projects)

(₹ in Lakhs)		
Particulars	As at 31st March 2025	As at 31st March 2024
Opening Balance of Contract liabilities- Advance from customers	16,860.48	19,083.36
Less : Amount of revenue recognised during the year	(32,311.18)	(16,805.14)
Add: Addition during the year	42,571.33	14,582.26
Closing Balance of Contract liabilities- Advance from customers	27,120.63	16,860.48

IV Disaggregated revenue recognition

(₹ in Lakhs)		
Particulars	As at 31st March 2025	As at 31st March 2024
Revenue recognised over a period of time		
Revenue recognised at a point of time	32,208.00	16,843.04



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

NOTE NO 39: INFORMATION UNDER SECTION 186(4) OF THE COMPANIES ACT, 2013

During the year under review, the Company has granted loans to related parties, including group companies, without charging interest. These loans have been extended in compliance with the provisions of Section 186 of the Companies Act, 2013, read with relevant rules thereunder.

The Company is engaged in the business of developing, operating, and maintaining infrastructure facilities and, therefore, qualifies as an "Infrastructure Company" as defined under Explanation (b) to Section 186(11) of the Companies Act, 2013.

As per the exemption provided under Section 186(11), the provisions of Section 186(3) (relating to the limits on loans, guarantees, and investments), Section 186(4) (requirement of disclosure in Board's Report), and Section 186(5) (requirement to obtain prior approval by means of special resolution) do not apply to loans made by an infrastructure company to any other company in the same group, provided such loans are utilized by the borrowing company for its principal business activities.

Accordingly, the Company has extended interest-free loans to group companies, which are being utilized by the recipient companies for their principal business operations, and such transactions are in full compliance with the applicable provisions of the Act.

The necessary disclosures in relation to such related party transactions have been made in the Notes to Accounts, and appropriate approvals from the Board of Directors have been obtained, as required under the Companies Act, 2013 and applicable SEBI (LODR) Regulations.

NOTE NO 40: RATIOS

Ratio		Numerator	Denominator	31 March 2025	31 March 2024	% Change	Remarks
Current ratio	TIMES	Current Assets	Current Liabilities	1.17	2.52	-53.59%	Note-1
Debt- Equity Ratio	TIMES	Total Debt	Shareholder's Equity	(2.92)	(4.49)	-35.08%	Not Applicable
Debt Service Coverage ratio	TIMES	Earnings for debt service = Net profit after taxes + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	0.11	(0.44)	-124.37%	Note-2
Return on Equity ratio	TIMES	Net Profits after taxes – Preference Dividend	Average Shareholder's Equity	(34.59)	(34.32)	0.78%	Not Applicable
Inventory Turnover ratio	TIMES	Cost of goods sold	Average Inventory	0.2073	0.06	241.00%	Note-3
Trade Receivable Turnover Ratio	TIMES	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	16.20	2.54	536.75%	Note-4
Trade Payable Turnover Ratio	TIMES	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	0.34	1.93	-82.55%	Note-5



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

Net Capital Turnover Ratio	TIMES	Net sales = Total sales - sales return	Working capital = Current assets - Current liabilities	1.87	0.21	779.36%	Note-6
Net Profit ratio	Percentage	Net Profit	Net sales = Total sales - sales return	-34.53%	-87.32%	-60.46%	Note-7
Return on Capital Employed	Percentage	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt - Deferred Tax Assets	69.49%	5.66%	1128.09%	Note-8
Return on Investment	Percentage	Net Profit	Investment (Equity Shareholder Fund + Long Term Debts)	-29.59%	-15.41%	91.96%	Note-9

Note-1: As a result of Decrease in Trade Receivables & Interest on Loan to Related parties being written off Current assets decreased. Also Short Term Borrowings have been increased, leading to Decrease in Current Ratio.

Note-2: Due to Loan waive-off, Debt Service coverage ratio has seen a positive impact.

Note-3: The Inventory Turnover Ratio has improved due to better utilization and faster movement of inventory as compared to the previous period.

Note-4: Ratio has increased significantly, reflecting substantial improvement in the collection efficiency of receivables. This indicates faster realization of dues from customers.

Note-5: The Trade Payable Turnover Ratio has decreased from 1.93 to 0.34, indicating that payments to suppliers are being made at a much slower pace compared to the previous period.

Note-6: As a result of substantial increase in Revenue and Current Liabilities ratio has improved, indicating improved efficiency in the utilization of working capital for generating revenue.

Note-7: The Net Profit Ratio has improved, indicating a reduction in losses relative to revenue. This reflects better cost management and improved operational performance as compared to the previous period.

Note-8: The Return on Capital Employed has increased substantially, indicating a significant improvement in the efficiency with which the company is utilizing its capital to generate profits. This reflects stronger operating performance and better deployment of resources during the period.

Note-9: The Return on Investment has declined, indicating higher losses relative to the funds employed.

NOTE NO 41: EMPLOYEE BENEFITS

The Company has adopted Indian Accounting Standard (Ind AS) - 19 on Employee benefit as under :

Defined contribution plans

The Company makes contribution towards employee's provident fund and employee's state insurance.

Particulars	(₹ in Lakhs)	
	For the year ended 31 March 2025	For the year ended 31 March 2024
The Company has recognised following as contribution towards these schemes.	7.83	10.04
Expected contribution towards employee's provident fund and employee's state insurance for next reporting year	5.67	8.87



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

Defined benefit plans

Gratuity(Unfunded)

The Company has a defined benefit gratuity plan. Every employee is entitled to gratuity as per the provisions of the Payment of Gratuity Act, 1972. The liability of Gratuity is recognized on the basis of actuarial valuation.

Salary Increases	Actual salary increases will increase the plan's liability. An increase in the salary escalation rate assumption in future valuations will also increase the liability.
Discount rate	Reduction in discount rate in subsequent valuations can increase the plan's liability.
Mortality & disability	Actual deaths and disability cases being lower or higher than assumed in the valuation can impact the liabilities.
Withdrawals	Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact plan's liability.

Amounts recognised in the Balance sheet

(₹ in Lakhs)

Particulars	For the year ended 31 March 2025
Present value of the Obligation	27.76
Current Liability (amount due within one year)	21.92
Non-Current Liability (amount due over one year)	5.84

*In the previous financial year, the Company had assumed an attrition rate of 100%, and accordingly, no provision for gratuity was recognised. During the current year, based on a revision in actuarial assumptions, the gratuity liability has been recognised. However, the impact of this change in estimate is not considered material to the financial statements."

Sensitivity Analysis: Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate and expected salary increase rate. Effect of change in mortality rate is negligible. Please note that the sensitivity analysis presented below may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumption would occur in isolation of one another as some of the assumptions may be correlated. The results of sensitivity analysis are given below:

Period	As on 31-03-2025
Defined Benefit Obligation (Base)	27,75,976 @Salary Increase rate: 5%, and Discount Rate: 6.5%
Liability with x% increase in Discount Rate	27,57,964; x= 1.00% [Change (1)%]
Liability with x% decrease in Discount Rate	27,94,487; x= 1.00% [Change 1%]
Liability with x% increase in Salary Growth Rate	27,94,580; x= 1.00% [Change 1%]
Liability with x% decrease in Salary Growth Rate	27,57,535; x= 1.00% [Change (1)%]
Liability with x% increase in Withdrawal Rate	27,70,328; x= 1.00% [Change 0%]
Liability with x% decrease in Withdrawal Rate	27,81,814; x= 1.00% [Change 0%]

For determination of the liability of the Company the following actuarial assumptions were used:

Particulars	For the year ended 31 March 2025
Discount Rate	6.50% per annum
Salary Escalation Rate	5.00% per annum
Retirement age (Years)	58 years
Withdrawal Rate	62.50% per annum
Mortality Rate	IALM 2012-14

NOTE NO 42: OTHER STATUTORY INFORMATION

- There is no balance for capital work in progress as at 31 March 2025, 31 March 2024, 31 March 2023, 31 March 2022 and 01 April 2021, therefore no disclosure regarding CWIP aging has been given.
- The Company does not have any transactions and outstanding balances during the current as well previous years with Companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

- c) The Code on Social Security, 2020 ("the Code") relating to employee benefits during employment and post-employment received Presidential assent in September 2020. Subsequently, the Ministry of Labour and Employment had released the draft rules on the aforementioned Code. However, the same is yet to be notified. The Company will evaluate the impact and make necessary adjustments to the financial statements in the period when the Code will be notified and will come into effect.
- d) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- e) The Company does not have any charges or satisfaction pending for registration with the Registrar of Companies (ROC) beyond the statutory period. However, in respect of the Debentures documents relating to Asia Real Estate are under finalisation, since the INTER CREDITOR AGREEMENT was executed on March 26 2025 between the company and the Common Security Trustee, the modification of charge on the MCA portal cannot presently be effected on the basis of ICA. The charge shall be modified upon execution/modification of the debenture documents.
- f) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- g) The Company has not any excluded such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.
- h) The Company has not been declared a wilful defaulter by any bank or financial institution or other lender (as defined under the Companies Act, 2013) or consortium thereof, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.
- i) The Company has not received any fund from any person or any entity, including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
- directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by a or on behalf of the Funding Party (Ultimate Beneficiaries); or
 - provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- j) The Company has not advanced or loaned or invested funds to any person or any entity, including foreign entities (Intermediaries) with the understanding that the intermediary shall:
- directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by a or on behalf of the Company (Ultimate Beneficiaries); or
 - provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.
- k) **Disclosure on Non-Creation of Debenture Redemption Reserve (DRR)**
Pursuant to Rule 18(7)(b)(i) of the Companies (Share Capital and Debentures) Rules, 2014, as amended, the Company, being a listed entity, is exempt from the requirement of creating a Debenture Redemption Reserve (DRR) in respect of public issue of debentures.
Further, in terms of the MCA Notification dated 16th August 2019, DRR is not required to be created by listed companies for privately placed debentures as well. In addition to this regulatory exemption, the Company has been incurring losses during the current and previous financial years, and therefore, lacks adequate profits out of which such reserve could have been created.
Accordingly, no Debenture Redemption Reserve has been created in the books of accounts for the financial year ended 31st March 2025, in compliance with the aforementioned provisions and in view of the accumulated losses of the Company.
The Company, however, continues to meet its debt obligations as per the terms and conditions of the debenture trust deed and remains committed to maintaining financial discipline and transparency with its debenture holders.
- l) The Company has elected not to apply the recognition requirements of Ind AS 116 to short-term leases, i.e., leases with a lease term of 12 months or less. Accordingly, no Right-of-Use (ROU) assets or lease liabilities have been recognised in the financial statements.
Lease payments made under such short-term leases are recognised as an expense on a straight-line basis over the lease term.



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Standalone Financial Statements (Contd.)

NOTE NO 43:

The Ministry of Corporate Affairs (MCA) has prescribed a new requirement for companies under the proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 inserted by the Companies (Accounts) Amendment Rules 2021 requiring companies which uses accounting software for maintaining its books of account, shall use only such accounting software which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled.

The Company uses an accounting software for maintaining its books of account, where the feature of recording audit trail has been operated throughout the year for all relevant transactions recorded in the software.

Compliance with Rule 3(1) of the Companies (Accounts) Rules, 2014 – Audit Trail

In accordance with the requirements prescribed under the proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, as amended by the Companies (Accounts) Amendment Rules, 2021, the Company has used Tally accounting software for maintaining its books of account.

Tally is equipped with the audit trail (edit log) feature, which records an audit trail of each and every transaction, including the date and details of changes made. The audit trail feature has been enabled and operated throughout the financial year, and it has not been tampered with or disabled at any point during the year.

For M/S. G N P M A R K S & Co.
Chartered Accountants
Firm Registration No. 029556N



CA. Sonu Kumar Choudhary

Partner

M. No. 551466

Delhi, 12th August, 2025

UDIN: 255514668MUI LL7887

For and on behalf of the Board of Directors of
Prateek Realtors India Private Limited



Prashant Kumar Tiwari

Director

DIN:00024438



Prateek Tiwari

Director

DIN:02847113

To,

The Members of

Prateek Realtors India Private Limited

Report on the Audit of the Consolidated Financial Statements

Opinion

1. We have audited the accompanying Consolidated financial statements of Prateek Realtors India Private Limited ('the Company') and its Subsidiary together referred to as 'the Group') as listed in annexure-A, which comprise the Consolidated Balance Sheet as at 31st March 2025, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Statement of Cash Flow and the Consolidated Statement of Changes in Equity for the year then ended, and notes to the Consolidated financial statements, including a summary of the material accounting policies and other explanatory information (hereinafter referred to as the "Consolidated financial statements").
2. In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate financial information of the subsidiaries, the aforesaid Consolidated financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards ('Ind AS') specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at 31 March 2025, and its Consolidated profit (including other comprehensive income), Consolidated statement of cash flows and the Consolidated statement changes in equity for the year ended on that date.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated financial statements section of our report. We are independent of the Group in accordance with the Code of Ethics issued by the

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Institute of Chartered Accountants of India (the ICAI) together with the ethical requirements that are relevant to our audit of the Consolidated financial statements under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained together with the audit evidence obtained by the other auditors in terms of their reports referred to in paragraph 13 of the other matters section below, is sufficient and appropriate to provide a basis for our opinion

Key Audit Matters

4. Key audit matters are those matters that, in our professional judgment and based on the consideration of the report of the other auditors on separate financial statement of the subsidiaries, were of most significance in our audit of the Consolidated financial statements of the current period. These matters were addressed in the context of our audit of the Consolidated financial statements as a whole, and in forming our opinion thereon, and we are determined that there are no other key audit matters to be communicated in our report.

Responsibilities of Management and those charged with Governance for Consolidated Financial Statements

5. The accompanying consolidated financial statements have been approved by the Holding Company's Board of Directors. The Holding Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these consolidated financial statements that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated changes in equity and consolidated cash flows of the Group including its associates and joint venture in accordance with the Ind AS specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, and other accounting principles generally accepted in India. The Holding Company's Board of Directors are also responsible for ensuring accuracy of records including financial information considered necessary for the preparation of consolidated Ind AS financial statements. Further, in terms of the provisions of the Act the respective Board of Directors

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- of the companies included in the Group, are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group 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. These financial statements have been used for the purpose of preparation of the consolidated financial statements by the Board of Directors of the Holding Company, as aforesaid.
6. In preparing the Consolidated financial statements, the respective the Board of Directors of the companies included in the group are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
 7. Those respective Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

8. Our objectives are to obtain reasonable assurance about whether the Consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Standards on Auditing 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 Consolidated financial statements.



9. As part of an audit in accordance with the Standards on Auditing, specified under section 143(10) of the Act, we exercise professional judgment and maintain professional skepticism throughout the audit. We also

- Identify and assess the risks of material misstatement of the Consolidated Financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the holding Company has adequate internal financial controls with reference to financial statements 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 the management;
- Conclude on the appropriateness of Board of Directors' 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 ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group 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. and

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- Obtain sufficient appropriate audit evidence regarding the financial statements of the entities or business activities within the Group, to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of financial statements of such entities included in the financial statements, of which we are the independent auditors. For the other entities included in the financial statements, which have been audited by the other auditors remain responsible for the direction, supervision and performance of the audit carried out by them. We remain solely responsible for our audit opinion.
- 10. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- 11. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.
- 12. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matters

13. We did not audit the financial statements of Two subsidiaries, whose financial statements reflects total assets of ₹ 38.10 Lakhs as at 31 March 2025, total revenues of ₹ 3687.14 Lakhs and net cash inflows amounting to ₹ 0.16 Lakhs for the year ended on that date, as considered in the consolidated financial statements.

These financial statements and financial information have been audited by

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Gupta Shankar & Associates, Chartered Accountant.

Emphasis of Matter

14. We would like to draw attention to Note No. 33 of the Consolidated financial statements, the net worth of the Company has been substantially eroded, the Company has continuously incurred losses, as on date the total liabilities exceed its assets. However, Management is confident to meet all liability on timely manner and becomes profitable after completion on ongoing project and further states that the negative net worth arises from the company's revenue recognition policies.

Report on Other Legal and Regulatory Requirements

15. As required by section 197(16) of the Act, based on our audit and on the consideration of the reports of the other auditors referred to in paragraph 13, on separate financial statements of the subsidiaries, we report that the Holding Company and subsidiary company have paid remuneration to its directors during the year in accordance with the provisions of and limit prescribed under Schedule V of the Act. Further, we report that the provisions of section 197 read with schedule V to the Act are not applicable to the subsidiary company, since none of such companies is a public company as defined under section 2(71) of the act.
16. As required by clause (xxi) of paragraph 3 of Companies (Auditor's Report) Order, 2020 ('the Order') issued by the Central Government of India in terms of section 143(11) of the Act based on the consideration of the Order reports issued till date by us, of Holding Company included in the consolidated financial statements and covered under the Act we report that there are no qualifications or adverse remarks reported in the respective Order reports of such companies.
17. As required by section 143(3) of the Act, based on our audit and on consideration of the reports of other auditors on separate financial statements of the subsidiary incorporated in India whose financial statements have been audited under the Act, we report, to the extent applicable, that:
- a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit of the accompanying Consolidated financial statements;
 - b. In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and the reports of other auditors.

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- c. The consolidated financial statements dealt with by this report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements;
 - d. In our opinion, the aforesaid consolidated financial statements comply with Ind AS specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015;
 - e. On the basis of the written representations received from the directors of the Holding Company, and taken on record by the Board of Directors of the Holding Company, and the reports of the statutory auditors of its subsidiary covered under the Act, none of the directors of the Group companies, are disqualified as on 31 March 20225 from being appointed as a director in terms of section 164(2) of the Act
 - f. With respect to the adequacy of the internal financial controls with reference to financial statements of the Holding Company, and its subsidiary company and the operating effectiveness of such controls, refer to our separate report in 'Annexure II' wherein we have expressed an unmodified opinion; and
 - g. The management has represented that, to the best of its knowledge and belief, MSME creditors will be paid within regulatory time limits and that any necessary adjustments will be made accurately. In case of late payments, management must apply interest charges as required by regulations or agreements, ensuring fair compensation for delays. Management is also responsible for monitoring payment schedules and addressing any issues promptly.
- I. 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 (as amended), in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the other auditors on separate financial information of subsidiary whose financial statements have been audited under the Act.
- The Company, as detailed in note 31 to the Consolidated financial statements, has disclosed the impact of pending litigations on the consolidated financial position as at 31 March 2025;
 - The Holding Company, its subsidiary companies did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2025.

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- There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Holding Company during the year ended 31 March 2025. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the subsidiary company, associates and covered under the Act, during the year ended 31 March 2025; and
- a. The respective managements of the Holding Company whose financial statements have been audited under the Act have represented to us and other auditors of such subsidiary company, to the best of their knowledge and belief, as disclosed in note 42 to the consolidated financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Holding Company or its subsidiary company to or in any person(s) or entity(ies), including foreign entities ('the 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 Holding Company, or any such subsidiary company, associates and joint venture company ('the Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf the Ultimate Beneficiaries;
 - b. The respective managements of the Holding Company whose financial statements have been audited under the Act have represented to us and other auditors of such subsidiary company, to the best of their knowledge and belief, as disclosed in the note 42 to the accompanying consolidated financial statements, no funds have been received by the Holding Company or its subsidiary company, associates and joint venture company from any person(s) or entity(ies), including foreign entities ('the Funding Parties'), with the understanding, whether recorded in writing or otherwise, that the Holding Company, or any such subsidiary company, associates and joint venture company shall, whether directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ('Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and;

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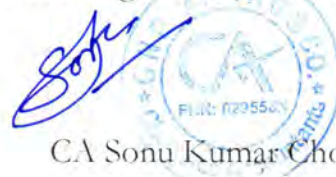
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- c. Based on such audit procedures performed by us and that performed by the auditors of the subsidiary company, as considered reasonable and appropriate in the circumstances, nothing has come to our or other auditors' notice that has caused us or the other auditors to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement
- d. No dividend has been declared or paid during the year by the company including its subsidiary company as mentioned in the auditor's report.
- e. Based on our examination which included test checks, the holding Company and reports provided by auditor of other company, in respect of financial year commencing on 01st April 2024, has used accounting software for maintaining its books of account which have a feature of recording audit trail (edit log) facility and the same have been operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with in respect of this accounting software. Additionally, the audit trail has been preserved by the company as per the statutory requirements for record retention.

For G N P M A R K S and CO.
Chartered Accountant
Firm Registration No. 029556N



CA Sonu Kumar Choudhary
M. No-551466
Partner

UDIN: 25551466BMUILM3878

Place: Delhi

Date: 12th August 2025

Annexure-1

Holding Company

1. Prateek Realtors India Private Limited

Subsidiary Company

2. JDR Builders & Developers Private Limited



Annexure II

Independent Auditor's Report on the internal financial controls with reference to the Consolidated financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

1. In conjunction with our audit of the Consolidated financial statements of Prateek Realtors India Private Limited ('the Company') and subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group') as at and for the year ended 31 March 2025, we have audited the internal financial controls with reference to financial statements of the Company as at that date

Responsibilities of Management and Those Charged with Governance for Internal Financial Controls

2. The respective Board of Directors of the Holding Company, its subsidiary company, which are companies covered under the Act, are responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the Company's business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility for the Audit of the Internal Financial Controls with Reference to Financial Statements

3. Our responsibility is to express an opinion on the internal financial controls with reference to financial statements of the Holding Company, its subsidiary company, as aforesaid, based on our audit. We conducted our audit in accordance with

the Standards on Auditing issued by the Institute of Chartered Accountants of India ('ICAI') prescribed under Section 143(10) of

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the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements, and the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting ('the Guidance Note') issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects

4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements includes obtaining an understanding of such internal financial controls, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error
5. We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matter paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls with reference to financial statements of the Holding Company, its subsidiary company and joint venture company as aforesaid.

Meaning of Internal Financial Controls with Reference to Financial Statement

6. A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements include those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting

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principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

7. Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

8. In our opinion and based on the consideration of the reports of the other auditor on internal financial controls with reference to financial statements of the subsidiary company and joint venture company, the Holding Company its subsidiary company, and joint venture company which are companies covered under the Act, have in all material respects, adequate internal financial controls with reference to financial statements and such controls were operating effectively as at 31 March 2025, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

Other Matter

9. We did not audit the internal financial controls with reference to financial statements insofar as it relates to one subsidiary company, which is company covered under the Act, whose financial statements reflect total assets of ₹

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38.10 Lakhs at 31 March 2025, total revenues of ₹ 3687.14 Lakhs and net cash outflows amounting to ₹ 0.16 Lakhs for the year ended on that date, as considered in the consolidated financial statements. The internal financial controls with reference to financial statements in so far as it relates to such subsidiary company which has been audited by other chartered accountant firm.

For G N P M A R K S and CO.
Chartered Accountant
Firm Registration No. 029556N




CA Sonu Kumar Choudhary

Partner

M No: 551466

UDIN: 25551466BMUILM3878

Place: Delhi

Date: 12th August 2025

PRATEEK REALTORS INDIA PRIVATE LIMITED

CIN:U70101DL2009PTC197028

101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CONSOLIDATED BALANCE SHEET AS AT MARCH 31, 2025

(₹ in Lakhs)

	Particulars	Note No.	As at 31st March, 2025	As at 31st March, 2024
I.	ASSETS			
(1)	Non - current assets			
	(a) Property, Plant and Equipment	2	104.17	126.39
	(b) Goodwill	3	-	21.33
	(c) Investment Property	4	390.75	390.75
	(d) Financial assets			
	(ii) Security Deposits	5	68.12	56.93
	(iii) Other Financial Assets	6	226.25	-
	(e) Deferred tax assets (net)	7	13,947.80	15,614.48
(2)	Current assets			
	(a) Inventories	8	74,154.41	1,02,587.02
	(b) Financial assets			
	(i) Trade receivables	9	621.49	3,355.93
	(ii) Cash and cash equivalents	10	10,840.85	8,216.21
	(iii) Loans	11	18,101.20	12,466.79
	(iv) Others	12	341.23	2,893.99
	(c) Other current assets	13	5,568.93	1,732.20
	Total Assets		1,24,365.19	1,47,462.01
II.	EQUITY AND LIABILITIES			
(1)	Equity			
	(a) Equity Share capital	14	321.55	321.55
	(b) Other equity	15	(51,488.42)	(31,559.17)
(2)	Non - current liabilities			
	(a) Financial liabilities			
	(i) Long Term Borrowings	16	74,281.83	1,26,629.23
	(ii) Other Financial Liabilities		-	-
	(b) Provisions	17	5.84	-
(3)	Current liabilities			
	(a) Financial liabilities			
	(i) Short Term Borrowings	18	49,107.95	13,498.76
	(ii) Trade payables	19		
	a) Total outstanding dues of micro enterprises and small enterprises		70.45	27.77
	b) Total outstanding dues of creditors others than micro enterprises and small enterprises		3,995.31	2,351.82
	(iii) Other financial liabilities	20	17,483.00	16,112.04
	(b) Provisions	21	601.05	3.05
	(c) Other current liabilities	22	29,986.64	20,076.96
	Total Equity and Liabilities		1,24,365.19	1,47,462.01
	Significant accounting policies and estimates and the accompanying notes 1 to 43 are an integral part of the financial statement.			

As per our report of even date attached.

For M/S. G N P M A R K S & Co.
Chartered Accountants
Firm Registration No. 029556N

For and on behalf of the Board of Directors of
Prateek Realtors India Private Limited

CA. Sonu Kumar Choudhary
Partner
M. No. 551466
Delhi, 12th August, 2025
UDIN: 25551466BMVILM3878



Prateek Tiwari
Director
DIN:02847113

PRATEEK REALTORS INDIA PRIVATE LIMITED

CIN:U70101DL2009PTC197028

101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2025

(₹ in Lakhs)

	Particulars	Note No.	Year ended	Year ended
			As at 31-03-2025	As at 31-03-2024
			(Audited)	(Audited)
I.	Revenue from operations	23	35,893.25	16,843.04
II.	Other income	24	1,928.34	83.77
III.	Total Income (I+II)		37,821.59	16,926.81
IV.	Expenses:			
	Project Expenses	25	1,085.78	5,611.37
	Changes in inventories of finished goods, by-products and work in progress	26	28,432.61	4,439.95
	Employee benefits expense	27	534.54	601.89
	Finance costs	28	21,969.03	19,223.53
	Depreciation and amortization expense	2	28.43	55.39
	Other expenses	29	4,033.56	1,702.89
	Total expenses (IV)		56,083.95	31,635.01
V.	Profit before tax (III-IV)		(18,262.36)	(14,708.20)
	Profit/(Loss) adjustment on revenue items reclassified during the period		-	-
VI.	Tax expense :			
	Current tax		-	-
	Deferred tax		1,666.55	(3,683.13)
	Income tax relating to earlier years		-	10.39
			1,666.55	(3,672.74)
VII.	Profit for the period		(19,928.91)	(11,035.46)
VIII.	Other comprehensive income			
	(i) Items that will not be reclassified to profit or loss		-	-
	(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
	Total other comprehensive income, net of tax		-	-
IX.	Total comprehensive income for the year		(19,928.91)	(11,035.46)
X.	Earnings per equity share (Nominal value per share Rs. 10/-)	30		
	- Basic (Rs.)		(619.78)	(343.20)
	- Diluted (Rs.)		(619.78)	(343.20)
	Significant accounting policies and estimates and the accompanying notes 1 to 43 are an integral part of the financial statement.			

As per our report of even date attached.

For M/S. G N P M A R K S & Co.
Chartered Accountants
Firm Registration No. 029556N

For and on behalf of the Board of Directors of
Prateek Realtors India Private Limited



CA. Sonu Kumar Choudhary
Partner
M. No. 551466
Delhi, 12th August, 2025
UDIN: 25551466BMUJLM3878



Prashant Kumar Tiwari
Director
DIN:00024438



Prateek Tiwari
Director
DIN:02847113

PRATEEK REALTORS INDIA PRIVATE LIMITED

CIN:U70101DL2009PTC197028

101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CONSOLIDATED Cash Flow Statement for the period ended 31st March, 2025

(₹ in Lakhs)

Particulars	Note No.	For the Year ended 31.03.2025	For the Year ended 31.03.2024
(A) Cash Flow from Operating Activities			
Net profit as per the Statement of Profit & Loss before Tax		(18,262.36)	(14,708.20)
Adjustment for:-			
Interest Income		(125.17)	(2.64)
Insurance claim Received		-	-
Rent Income		(15.42)	(52.74)
Amount Written off		2,567.99	833.30
Other Non Operative Income		-	-
Provisions (other)		603.83	3.05
Foreign Exchange fluctuation		-	-
Liabilities Written off		(29,613.53)	-
Depreciation		28.43	55.39
Profit/Loss on Sale of asset		(8.16)	80.82
Expenses related with financing activities		21,969.03	19,223.53
Other Non Cash Items		21.33	(221.87)
Operating Profit Before Working Capital Changes		(22,834.03)	5,210.64
Adjustment for Current Assets & Liabilities			
(Increase)/Decrease in trade receivable		2,726.71	5,782.31
(Increase)/Decrease in Inventories		28,432.61	4,439.95
(Increase)/Decrease in other Current assets & non current assets		(3,836.73)	(160.65)
(Increase)/Decrease in other Current & non current Financial assets		(236.12)	(9.08)
Increase/(Decrease) in Other current liabilities & Non Current liabilities		11,636.41	(1,716.12)
Increase/(Decrease) in Other current & Non Current Financial liabilities		1,370.96	800.59
Increase/(Decrease) in trade payable & provisions		1,685.28	(1,053.05)
		41,779.13	8,083.94
Cash Generated from (utilized in) Operating activities	(A)	18,945.10	13,294.59
(B) Cash flow from Investment Activities			
Rental Income		15.42	52.74
Interest Income		125.17	2.64
Short term loans & advances (Given)/Received		(5,634.42)	(2,642.26)
Long term loans & advances (Given)/ Received		-	-
Sale of fixed assets		10.00	252.25
Purchase of fixed assets		(8.05)	(2.28)
Cash generated from (utilised in) Investing activities	(B)	(5,491.88)	(2,336.92)
(C) Cash flow from Financing Activities			
Proceeds/(Repayment) of Short term borrowings		35,608.98	(7,238.22)
(Repayment)/Proceeds from Long term borrowings		(24,468.53)	23,391.32
Interest & other finance expenses paid		(21,969.03)	(19,223.53)
Cash generated from (utilised in) Financing activities	(C)	(10,828.58)	(3,070.43)
Effect Foreign Exchange fluctuation		-	-
Net Increase (Decrease) in Cash and cash equivalents (A+B+C)		2,624.65	7,887.23
Opening Cash & Cash Equivalents		8,216.21	328.97
Closing Cash & Cash Equivalents		10,840.85	8,216.21

Significant accounting policies and estimates and the accompanying notes 1 to 43 are an integral art of the financial statement.

As per our report of even date attached.

For M/S. G N P M A R K S & Co.
Chartered Accountants
Firm Registration No. 029556N

For and on behalf of the Board of Directors of
Prateek Realtors India Private Limited

CA. Sonu Kumar Choudhary
Partner
M. No. 551466
Delhi, 12th August, 2025
UDIN: 25551466BMUJLM3878



Prashant Kumar Tiwari
Director
DIN:00024438



Prateek Tiwari
Director
DIN:02847113

Notes Forming part of Consolidated Financial Statements

CORPORATE INFORMATION

Prateek Realtors India Private Limited ("the company") having CIN-U70101DL2009PTC197028 is a private limited company domiciled in India, incorporated under the provisions of Companies Act, 1956. The registered office of the company is situated at Plot No. 101-102, Himalaya Palace, 65, Vijay Block, Laxmi Nagar, G Block, Shakarpur, Delhi-110092.

The company is engaged in the business of constructing residential houses, commercial buildings, flats and factory sheds and buildings. The ongoing project of the company is "Prateek Grand City" in Siddhartha Vihar, Ghaziabad.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1.1 General Information and Statement of Compliance with IND AS

These consolidated financial statements ('financial statements') of the company have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs ('MCA') under Section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and other relevant provisions of the Act. The Company has uniformly applied the accounting policies during the periods presented.

Financial statements for the year ended 31 March 2024 are the first financial statements which the company has prepared in accordance with Ind AS. For all periods up to and including the year ended 31 March 2023, the Company had prepared its financial statements in accordance with accounting standards notified under Section 133 of the Act, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Previous GAAP), which have been adjusted for the differences in the accounting principles adopted by the Company on transition to Ind AS. For the purpose of comparatives, financial statements for the year ended 31 March 2023 and opening balance sheet as at 1 April 2022 are also prepared as per Ind AS.

The financial statements for the year ended 31 March 2025 were authorized and approved for issue by the Board of Directors on 30/05/2025.

1.2 Basis of preparation

The financial statements have been prepared on accrual basis in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 and the provisions of the Companies Act, 2013.

The financial statements have been prepared on a historical cost basis, except for certain financial assets and liabilities which have been measured at fair value (refer accounting policy regarding financial instruments).

The financial statements are presented in Indian Rupees ("₹") and all amounts are rounded to the nearest Lakhs, except as stated otherwise.



1.3 Estimates and Judgements

The preparation of the financial statements in conformity with Ind AS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions effect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Accounting estimates could change from period to period. Actual results may differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

1.4 Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The normal operating cycle in respect of real estate operations of the company is the time between the acquisition of land/ development rights for a real estate project and its realisation into cash and cash equivalents by way of sale of developed units. Accordingly, project related assets and liabilities have been classified into current and non-current based on operating cycle of the respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

1.5 Property, Plant and Equipment

Freehold land and capital work-in-progress is carried at cost, including transaction costs and borrowing costs. All other items of property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

The cost of an item of property, plant and equipment comprises of its purchase price, any costs directly attributable to its acquisition and an initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, the obligation for which the company incurs when the item is amount or recognised as a separate asset, as appropriate, only when it is probable that future



economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Depreciation on property, plant and equipment is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives. The useful lives estimated for the major classes of property, plant and equipment are shown in Note-2(v).

The useful lives have been determined based on technical evaluation done by the management, which in few cases are different than the lives as specified by Schedule II to the Companies Act, 2013. The residual values are not more than 5% of the original cost of the asset. The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset is included in the statement of profit and loss when the asset is derecognised.

Physical verification of Property, Plant and Equipment is carried out in a phased manner. Certain Plant and Machinery including Shuttering and Scaffoldings is verified on completion of a Project due to nature of such assets.

1.6 Investment Properties

Investment properties are measured initially at cost, including transaction costs and borrowing costs, wherever applicable. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred.

The company discloses the fair value of investment properties as at the end of the year, which is determined by registered accredited independent valuers. Investment properties are derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of investment properties are included in profit and loss in the period of de-recognition.

1.7 Inventories

Inventory comprises raw materials, property held for development, properties under development and property held for sale.

- Raw Materials used for the construction activity of the company are valued at the lower of cost and net realizable value with the cost being determined on a 'First In First Out' basis.
- Work in Progress & Finished goods: Cost of Raw Material Consumed plus appropriate share of overheads.
- Properties Held for Development represent land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, borrowing cost and other costs incurred to get the properties ready for their intended use.
- Properties under Development represent various projects which are in process presently. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred till reported date in proportion of % of completed unsold area out of % of total completed area.



- Properties held for Sale represent finished properties and land acquired for the purpose of future sale and not for development. Properties held for sale are stated at the lower of cost and net realizable value. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred during the period of development. Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and costs required to make the sale.

1.8 Cash and Cash Equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits maturing within twelve months from the date of balance sheet, which are subject to an insignificant risk of changes in value. Bank overdrafts are shown under borrowings in the balance sheet.

Other Bank Balances includes Balances with Bank to the extent secured against the borrowings and Balances in Bank Accounts designated as RERA Account wherein 70% of amount collected from allottees is deposited.

1.9 Financial Instruments

A. Financial Instruments - Initial recognition and measurement

Financial assets and financial liabilities are recognised in the company's statement of financial position when the company becomes a party to the contractual provisions of the instrument. The company determines the classification of its financial assets and liabilities at initial recognition. All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

B.1. Financial assets – Subsequent measurement

The Subsequent measurement of financial assets depends on their classification which is as follows:

a. Financial assets at fair value through profit or loss

Financial assets at fair value through profit and loss include financial assets held for sale in the near term and those designated upon initial recognition at fair value through profit or loss.

b. Financial assets measured at amortised cost

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Trade receivables do not carry any interest and are stated at their nominal value as reduced by appropriate allowance for estimated irrecoverable amounts based on the ageing of the receivables balance and historical experience. Additionally, a large number of minor receivables are grouped into homogenous groups and assessed for impairment collectively. Individual trade receivables are written off when management deems them not to be collectible.

c. Financial assets at fair value through OCI

All equity investments, except investments in subsidiaries, joint ventures and associates, falling within the scope of Ind AS 109, are measured at fair value through Other Comprehensive Income (OCI). The company makes an irrevocable election on an instrument by instrument basis to present in other comprehensive income subsequent changes in the fair value. The classification is made on initial recognition and is irrevocable.

If the company decides to designate an equity instrument at fair value through OCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI.

B.2. Financial assets –Derecognition



The company derecognises a financial asset when the contractual rights to the cash flows from the assets expire or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset.

Upon de recognition of equity instruments designated at fair value through OCI, the associated fair value changes of that equity instrument is transferred from OCI to Retained Earnings.

C. Investment in subsidiaries, joint ventures and associates

Investments made by the company in subsidiaries, joint ventures and associates are measured at cost in the separate financial statements of the company.

D.1. Financial liabilities –Subsequent measurement

The Subsequent measurement of financial liabilities depends on their classification which is as follows:

a. Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading, if any.

b. Financial liabilities measured at amortised cost

Interest bearing loans and borrowings including debentures issued by the company are subsequently measured at amortised cost using the effective interest rate method (EIR). Amortised cost is calculated by taking into account any discount or premium on acquisition and fee or costs that are integral part of the EIR. The EIR amortised is included in finance costs in the statement of profit and loss.

D.2. Financial liabilities –Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or expires.

E. Offsetting financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the statement of financial position, if and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

F. Fair value measurement

The company measures certain financial instruments at fair value at each reporting date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the assets or liability or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to the company.

The company uses valuation technique that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

1.10 EWS/LIG units

In terms of the building bye-laws of various states in which the company operates, it is required to develop certain units for Economically Weaker Section (EWS) and Lower Income Group (LIG) people along with the development of the main group housing project. EWS/LIG units in the balance sheet



comprise of amounts deployed by the company towards land, development and/or purchase of EWS/LIG units, as reduced by amounts received from the allottees and unrealised cost from such units.

1.11 Revenue Recognition

Revenue is recognised upon transfer of control of promised product or services to customer in an amount that reflects the consideration the company expects to receive in exchange for those product or service, regardless of when the payment is received. Revenue is measured at the Transaction price, excluding amounts collected on behalf of the third parties.

The specific recognition criteria for the various types of the company's activities are described below:

a) Real estate projects

In accordance with the principles of Ind AS 115, revenue in respect of real estate project is recognised on satisfaction of Performance Obligation at a point in time by transferring a promised good or services (i.e. an asset) to a customer and the customer obtains control of that asset.

To determine the point in time at which a customer obtains control of a promised asset and the entity satisfies a performance obligation; the company considers following indicators of the transfer of control to customers:

- (a) the company has a present right to payment for the asset;
- (b) the company has transferred to the buyer the significant risks and rewards of ownership of the real estate;
- (c) the company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate sold;
- (d) the amount of revenue can be measured reliably;
- (e) the costs incurred or to be incurred in respect of the transaction can be measured reliably;
- (f) the customer has accepted the asset.

The satisfaction of performance obligation and the control thereof is transferred from the company to the buyer upon earlier of the unit possession or its registration.

b) Interest income

Interest income from debt instruments (including Fixed Deposits) is recognised using the effective interest rate method.

The effective interest rate is that rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of a financial asset. While calculating the effective interest rate, the company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

c) Rental Income

Rental income arising from operating leases on investment properties is accounted for on a straight-line basis over the lease term.

d) Delayed payment charges

Delayed payment charges claimed to expedite recoveries are accounted for on realisation.

e) Other Income

Other Income is accounted for on accrual basis except, where the receipt of income is uncertain.

1.12 Borrowing Cost



Borrowing costs directly attributable to the acquisition and/or construction of a qualifying asset are capitalized during the period of time that is necessary to complete and prepare the asset for its intended use or sale. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to the statement of profit and loss as incurred.

1.13 Taxes

Current Tax

The current tax expense for the period is determined as the amount of tax payable in respect of taxable income for the period, based on the applicable income tax rates.

Current tax relating to items recognised in other comprehensive income or equity is recognised in other comprehensive income or equity, respectively.

Deferred Tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date. Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised for all deductible temporary differences and, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, the carry forward of unused tax credits and unused tax losses can be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted at the reporting date.

Deferred tax relating to items recognised in other comprehensive income or equity is recognised in other comprehensive income or equity, respectively.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities.

1.14 Exceptional items

Exceptional items refer to items of income or expense within statement of profit and loss from ordinary activities which are non-recurring and are of such size, nature or incidence that their separate disclosure is considered necessary to explain the performance of the company.

1.15 Cash Flow Statement

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

1.16 Earnings per share

The Basic earnings per share (EPS) is calculated by dividing the net profit or loss for the year attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year.



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

Provisions are recognized only when there is a present obligation, as a result of past events and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Possible obligations which will be confirmed only by future events not wholly within the control of the Company or Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are neither recognized nor disclosed except when realisation of income is virtually certain, related asset is disclosed.



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

Note No : 2

PROPERTY, PLANT AND EQUIPMENT

(₹ in Lakhs)

Particulars	Furniture and Fixtures	Vehicles	Office Equipments	Plant & Machineries	Computers	Sub Total (A)	Right of use of assets	Sub Total (B)	Total (A+B)
Gross carrying amount									
Balance as at 31 March 2024	34.89	1,214.56	53.70	12.73	69.52	1,385.41	-	-	1,385.41
Additions	-	-	1.55	0.40	6.10	8.05	-	-	8.05
Disposals/adjustments	-	-36.81	-	-	-	-36.81	-	-	-36.81
Balance as at 31 March 2025	34.89	1,177.75	55.25	13.13	75.62	1,356.64	-	-	1,356.64
Accumulated depreciation									
Balance as at 31 March 2024	31.74	1,101.39	50.53	11.47	63.90	1,259.02	-	-	1,259.02
Charge for the year	0.54	23.97	0.35	0.33	3.23	28.43	-	-	28.43
Reversal on disposal/ adjustments	-	-34.97	-	-	-	-34.97	-	-	-34.97
Balance as at 31 March 2025	32.28	1,090.39	50.88	11.79	67.13	1,252.47	-	-	1,252.47
Net block carrying amount									
Balance as at 31 March 2024	3.15	113.17	3.17	1.26	5.63	126.39	-	-	126.39
Balance as at 31 March 2025	2.61	87.36	4.37	1.33	8.49	104.17	-	-	104.17

Significant accounting policies and estimates and the accompanying notes 1 to 43 are an integral art of the financial statement.

As per our report of even date attached.

Notes:

- (i) Ind AS 101 Exemption : The Company has availed the exemption available under Ind AS 101, where the carrying value of property, plant and equipment as at 01 April 2022 has been carried forward at the amount as determined under the previous GAAP. The deemed cost as at 01 April 2022 is the gross carrying amount less accumulated depreciation as on that date.
- (ii) Property, plant and equipment are stated at cost comprising of purchase price and any initial directly attributable cost of bringing the asset to its working condition for its intended use, less accumulated depreciation (other than freehold land) and impairment loss, if any.
- (iii) Depreciation is provided for property, plant and equipment as prescribed in Schedule II of the Companies Act, 2013.
- (iv) The estimated useful lives and residual values are reviewed at the end of each reporting period, with the effect of any change in estimate accounted for on a prospective basis.
- (v) The estimated useful lives are as mentioned below:

Type of asset	Useful lives* (yrs)
Plant and Machinery	10-25
Furniture and Fixtures	8-10
Vehicles	8-10
Office Equipments	5-10
Computers	3

* The Company believes that the technically evaluated useful lives, different from Schedule II of the Companies Act, 2013, best represent the period over which these assets are expected to be used.

- (vi) Property, plant and equipment with finite life are evaluated for recoverability whenever there is any indication that their carrying amounts may not be recoverable. If any such indication exists, the recoverable amount (i.e. higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the cash generating unit (CGU) to which the asset belongs.
- (vii) If the recoverable amount of an asset (or CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount. An impairment loss is recognised in the statement of profit and loss.



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

Note No : 3

(₹ in Lakhs)

Goodwill		
Particulars	As at March 31,2025	As at March 31,2024
Gross Carrying Amount	21.33	21.33
Add: Additions	-	-
Less: Impairment	21.33	-
Less: Disposals	-	-
Net Carrying Amount	-	21.33

*The Company has acquired 15,000 equity shares @ Rs. 10 each of JDR Builder and Developers Private Limited on 23/11/2013, which represents 100.00% of the total share capital by investing Rs. 22.50 lakh at the date of acquisition consequent to which JDR Builder and Developer Private Limited has become a wholly owned subsidiary of the Company. At the time of acquisition, Goodwill was recognised in the Consolidated Financial Statements. However, due to the subsidiary's negative net worth, the carrying value of such Goodwill has been fully impaired during the year.

Note No : 4

(₹ in Lakhs)

Investment in Property	Investment Property		Investment Property under construction	Total
	Land	Building		
Gross Carrying Amount				
As at April 01,2023	390.75	-	-	390.75
Acquisition during the Year	-	-	-	-
Expenses Capitalised During th Year	-	-	-	-
Disposals	-	-	-	-
Assets classified as held for sale out of Investment Property	-	-	-	-
Other Adjustments	-	-	-	-
As at March 31, 2024	390.75	-	-	390.75
Acquisition during the Year	-	-	-	-
Expenses Capitalised During th Year	-	-	-	-
Disposals	-	-	-	-
Assets classified as held for sale out of Investment Property	-	-	-	-
Other Adjustments	-	-	-	-
As at March 31, 2025	390.75	-	-	390.75
Accumulated Depreciation				
As at April 01,2023	-	-	-	-
Acquisition during the Year	-	-	-	-
Expenses Capitalised During th Year	-	-	-	-
Disposals	-	-	-	-
Assets classified as held for sale out of Investment Property	-	-	-	-
Other Adjustments	-	-	-	-
As at March 31,2024	-	-	-	-
Acquisition during the Year	-	-	-	-
Expenses Capitalised During th Year	-	-	-	-
Disposals	-	-	-	-
Assets classified as held for sale out of Investment Property	-	-	-	-
Other Adjustments	-	-	-	-
As at March 31,2025	-	-	-	-
Net Carrying Amount as on April 01, 2023	390.75	-	-	390.75
Net Carrying Amount as on March 31, 2024	390.75	-	-	390.75
Net Carrying Amount as on March 31, 2025	390.75	-	-	390.75
*Following Properties constitute Investment Properties	Land	Building		
Property in Prateek Laurel	1.66			
Property in Prateek Wisteria	209.83			
Property at JP Greens	179.26			
	390.75	-		

*since value of Land & Building in Prateek Laurel & Prateek Wisteria cannot be segregated into Land & Building hence the whole Property is treated as Land & no depreciation has been charged.

(i) Amount Recognised in Statement of Profit and loss For investment property

(₹ in Lakhs)

Particulars	As at 31st March 2025	As at 31st March 2024
Rental Income	-	-
less: Direct operating Expenses that generated rental Income*	-	-
less: Direct operating Expenses that did not generated rental Income*	-	-
Profit from Leasing of investment Property before depreciation	-	-
less: Depreciation expenses	-	-
Profit from Leasing of investment Property after depreciation	-	-

* Direct operating expenses attributable to investment properties cannot be specifically identified with property, although management does not expect them to be material

(ii) Fair Value of Investment Properties

(₹ in Lakhs)

Particulars	As at 31st March 2025	As at 31st March 2024
Fair Value	3,274.00	2,904.52



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

The fair value of investment Property have been determined by Management architect having appropriate qualifications and recent experience in the location and category of the property being valued. The company obtains valuation for its investment property annually and are considered to be a fair representation at which such properties can be sold in an active market. The company follows Market approach for land valuation. Market Approach for land valuation is applied, using sales comparison/ Market Survey method. Cost of construction Method under cost approach, is used to estimate Gross Current Replacement Value for valuation of Building.

(iii) There is no Investment property held for sale

(iv) There is no Investment property pledged against for borrowings.

(₹ in Lakhs)

Note No : 5		Year ended		Year ended	
Security Deposits - Non current (Unsecured, considered good)		As at March 31, 2025		As at 31st March, 2024	
Particulars					
Security Deposits		68.12		56.93	
- unsecured, considered good					
- unsecured, considered doubtful		68.12		56.93	
		68.12		56.93	

(₹ in Lakhs)

Note No : 6		Year ended		Year ended	
Other Financial assets - Non current		As at March 31, 2025		As at 31st March, 2024	
Particulars					
Fixed deposit (more than 1 year)		226.25			
Interest Accrued on FDR		226.25			
		226.25			

(₹ in Lakhs)

Note No : 7		Year ended		Year ended	
Deferred tax assets/liability (net)		As at March 31, 2025		As at 31st March, 2024	
Particulars					
Deferred tax assets on account of :					
Property, plant and equipment and intangible assets		102.02		142.48	
Losses being carried forward		13,839.43		15,319.60	
Employee benefit-Gratuity		6.35			
Effect of change in Accounting Policy for Revenue Recognition				152.39	
		13,947.80		15,614.48	
		13,947.80		15,614.48	

The Company recognises deferred tax on a net basis, in accordance with Ind AS 12 – Income Taxes.

Deferred tax assets have been recognised based on management's assessment that it is probable that future taxable profits will be available against which the deductible temporary differences and carry forward losses can be utilised.

The assessment is supported by the Company's business plans and projections indicating that the ongoing and future projects are expected to generate sufficient taxable profits.

(i) Movements in Deferred tax assets (Net)

(₹ in Lakhs)

Particulars	As at 31st March 2024	Recognised/ Reversed through Profit and loss	Recognised In other comprehensive income	As at 31st March 2025
Assets				
On loss carry forwarded for future years	15,319.60	(1,480.05)	-	13,839.55
Escalated Depreciation	142.48	(40.46)	-	102.02
Employee benefits provisions- Gratuity	-	6.35	-	6.35
Due to change in Revenue Recognition Policy	152.39	(152.39)	-	-
Deferred Tax assets	15,614.48	(1,666.55)	-	13,947.92
Deferred Tax Liabilities	-	-	-	-
Total	15,614.48	(1,666.55)	-	13,947.92

(ii) Movements in Deferred tax assets (Net)

(₹ in Lakhs)

Particulars	As at 31st March 2023	Recognised/ Reversed through Profit and loss	Recognised In other comprehensive income	As at 31st March 2024
Assets				
On loss carry forwarded for future years	11,586.43	3,733.18	-	15,319.60
Escalated Depreciation	135.83	6.65	-	142.48
Employee benefits provisions- Gratuity	-	-	-	-
Due to change in Revenue Recognition Policy	209.09	(56.69)	-	152.39
Deferred Tax assets	11,931.35	3,683.13	-	15,614.48
Deferred Tax Liabilities	-	-	-	-
Total	11,931.35	3,683.13	-	15,614.48



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

Note No : 8

(₹ in Lakhs)

Inventories	Year ended		Year ended	
	As at March 31, 2025		As at 31st March, 2024	
Particulars				
Raw materials	-	-	-	-
Raw materials in transit	-	-	12,495.42	-
Plot of Land	-	-	88,777.82	-
Work-in-progress	45,008.89	-	-	-
Finished goods	29,145.52	74,154.41	1,313.78	1,02,587.02
		74,154.41		1,02,587.02

(At lower of cost and net realizable value, unless stated otherwise), Inventories pledged as security against borrowings.

Note No : 9

(₹ in Lakhs)

Trade receivables - Current	Year ended		Year ended	
	As at March 31, 2025		As at 31st March, 2024	
Particulars				
Unsecured, considered good	-	-	-	-
Due from related parties	-	-	-	-
Due from others	621.49	621.49	3,355.93	3,355.93
		621.49		3,355.93
TRADE RECEIVABLES AGEING SCHEDULE				
Undisputed, considered good				
- not yet due	-	-	-	-
- less than 6 months	44.64	-	324.37	-
- 6 months to 1 year	3.63	-	300.27	-
- 1 year to 2 years	9.65	-	392.90	-
- 2 year to 3 years	31.45	-	727.79	-
- More than 3 years	532.11	621.49	1,610.59	3,355.93
		621.49		3,355.93

Note No : 10

(₹ in Lakhs)

Cash and cash equivalents	Year ended		Year ended	
	As at March 31, 2025		As at 31st March, 2024	
Particulars				
Balances with banks	-	-	-	-
- in current account	9,558.79	-	8,208.92	-
Cash in hand	13.87	-	7.29	-
Fixed Deposit	1,268.19	10,840.85	-	8,216.21
		10,840.85		8,216.21

Note No : 11

(₹ in Lakhs)

Loans	Year ended		Year ended	
	As at March 31, 2025		As at 31st March, 2024	
Particulars				
Loan and advances to related parties	16,956.38	-	11,296.96	-
Loans to Others	1,144.83	18,101.20	1,169.83	12,466.79
		18,101.20		12,466.79

*Repayable on demand and interest free loan given to subsidiaries for working capital requirements.

Note No : 12

(₹ in Lakhs)

Other financial assets - Current	Year ended		Year ended	
	As at March 31, 2025		As at 31st March, 2024	
Particulars				
(Unsecured, considered good)				
Advances to employees	0.23	-	1.50	-
Advances to others	341.00	-	341.00	-
Interest Recoverable	-	-	2,551.49	-
		341.23		2,893.99
		341.23		2,893.99



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

Note No : 13

(₹ in Lakhs)

Other current assets	Year ended		Year ended	
	As at 31st March, 2025		As at 31st March, 2024	
Particulars				
(Unsecured, considered good)				
Advances to related parties				
Mobilization advances	1,958.48		-	
Advances to Contractors	439.23		6.03	
Advances other than Related Parties				
Mobilization Advance Paid to Contractors	359.10		372.01	
Advances to Suppliers & Contractors	205.61		241.82	
Other Assets				
GST Input Tax Credit	364.19		109.21	
Vat paid under protest (Net of sales tax provisions)	27.66		70.84	
TDS & TCS Receivables	549.27		579.24	
Prepaid Expenses	10.45		10.39	
Income Tax refund	26.69		26.69	
Income Tax Demand under Protest	309.81			
Other Current Assets	1,318.45		315.97	
		5,568.93		1,732.20
		5,568.93		1,732.20

Note No : 14

(₹ in Lakhs)

Equity Share capital	Year ended		Year ended	
	As at 31st March, 2025		As at 31st March, 2024	
Particulars	No. of shares	Amount	No. of shares	Amount
(a) Authorised				
Equity shares of par value Rs 10/- each	50,00,000	500.00	50,00,000	500.00
	50,00,000	500.00	50,00,000	500.00
(b) Issued, subscribed and fully paid up				
Equity shares of par value Rs10/- each at the beginning of the year	32,15,500	321.55	32,15,500	321.55
Changes during the year				
At the end of the year	32,15,500.00	321.55	32,15,500.00	321.55

(c) Term /Rights attached to Equity Shares

The Company has only one class of equity shares having a par value of Rs. 10/- per share. Each holder of equity shares is entitled to one vote per share. The holders of Equity Shares are entitled to receive dividends as declared from time to time. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

(d) Shareholders holding more than 5 % of the equity shares in the Company :

Name of shareholder	As at 31st March, 2025		As at 31st March, 2024	
	No. of shares held	% of holding	No. of shares held	% of holding
Prateek Buildtech (India) Private Limited	29,93,300.00	93.00	29,93,300.00	93.00
Prashant Kumar Tiwari	2,22,200.00	7.00	2,22,200.00	7.00

(e) Shares hold by the promoters at the end of the period

Name of Promoters	As at 31st March, 2025		
	No. of shares held	% of total shares	% change during the year
Prateek Buildtech (India) Private Limited	29,93,300	93.00	0%
Prashant Kumar Tiwari	2,22,200	7.00	0%

Name of Promoters	As at 31st March, 2024		
	No. of shares held	% of total shares	% change during the year
Prateek Buildtech (India) Private Limited	29,93,300	93.00	0%
Prashant Kumar Tiwari	2,22,200	7.00	0%

Note No : 15

(₹ in Lakhs)

Other equity	Year ended		Year ended	
	As at 31st March, 2025		As at 31st March, 2024	
Particulars				
(a) Securities Premium				
Securities Premium Account	3,880.73	3,880.73	3,880.73	3,880.73
(b) Retained earnings				
Surplus in the Statement of Profit & Loss				
Balance as per Last Account	(35,439.90)		(24,192.95)	
Add : Profit/loss as per Statement of Profit and Loss	(19,928.91)		(11,035.46)	
Adjustment for prior periods	(0.33)			
Other Comprehensive Income(net of tax)	-		(211.49)	
Amount available for appropriation	(55,369.14)		(35,439.90)	
Less : Appropriations:				
Dividend on equity shares	-		-	
Tax on dividend	-		-	
Transfer to general reserve	-		-	
Balance at the end of the year		(55,369.14)		(35,439.90)
Total other equity		(51,488.42)		(31,559.17)



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

Nature of Reserves

a) 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 Companies Act, 2013

b) General Reserve

The General Reserve is used time to time for transfer of profits from surplus in Statement of Profit and Loss for appropriation purposes.

Note No : 16

(₹ in Lakhs)

Non-Current Financial Liability	Year ended		Year ended	
	As at 31st March, 2025		As at 31st March, 2024	
Particulars				
Long Term Borrowings				
Secured				
(i) Loan Against Property from Indiabulls				
HLAPLAJ00159067			201.66	
(Mortgage of Property Plot No H-15, Maharani Bagh New Delhi)				
Instalments starting from 05.08.2013 till 05.07.2026				
Rate of Interest : 21.50 % per annum				
HLAPLAJ00159103	509.28		979.41	
(Mortgage of Property Plot No H-15, Maharani Bagh New Delhi)				
Instalments starting from 05.08.2013 till 05.08.2027				
Rate of Interest : 23.00 % per annum				
HLAPLAJ00159179	25.32		83.50	
(Mortgage of Property Plot No 15, Sector-52, Noida)				
Instalments starting from 05.08.2013 till 05.12.2026				
Rate of Interest : 23.00 % per annum				
HLAPLAJ00159204	35.15		115.90	
(Mortgage of Property Plot No. B-1, Sector-30, Noida)				
Instalments starting from 05.08.2013 till 05.12.2026				
Rate of Interest : 23.00 % per annum				
(All above loans are secured by personal guarantee of Mr. Prashant Kumar Tiwari, Mrs. Kalpana Tiwari and Mr. Prateek Tiwari.)				
(ii) Bond/Debentures				
19.5% Listed, redeemable, Non-convertible debentures	19,479.73		29,184.93	
Non Convertible Debentures of a face value of INR 100,000 (Indian Rupees One Lakh) each of aggregating for an amount of INR 3,250,000,000 (Indian Rupees Three Hundred and Twenty-Five Cores) redeemable by 31-08-2027 to the debenture holders namely:				
1. ISAF III ONSHORE FUND 2. IE INDIA SPECIAL ASSET FUND III IFSC LLP				
An exclusive first ranking charge by way of mortgage of the immovable properties located at-				
(a) Plot bearing number 04/BS-01 (97,565.68 square meters) (hereinafter referred to as the "Plot-1"); and				
(b) Plot bearing number 04/BS-05 (57,350.828 square meters) (hereinafter referred to as the "Plot-2"),				
both situated in Siddhartha Vihar, N.H. 24, Ghaziabad, Uttar Pradesh.				
An exclusive first ranking charge by way of hypothecation over the movable fixed assets, receivables, insurance assets account assets and all other movable assets in relation to the Prateek Grand City- project (Phase -I) named "Grand Carnesia" and Phase-II named "Grand Paennia"				
Debentures are also secured by corporate guarantee by Prateek Buildtech (India) Private Limited to secure all the obligations, and Personal guarantee by Mr. Prashant Kumar Tiwari & Mr. Prateek Tiwari.				
20.00% Listed, redeemable, Non-convertible debentures	27,323.20			
Non Convertible Debentures of a face value of INR 100,000 (Indian Rupees One Lakh) each of aggregating for an amount of INR 2,750,000,000 (Indian Rupees Two Hundred and Seventy-Five Cores) redeemable by March 2029 to the debenture holders namely:				
1. ISAF III ONSHORE FUND 2. IE INDIA SPECIAL ASSET FUND III IFSC LLP				
An exclusive first ranking charge by way of mortgage of the immovable properties excluding the area upto 2.75 lacs located at-				
(a) Plot bearing number 04/BS-01 (97,565.68 square meters) (hereinafter referred to as the "Plot-1"); and				
(b) Plot bearing number 04/BS-05 (57,350.828 square meters) (hereinafter referred to as the "Plot-2"),				
both situated in Siddhartha Vihar, N.H. 24, Ghaziabad, Uttar Pradesh.				
An exclusive first ranking charge by way of hypothecation over the movable fixed assets, receivables, insurance assets account assets and all other movable assets in relation to the Prateek Grand City- project (Phase -III) named "Grand Begonia".				
Debentures are also secured by 76 % equity shares of Prateek Realtors India Pvt Ltd. NDU over balance 24% equity shares of Prateek Realtors India Pvt Ltd.				
Debentures are also secured by 4 acres land parcel situated in South Delhi which shall be released when Tranche 1 debt becomes less than 150 CR. Personal guarantee by Mr. Prashant Kumar Tiwari & Mr. Prateek Tiwari.				
(iii) 16.9% Senior, unlisted, redeemable, non-convertible debentures			65,926.61	
Issue of 16.9% senior, unlisted, redeemable, non-convertible debentures of a face value of INR 10,00,000 (Indian Rupees Ten Lakh) each ("Face Value") aggregating up to INR 802,00,00,000/- (Indian Rupees Eight Hundred and Two Crore) redeemable by 31-03-2030 to be issued in 2 (two) tranches to the Debenture Holders namely				
Asia Real Estate II India Opportunity Trust wherein Tranche I means 7,200 (seven thousand two hundred) Debentures				
(a) Plot bearing number 04/BS-01 (97,565.68 square meters) (hereinafter referred to as the "Plot-1"); and				
(b) Plot bearing number 04/BS-05 (57,350.828 square meters) (hereinafter referred to as the "Plot-2"),				



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

both situated in Siddhartha Vihar, N.H. 24, Ghaziabad, Uttar Pradesh. Further Tranche I consisting of 7200 (Seven Two Hundred) Debentures of a face value of INR 10,00,000 (Indian Rupees Ten Lakh) each aggregating to INR 720,00,00,000/- (Indian Rupees Seven Hundred Twenty Crores) is issued on 30th December, 2021. Debentures are also secured by personal guarantee of Mr. Prashant Kumar Tiwari and Mrs. Kalpana Tiwari. (Payments due within 12 months has been transferred to short term borrowings) *For Further details, refer Footnote A below:			
(iv) Land Dues Payable to UPAVP UPAVP Dues are secured on lease hold property at Plot No.4/ BS-05 & Plot No. 4/BS-01, Siddhartha Vihar, Ghaziabad, Uttar Pradesh. Repayment schedule has been revised by UPAVP vide letter dated 28.07.2022. According to new repayment schedule, total outstanding dues are required to be paid with 19 half yearly equi installments. Principal amount payable within next 12 months has been transferred to Note No-8 under the head current maturity of long term debts. (Rate of Interest-9.35%)	26,409.15		29,637.22
(v) FROM URBAN HOUSING Being FAR Cost Purchased against the Land as below mentioned: (a) Plot bearing number 04/BS-01 (hereinafter referred to as the "Plot-1"); and (b) Plot bearing number 04/BS-05 (hereinafter referred to as the "Plot-2"), both situated in Siddhartha Vihar, N.H. 24, Ghaziabad, Uttar Pradesh.			
Unsecured FROM MAHAGUN REALESTATE PVT. LTD.	500.00		500.00
Lease Liabilities	-		-
Other Financial Liabilities	-		-
Security Deposit Received	-		-
		74,281.83	1,26,629.23
		74,281.83	1,26,629.23

Footnote A:

During the year, the Company had outstanding debentures amounting to INR 6,87,86,61,348 (the "Asia Real Estate Debentures").

In accordance with the **Inter Creditor Agreement** executed on **26th March 2025** between the Company and:

- IDBI Trusteeship Services Ltd. (acting as Debenture Trustee for the Asia Real Estate Debentures),
- Catalyst Trusteeship Ltd. (for the benefit of EAAA Debenture I and II Holders), and
- Vistra ITCL India Ltd. (acting as the Common Security Trustee),

The following restructuring was agreed and implemented:

- 1 The Total amount of Outstanding Principal amount reduced to **INR 5,00,00,00,000**.
- 2 The Company made an **upfront payment of INR 2,25,00,00,000** on or before 31st March 2025.
- 3 The principal amount of **INR 1,87,86,61,348** was **waived off** by the Debenture Holders in accordance with the terms of the Agreement.
- 4 Consequently, the only **outstanding balance as on 31st March 2025 is INR 2,75,00,00,000**.

Payable by	Amount
31st March 2025	INR 275,00,00,000 (Rupees Two Hundred and Seventy-Five Crores)
31st March 2026	Total INR 300,00,00,000 (Rupees Three Hundred Crores) as reduced by such amounts paid till 31st March 2026
31st March 2027	Total INR 327,00,00,000 (Rupees Three Hundred and Twenty-Seven Crores) as reduced by such amounts paid till 31st March 2027
31st March 2028	Total INR 355,00,00,000 (Rupees Three Hundred and Fifty-Five Crores) as reduced by such amounts paid till 31st March 2028
31st March 2029	Total INR 385,00,00,000 (Rupees Three Hundred and Eighty-Five Crores) as reduced by such amounts paid till 31st March 2029
31st March 2030	Total INR 415,00,00,000 (Rupees Four Hundred and Fifteen Crores) as reduced by such amounts paid till 31st March 2030

Reconciliation of Liabilities arising from Financing activities

The Changes in Company's Liabilities arising from Financing Activities can be summarised below:

(₹ in Lakhs)

Particulars	As at 31st March, 2024	Cash Flows	Non Cash Changes	As at 31st March, 2025
Long Term Borrowings	1,26,629.23	(24,468.53)	(27,878.87)	74,281.83
Short Term Borrowings	13,498.76	35,608.98	-	49,107.74
Total Liabilities from Financing Activities	1,40,127.99	11,140.45	(27,878.87)	1,23,389.57

Reconciliation of Liabilities arising from Financing activities

The Changes in Company's Liabilities arising from Financing Activities can be summarised below:

(₹ in Lakhs)

Particulars	As at 31st March, 2023	Cash Flows	Non Cash Changes	As at 31st March, 2024
Long Term Borrowings	1,03,237.91	23,391.32	-	1,26,629.23
Short Term Borrowings	20,736.75	(7,238.22)	-	13,498.53
Total Liabilities from Financing Activities	1,23,974.66	16,153.10	-	1,40,127.76

Note No : 17

(₹ in Lakhs)

Provisions	Year ended	Year ended
Particulars	As at 31st March, 2025	As at 31st March, 2024
(a) Provision against Gratuity Valuation	5.84	-
	5.84	-

*Provision for Expenses include Expenses which have accrued but are not payable.



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

Note No : 18

(₹ in Lakhs)

Short - term borrowings	Year ended		Year ended	
	As at 31st March, 2025		As at 31st March, 2024	
Particulars				
Secured/ Unsecured				
Current Maturity of Long Term Debt-Secured				
(i) Secured Loan From Indiabull Housing Finance Limited	824.86		640.30	
(ii) 19.5% Listed, redeemable, Non-convertible debentures	480.78		3,250.00	
(iii) 20% Listed, redeemable, Non-convertible debentures	-		-	
(iv) 16.9% Senior, unlisted, redeemable, non-convertible debentures	27,500.00		2,860.00	
(iv) Loan dues payable to UPAVP	2,459.02		1,937.51	
(v) From Urban Housing	14,337.21		-	
		45,601.87		8,687.81
Inter Corporate Loans				
Loans from related parties (unsecured)	3,506.08		4,810.95	
		3,506.08		4,810.95
		49,107.95		13,498.76

Note No : 19

(₹ in Lakhs)

Trade Payables - Current	Year ended		Year ended	
	As at 31st March, 2025		As at 31st March, 2024	
Particulars				
Total outstanding dues of micro enterprises and small enterprises				
Creditors for goods-MSME	26.24		13.59	
Creditors for services-MSME	44.21		14.18	
		70.45	-	27.77
Total outstanding dues of creditors other than micro enterprises and small enterprises				
Creditors for goods	1,164.86		931.60	
Creditors for services	2,830.46	3,995.31	1,420.22	2,351.82
		4,065.76		2,379.59
TRADE PAYABLES AGEING SCHEDULE(Outstanding for following periods from due date of payment)				
Micro and small enterprises				
- less than 1 year	62.39		24.47	
- 1 year to 2 years	6.83		2.77	
- 2 year to 3 years	-		-	
- More than 3 years	1.23		0.53	
		70.45		27.77
OTHERS				
- less than 1 year	3,249.14		1,405.67	
- 1 year to 2 years	209.41		406.68	
- 2 year to 3 years	142.84		318.16	
- More than 3 years	393.93	3,995.31	221.31	2,351.81
		4,065.76		2,379.59

*Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the company.

Disclosures as required under Section 22 of the Micro, Small and Medium Enterprises Development (MSMED) Act, 2006

Sl. No.	Particulars	As at 31 March 2025	As at 31 March 2024
i)	The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year		
	- Principal amount due	70.45	27.77
	- Interest amount due	2.88	-
ii)	The amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
iii)	The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act:	-	-
iv)	The amount of interest accrued and remaining unpaid at the end of each accounting year	-	-
v)	The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	-	-

Note No : 20

(₹ in Lakhs)

Other financial liabilities - Current	Year ended		Year ended	
	As at 31st March, 2025		As at 31st March, 2024	
Particulars				
a) Installments due but not paid-NOIDA	17,483.00		16,079.52	
b) Interest accrued but not due on borrowings	-		32.52	
c) Interest accrued and due on borrowings	-		-	
d) Installments due but not paid-UPAVP	-		-	
		17,483.00		16,112.04
		17,483.00		16,112.04



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

Note No : 21

(₹ in Lakhs)

Provisions	Year ended		Year ended	
Particulars	As at 31st March, 2025		As at 31st March, 2024	
(a) Provision for Expenses	579.13		3.05	
(b) Provision against Gratuity Valuation	21.92			3.05
		601.05		3.05
		601.05		3.05

*Provision for Expenses include Expenses which have accrued but are not payable.

Note No : 22

(₹ in Lakhs)

Other Current liabilities	Year ended		Year ended	
Particulars	As at 31st March, 2025		As at 31st March, 2024	
Advance Received from customers	26,676.90	26,676.90	16,860.48	16,860.48
Statutory liabilities	2,313.93	2,313.93	1,595.83	1,595.83
Other Liabilities				
a) Audit Fee Payable	3.98		1.15	
b) Salary Payable	34.85		84.40	
c) Advance Received from Debtors	6.20		59.56	
d) Retention Money	864.04		1,424.26	
e) Other Current Liabilities	86.76		51.28	
f) Gratuity Expense	-			
		995.82		1,620.66
		29,986.64		20,076.96



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

Note No : 23

(₹ in Lakhs)

Revenue From Operations	Year ended	Year ended
Particulars	As at 31-03-2025	As at 31-03-2024
Revenue from Sale of Properties	34,739.08	16,071.60
Other Operating Revenues	1,154.16	771.43
	35,893.25	16,843.04
Other Operating Revenue comprise of		
Flat transfer charges	354.27	140.48
Sale of Scrap & Wastages	103.18	37.89
Interest on delayed payment by customers	226.36	122.23
Legal Charges for Registration	215.57	235.50
Processing Fee	89.38	24.26
Late Payment Charges	-	1.01
Flats Cancellation Charges	63.98	6.24
Fibre charges Grand city	67.17	203.81
Farmer Compensation-Income	0.64	-
Electricity Installation Charges	33.62	-
Total	1,154.16	771.43

Note No : 24

(₹ in Lakhs)

Other Income	Year ended	Year ended
Particulars	As at 31-03-2025	As at 31-03-2024
Advertisement Incentive	-	6.11
Flat Holding Fee	2.21	0.89
Interest Income	125.17	2.64
Rental Income	15.42	52.74
Income related to forfeited and written off accounts	1,734.66	21.40
Profit on sale of Fixed Assets	8.16	-
Other Income	42.73	-
Total	1,928.34	83.77

Note No : 25

(₹ in Lakhs)

Project Expenses	Year ended	Year ended
Particulars	As at 31-03-2025	As at 31-03-2024
a) Project Expenses		
Cost of Material & Other Cost	7,478.46	4,390.82
Professional Charges Project	313.92	133.54
Time Extension Charges	1,428.35	-
Map Approval Charges	20.38	0.63
Electricity Charges GC	315.09	236.65
Power & Fuel GC	8.02	9.82
Other Project Expenses	2.54	468.17
Advertisement Expenses Project	489.41	220.92
Watch & Wards GC	35.00	59.49
Broker's Commission Project	649.12	91.32
Far cost at grand city land	18,224.38	-
	28,964.65	5,611.37
Less: Loan Waived off containing interest cost already capitalised in Inventory	27,878.87	-
Total	1,085.78	5,611.37

**Total Project expenses (Before Loan waiver)

28,964.65

5,611.37

Less: Cost capitalised to the inventory

27,806.08

5,611.37

Project Cost charged to profit and loss account

1,158.57

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PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

Note No : 26

(₹ in Lakhs)

Changes in Inventory of Finished goods, Work in Progress & Stock-in-Trade	Year ended	Year ended
Particulars	As at 31-03-2025	As at 31-03-2024
Stock at the end of the Period:		
Work-in-progress	45,008.89	88,777.82
Finished goods	29,145.52	13,809.20
TOTAL (A)	74,154.41	1,02,587.02
Less: Stock at the Beginning of the Period		
Work-in-progress	88,777.82	93,126.05
Finished goods	13,809.20	13,900.91
TOTAL(B)	1,02,587.02	1,07,026.96
TOTAL (B-A)	28,432.61	4,439.95

Note No : 27

(₹ in Lakhs)

Employee Benefit expenses	Year ended	Year ended
Particulars	As at 31-03-2025	As at 31-03-2024
Staff Cost	484.48	554.84
Contribution to provident and other funds	7.83	10.91
Staff Welfare	6.23	0.14
Director's Salary	36.00	36.00
Total	534.54	601.89

**Total Employee Benefit expenses	534.54	601.89
Less: Cost capitalised to the inventory	107.02	565.89
Employee Cost charged to profit and loss account	427.52	36.00

Note No : 28

(₹ in Lakhs)

Finance Costs**	Year ended	Year ended
Particulars	As at 31-03-2025	As at 31-03-2024
Interest Expense		
a) Interest -Related to project	20,125.59	17,554.33
b) Others	1,841.95	1,667.22
Bank Charges	1.49	1.97
Total	21,969.03	19,223.53

**Total Finance Cost	21,969.03	19,223.53
Less: Cost capitalised to the inventory	20,125.59	17,554.33
Finance Cost charged to profit and loss account	1,843.45	1,669.19

Note No : 29

(₹ in Lakhs)

Other Expenses	Year ended	Year ended
Particulars	As at 31-03-2025	As at 31-03-2024
Annual Maintenance Charges	5.37	10.51
Amount Written Off	2,568.50	833.30
Audit Fees	5.35	1.25
Business Promotion	47.46	25.93
Vehicle Running & Maintenance Expenses	28.49	11.52
Office Running Expenses	74.57	47.29



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

Legal & Professional Charges	158.08	85.38
Interest on late payment to MSME Vendors	2.88	5.56
Rental Expenses	14.28	13.92
Internet Expenses	3.28	3.44
Charity Expenses	-	0.61
Electricity and Power & Fuel	38.96	38.41
Insurance Expenses	17.58	10.49
Repair and Maintenance	39.41	14.48
Prior Period Items	0.54	38.82
Website Maintenance	6.62	6.09
Other Expenses	28.84	1.55
Rates and taxes	369.01	457.31
Additional Amount Paid to Buyers	572.24	-
Profit /Loss on Sale of Fixed Asses	-	80.82
Telephone Expenses	4.23	3.35
Traveling Expenses	12.73	12.85
Impairment of Goodwill	21.33	-
Watch & Ward	13.82	-
Total	4,033.56	1,702.89

Note No : 29.1

(₹ in Lakhs)

Payment to Auditors	Year ended	Year ended
Particulars	As at 31-03-2025	As at 31-03-2024
Statutory Audit	4.35	1.00
Tax Audit	1.00	0.25
	5.35	1.25

Note No : 30

(₹ in Lakhs)

Earning Per Share	Year ended	Year ended
Particulars	As at 31-03-2025	As at 31-03-2024
Profit for the year for basic/diluted earning per share (₹ in Lakhs) (A)	(19,928.91)	(11,035.46)
Weighted-average number of equity shares outstanding during the year for calculation of basic/diluted earning per share (B)	32,15,500	32,15,500
Nominal Value of Equity Shares (₹)	10	10
Basic earnings per share (A/B)	(619.78)	(343.20)
Diluted earnings per share (A/B)	(619.78)	(343.20)

*Earning per share (EPS) is determined based on the net profit/loss attributable to the shareholders. Basic earning per share is computed using the weighted average number of shares outstanding during the year. Diluted earning per share is calculated using the weighted average number of common and dilutive common equivalent shares outstanding during the year, except when the result would be anti-dilutive.

*The company has not issued any dilutive securities and therefore diluted EPS is same as basic EPS.



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

Note No 31: RELATED PARTY DISCLOSURES

In accordance with the requirements of Ind AS 24, 'Related Party Disclosures' and the Act, the names of the related party along with the transactions and year-end balances with them as identified and certified by the management are given below:

A) Details of related parties:

Description of relationship	Names of related parties
I. Key Managerial Personnel (KMP)	Prashant Kumar Tiwari Prateek Tiwari
II. Holding Company	Prateek Buildtech India Private Limited
III. Entities in which KMP's & Entity has Significant Influence	Glamour Creations Private Limited Prateek Infratech India Private Limited Prateek Digital Private Limited (Formerly known as Innovative Homebuild Private Limited) Prateek Propbuild Ind Pvt Ltd(Prateek Entertainment Private Limited) Gromax Real Estate Private Limited Rapid Real Estate Private Limited Magitech Infradevelopers Private Limited Hyptis Infrastructure Private Limited Jagdamba Quilts Private Limited Strongbiz Propbuild Private Limited Prateek Foundation Prateek Infraprojects India Private Limited

B) Transactions with related parties during the year

(₹ in Lakhs)

Key management personnel compensation	For the Year Ended 31st March, 2025	For the Year Ended 31st March, 2024
Short term employee benefits	36.00	36.00
Post employments benefits*	-	-
Other long term employee benefits*	-	-
Total compensation	36.00	36.00

C) Transactions with related parties during the year

(₹ in Lakhs)

Name of party	Nature of transaction	For the Year Ended 31st March, 2025	For the Year Ended 31st March, 2024
Glamour Creations Private Limited	Rent Expense	12.00	12.00
Prateek Infraprojects India Private Limited	Cost of Construction	745.00	-
Prateek Buildtech India Private Limited	Cost of Construction	1,073.91	-
Prateek Digital Pvt Ltd.	Advertisement Expenses	-	4.14
Prashant Kumar Tiwari	Director Remuneration	36.00	36.00
Prateek Tiwari	Professional Fees	18.00	9.00
Remika Tiwari	Salary	-	4.00
Remika Tiwari	Sale of flats	196.00	-



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

Remika Tiwari	Loan & Advances	186.00	-
Total		2,266.91	65.14

D) Outstanding balances (Receivable)

(₹ in Lakhs)		
Name of party	For the Year Ended 31st March, 2025	For the Year Ended 31st March, 2024
<u>Loan and advances</u>		
Glamour Creations Private Limited	969.86	980.82
Gromax Real Estate Pvt. Ltd.	10.33	9.95
Hypits Infrastructure Pvt. Ltd.	0.97	0.59
Jagdamba Quilts India Pvt. Ltd.	142.16	221.79
Magitech Infradevelopers Pvt. Ltd.	0.46	0.09
Prateek Buildtech India Pvt Ltd	7,451.43	62.07
Prateek Digital Pvt Ltd.	100.64	83.55
Prateek Foundation	0.59	0.25
Prateek Infratech India Pvt Ltd	5,173.92	5,212.17
Prateek Propbuild Ind Pvt Ltd	2,863.96	4,696.43
Rapid Real Estate Pvt. Ltd.	15.74	15.44
Strongbiz Propbuild Pvt. Ltd.	40.33	13.81
Remika Tiwari	186.00	-
<u>Mobilization Advance Paid to Contractors</u>		
Prateek Infraprojects India Private Limited	1,767.48	-
Prateek Buildtech India Private Limited	191.01	-
<u>Advances to Suppliers & Contractors</u>		
Prateek Buildtech India Private Limited	433.20	-
Prateek Digital Pvt Ltd.	6.03	6.03
Total	19,354.09	11,303.00

E) Outstanding balances (Payable)

(₹ in Lakhs)		
Name of party	For the Year Ended 31st March, 2025	For the Year Ended 31st March, 2024
<u>Loan and advances</u>		
Prateek Buildtech India Pvt Ltd	37.50	37.50
Prateek Infraprojects India Pvt Ltd	3,468.58	4,773.22
<u>Trade Payables</u>		
Prateek Infraprojects India Private Limited	-	-
Prateek Buildtech India Private Limited	216.36	-
Prateek Infratech India Pvt Ltd	53.04	112.04
Total	3,775.47	4,922.76



PRATEEK REALTORS INDIA PRIVATE LIMITED
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Note No 32: SEGMENT REORTING

The Group is engaged primarily in the business of real estate development, which is its sole reportable segment in terms of Ind AS 108 – Operating Segments, as reviewed by the Chief Operating Decision Maker (CODM). Accordingly, no separate segment information has been disclosed.

The following table presents segment NonCurrent Assets and Revenue from Operation

(₹ in Lakhs)		
	For the Year Ended 31st March, 2025	For the Year Ended 31st March, 2024
Revenue from Operations		
-Within India	35,893.25	16,843.04
EBITDA	3,735.10	4,570.71

NOTE NO 33: GOING CONCERN

The Company's management has assessed the Company's ability to continue as a Going Concern. The financial results have been prepared and presented on the going concern basis, even though the company currently shows a negative net worth. According to management, the company's ongoing project is overall profitable, and the negative net worth arises from the company's revenue recognition policy. This policy, in line with Ind AS 115 (Revenue from Contracts with Customers), recognizes revenue only upon project completion, following the point-in-time criteria as prescribed in the said Standard.

NOTE NO 34: FINANCIAL INSTRUMENTS

i) Financial assets and Liabilities

The carrying amounts of Financial Instruments by category are as follows

(₹ in Lakhs)

Particulars	Fair value		Amortised Cost	
	As at 31st March 2025	As at 31st March 2024	As at 31st March 2025	As at 31st March 2024
Financial Assets				
Security Deposits	-	-	68.12	56.93
Other Financial Assets	-	-	567.48	2,893.99
Trade Receivables	-	-	621.49	3,355.93
Cash and cash Equivalents	10,840.85	8,216.21	-	-
loans	-	-	18,101.20	12,466.79
Total Financial assets	10,840.85	8,216.21	19,358.29	18,773.63
Financial Liabilities				
Borrowings	-	-	1,23,389.77	1,40,127.99
Trade Payables	-	-	4,065.76	2,379.59
Other Financial Liabilities	-	-	17,483.00	16,112.04
Total Financial Liabilities	-	-	1,44,938.53	1,58,619.62

ii) Fair value hierarchy

Financial assets and financial liabilities are measured at fair value in the financial statements and are grouped into three levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: Quoted prices (unadjusted) in active markets for financial instruments.

Level 2: Directly (i.e. as prices) or indirectly (i.e. derived from prices) observable market inputs, other than Level 1 inputs; and

Level 3: Inputs which are not based on observable market data (unobservable inputs). The input factors considered are Estimated cash flows and other assumptions.

As at 31st March 2025

(₹ in Lakhs)

Particulars			Fair Value measurement using		
Particulars	Date of Valuation	Total	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Cash and cash Equivalents	31-03-2025	10,840.85			10,840.85

As at 31st March 2024

(₹ in Lakhs)

Particulars			Fair Value measurement using		
Particulars	Date of Valuation	Total	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Cash and cash Equivalents	31-03-2024	8,216.21			8,216.21



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

iv) Fair value of instruments measured at amortised cost for which fair value is disclosed is as follows, these fair values are calculated using Level 3 inputs:

(₹ in Lakhs)

Particulars	As at 31st March 2025		As at 31st March 2024	
	Carrying value	Fair value*	Carrying value	Fair value*
Financial Assets				
Security Deposits	68.12	68.12	56.93	56.93
Other Financial Assets	567.48	567.48	2,893.99	2,893.99
Trade Receivables	621.49	621.49	3,355.93	3,355.93
Cash and cash Equivalents	10,840.85	10,840.85	8,216.21	8,216.21
loans	18,101.20	18,101.20	12,466.79	12,466.79
Total Financial assets	30,199.14	30,199.14	26,989.84	26,989.84
Financial Liabilities				
Borrowings	1,23,389.77	1,23,389.77	1,40,127.99	1,40,127.99
Trade Payables	4,065.76	4,065.76	2,379.59	2,379.59
Other Financial Liabilities	17,483.00	17,483.00	16,112.04	16,112.04
Total Financial Liabilities	1,44,938.53	1,44,938.53	1,58,619.62	1,58,619.62

*The Carrying value of current financial assets and current financial liabilities (cash and cash equivalents, other bank balances, trade receivables, trade payables and other current financial assets and liabilities) are considered to be at fair value due to their short term nature.

NOTE NO 35: FINANCIAL RISK MANAGEMENT

The company's activities expose it to credit risk, liquidity risk and market risk. The company's board of directors has overall responsibility for the establishment and oversight of the company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the relate impact in the financial statements.

Risk	Exposure arising from	Measurement	Management
Credit risk	Trade receivables, cash and cash equivalents, other bank balances, loans and other financial assets measured at amortised cost	Ageing analysis	Diversification of bank deposits and regular monitoring
Liquidity risk	Financial liabilities	Cash Flow forecasts	Availability of funds and credit facilities
Market risk	NA	NA	NA

A) Credit Risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial asset fails to meet its contractual obligations. The Company's exposure to credit risk is influenced mainly by the individual characteristics of each financial asset. The carrying amounts of financial assets represent the maximum credit risk exposure. The Company monitors its exposure to credit risk on an ongoing basis.

a) Credit risk management

i) Credit risk rating

The Company assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets. The Company assigns the following credit ratings to each class of financial assets based on the assumptions, inputs and factors specific to the class of financial assets.

- A. Low Credit risk
- B. Moderate Credit risk
- C. High Credit risk

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognized in statement of profit and loss.

The Company provides for expected credit loss based on the following:

Asset groups	Exposure arising from	Provision for expected credit loss
Low Credit risk	Cash and cash equivalents, trade receivables, Secured Deposits, Loans, Bank balances and other than cash and cash equivalents and other financial assets	12 month or life time expected credit loss
High Credit risk	Trade receivables and loans	Life time expected credit loss or fully provided for

Life time expected credit loss is provided for trade receivables.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in statement of profit and loss.



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

(₹ in Lakhs)

Credit Rating	Particulars	As at 31st March 2025	As at 31st March 2024
Low Credit Risk	Cash and cash equivalents, Bank balances other than cash and cash equivalents, Loans, Trade receivables, Secured Deposits and other financial assets	30,199.14	26,989.84
High Credit Risk	Trade receivables and other financial assets	-	-

Trade Receivables

The Company maintains a robust credit risk management framework and continuously monitors the creditworthiness of its customers to mitigate credit risk. Trade receivables are written off when they are deemed to be uncollectible after all reasonable efforts for recovery have been exhausted.

Cash and cash equivalents and other bank balances

Credit risk related to cash and cash equivalents and bank deposits is managed by only diversifying bank deposits and accounts in different banks. Credit risk is considered low because the Company deals with reputed banks.

Loans and other financial assets

Loans and other financial assets measured at amortized cost includes security deposits and other receivables. Credit risk related to these financial assets is managed by monitoring the recoverability of such amounts continuously. Credit risk is considered low because the Company is in possession of the underlying asset.

ii) Concentration of financial assets

The Company carries on the business as a real estate developer including provision of construction services. Loans and other financial assets majorly represents loans to related parties and deposits given for business purposes.

b) Credit risk exposure

i) Provision for expected Credit losses

The Company does not maintain a provision for expected credit losses as prescribed under Ind AS 109 – *Financial Instruments*, considering the nature and quantum of its trade receivables. The receivables primarily comprise small-value amounts from various customers, and the Company does not have a history of significant credit losses.

In instances where specific receivables are identified as doubtful or uncollectible, the Company directly writes off such balances in the period in which they are determined to be irrecoverable, instead of creating a provision.

The management believes this approach reflects a fair and prudent assessment of credit risk in the context of the Company's business operations.

B) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are to be settled by delivering cash or another financial asset. The Company manages liquidity risk through effective cash flow management, maintaining sufficient cash and cash equivalents, and ensuring availability of credit facilities to meet obligations as they become due. The Company also monitors rolling forecasts of its liquidity position to ensure that it has adequate financial resources to meet its current and future liabilities.

The tables below analyse the Company's financial liabilities into relevant maturity groupings based on their contractual Maturities

(₹ in Lakhs)

As at 31 March 2025	Less than 1 year	1-2 years	2-3 Years	More than 3 years	Total
Borrowings (including Interest accrued and derivative liabilities)	49,107.95	20,360.92	13,246.80	40,674.10	1,23,389.77
Trade Payable	4,065.76	-	-	-	4,065.76
Other Financial Liabilities	17,483.00	-	-	-	17,483.00
Total	70,656.71	20,360.92	13,246.80	40,674.10	1,44,938.53

(₹ in Lakhs)

As at 31 March 2024	Less than 1 year	1-2 year	2-3 Year	More than 3 years	Total
Borrowings (including Interest accrued and derivative liabilities)	13,498.53	78,661.20	17,199.38	30,768.64	1,40,127.76
Trade Payable	2,379.59	-	-	-	2,379.59
Other Financial Liabilities	16,112.04	-	-	-	16,112.04
Total	31,990.16	78,661.20	17,199.38	30,768.64	1,58,619.38



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

Details of Period & amount of default in loan repayment as at year end:

Nature of borrowing, including debt securities	Name of Lender	Whether Principal or Interest	*Installments Amount not paid on due date (In Rs.)	No. of days delay or unpaid	Due Date
Dues against purchase of Land -Sec 120	Noida Authority	Both	1,97,78,649.00	2,487.00	09-06-2018
	Noida Authority	Both	6,85,49,688.00	2,304.00	09-12-2018
	Noida Authority	Both	6,53,13,436.00	2,122.00	09-06-2019
	Noida Authority	Both	6,20,77,184.00	1,939.00	09-12-2019
Dues against purchase of Land -Sec 77	Noida Authority	Both	7,55,59,398.00	2,923.00	30-03-2017
	Noida Authority	Both	9,65,66,064.00	2,739.00	30-09-2017
	Noida Authority	Both	9,25,72,730.00	2,558.00	30-03-2018
	Noida Authority	Both	8,85,79,396.00	2,374.00	30-09-2018
	Noida Authority	Both	8,45,86,062.00	2,193.00	30-03-2019
	Noida Authority	Both	8,05,92,728.00	2,009.00	30-09-2019
	Noida Authority	Both	7,65,99,394.00	1,827.00	30-03-2020

*Above installments are as per Loan Repayment Schedule. Amount paid during Current Financial year has been reduced from Installments on FIFO Basis.

Interest due on these Defaulted Installments has not been included in this Schedule, But Interest has been provided in Books of Accounts.

C) Market Risk

Market risk refers to the risk that the fair value or future cash flows of financial instruments will fluctuate due to changes in market variables such as interest rates, foreign exchange rates, and other market prices.

The Company is not exposed to significant market risk as:

- The Company does not have any variable interest rate borrowings; all borrowings, if any, are at fixed interest rates. Hence, there is no exposure to interest rate risk.
- The Company does not undertake transactions in foreign currencies and does not have any foreign currency exposure. Therefore, it is not subject to foreign exchange risk.
- The Company is also not exposed to other forms of market risk such as equity price risk or commodity price risk.

NOTE NO 36: CAPITAL AND OTHER COMMITMENTS

Particulars	As at 31st March 2025	As at 31st March 2024
A) Commitments		
Estimated amount of contract Remaining to be executed on		
For Commitments relating to lease arrangements		
B) Contingent Liabilities (under Litigation)		
Claims against the company not acknowledged as debts		
Demand for Income Tax	As per Annexure 1	As per Annexure 1A
Demand for VAT	As per Annexure 2	As per Annexure 1A
Cases pending under RERA	As per Annexure 3	As per Annexure 1A
Other money for which the company is contingently liable		
Litigation with contractor		

Annexure 1: Income Tax Demand As per Income tax portal

- 1) For Assessment Year 2018-19, one case with a disputed demand amounting to ₹9,84,27,654/- is pending before the Commissioner of Income Tax (Appeals) under Section 147 of the Income Tax Act, 1961.
- 2) For Assessment Year 2020-21, one case with a disputed demand amounting to ₹2,54,23,245/- is pending before the Commissioner of Income Tax (Appeals) under Section 143(1)(a) of the Income Tax Act, 1961.

Annexure 1A

The Company has various disputes with Indirect Tax Authorities. These disputes mainly relate to VAT & Entry Tax and cumulative amount of Contingent Liability relating to these disputes are Rs. 9.69 Cr. & Rs. 9.53 Cr as on 31/03/2024 & 31/03/2023 respectively. These demand orders are being contested by the Company based on the management evaluation and advice of tax consultants.

Annexure 2: VAT/ CST/ Entry Tax Cases

- 1) For FY 2010-11, Two cases are pending for Assessment with Tribunal Commercial Tax (State Tax) Ghaziabad, amounting ₹ 1,64,30,996/-.
- 2) For FY 2011-12, Two cases are pending for Assessment with Tribunal Commercial Tax (State Tax) Ghaziabad, amounting ₹ 93,31,937/-.
- 3) For FY 2013-14, Three cases are pending for Assessment with Tribunal Commercial Tax (State Tax) Ghaziabad, amounting ₹ 61,66,900/-.
- 4) For FY 2014-15, One case is pending for Assessment with Tribunal Commercial Tax (State Tax) Ghaziabad, amounting ₹ 3,22,839/-.
- 5) For FY 2015-16, One case is pending for Assessment with Tribunal Commercial Tax (State Tax) Ghaziabad, amounting ₹ 16,20,919/-.
- 6) For FY 2016-17, One case is pending for Assessment with Tribunal Commercial Tax (State Tax) Ghaziabad, amounting ₹ 31,77,709/-.
- 7) For FY 2017-18, One case is pending for Assessment with Tribunal Commercial Tax (State Tax) Ghaziabad, amounting ₹ 87,521/-.

Annexure 3: RERA Cases

One hundred and Ninety Seven cases are pending before RERA, amounting to ₹ 4,92,50,000/-.



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NOTE NO 37: CAPITAL MANAGEMENT

Net debts comprise of non-current and current debts (including trade payables and other financial liabilities) as reduced by cash and cash equivalents, other bank balances and current investments. Equity comprises all components of equity including other comprehensive income.

The objective of Company's capital management structure is to ensure that there remains sufficient liquidity within the Company to carry out committed work requirements. The Company manages its capital structure and makes adjustments to it, in light of changes to economic conditions.

(₹ in Lakhs)		
Particulars	As at 31st March 2025	As at 31st March 2024
Borrowings (including interest accrued)	1,23,389.77	1,40,127.99
Trade Payables	4,065.76	2,379.59
Other Financial Liabilities	17,483.00	16,112.04
Cash and cash Equivalent	10,840.85	8,216.21
Bank balance other than cash and cash Equivalents	226.25	-
Net debts (a)	1,33,871.43	1,50,403.41
Total Equity (b)	(51,166.87)	(31,237.62)
Equity and net Debt (c = a+b)	82,704.57	1,19,165.79
Gearing Ratio % (d=a/c)	161.87%	126.21%

NOTE NO 38: REVENUE RELATED DISCLOSURES

I Disaggregation of revenue

Set out below is the disaggregation of the company's revenue from contract with customers

(₹ in Lakhs)		
Description	For the year ended 31 March 2025	For the year ended 31 March 2024
A) Operating revenue		
Sale of Flats	34,739.08	16,071.60
Sub Total (A)	34,739.08	16,071.60
B) Other Operating revenue	1,154.16	771.43
Sub total (B)	1,154.16	771.43
Total Revenue under IND AS 115	35,893.25	16,843.04

II Contract balances

The Following tables provides information about recievables and contact liabilities from contract with customers

(₹ in Lakhs)		
Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Contract Liabilities (Real Estate projects)		
Advance from customers	26,676.90	16,860.48
Total Contract Liabilities	26,676.90	16,860.48

Contract liability is the entity's obligation to transfer goods or services to a customer for which the entity has received consideration from the customer in advance.

The management expects that the revenue corresponding to these contract balances will be recognized in the next financial year and onwards, in accordance with the performance obligations under the respective contracts.

III Significant Changes in the contract liabilities balances during the year are as follows

a) Contract liabilities- Advance from customers (real estate projects)

(₹ in Lakhs)		
	As at 31st March 2025	As at 31st March 2024
Opening Balance of Contract liabilities- Advance from customers	16,860.48	19,083.36
Less : Amount of revenue recognised during the year	(35,996.42)	(16,805.14)
Add: Addition during the year	42,571.33	14,582.26
Closing Balance of Contract liabilities- Advance from customers	23,435.38	16,860.48

IV Disaggregated revenue recognition

(₹ in Lakhs)		
Particular	As at 31st March 2025	As at 31st March 2024
Revenue recognised over a period of time	-	-
Revenue recognised at a point of time	35,893.25	16,843.04



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NOTE NO 39: INFORMATION UNDER SECTION 186(4) OF THE COMPANIES ACT, 2013

During the year under review, the Company has granted loans to related parties, including group companies, without charging interest. These loans have been extended in compliance with the provisions of Section 186 of the Companies Act, 2013, read with relevant rules thereunder.

The Company is engaged in the business of developing, operating, and maintaining infrastructure facilities and, therefore, qualifies as an "Infrastructure Company" as defined under Explanation (b) to Section 186(11) of the Companies Act, 2013.

As per the exemption provided under Section 186(11), the provisions of Section 186(3) (relating to the limits on loans, guarantees, and investments), Section 186(4) (requirement of disclosure in Board's Report), and Section 186(5) (requirement to obtain prior approval by means of special resolution) do not apply to loans made by an infrastructure company to any other company in the same group, provided such loans are utilized by the borrowing company for its principal business activities.

Accordingly, the Company has extended interest-free loans to group companies, which are being utilized by the recipient companies for their principal business operations, and such transactions are in full compliance with the applicable provisions of the Act.

The necessary disclosures in relation to such related party transactions have been made in the Notes to Accounts, and appropriate approvals from the Board of Directors have been obtained, as required under the Companies Act, 2013 and applicable SEBI (LODR) Regulations.

NOTE NO 40: RATIOS

Ratios		Numerator	Denominator	31 March 2025	31 March 2024	% Change	Remarks
Current ratio	TIMES	Current Assets	Current Liabilities	1.08	2.52	-57.06%	Note-1
Debt- Equity Ratio	TIMES	Total Debt	Shareholder's Equity	(2.41)	(4.49)	-46.30%	Not Applicable
Debt Service Coverage ratio	TIMES	Earnings for debt service = Net profit after taxes + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	0.02	(0.44)	-104.63%	Note-2
Return on Equity ratio	TIMES	Net Profits after taxes – Preference Dividend	Average Shareholder's Equity	(61.98)	(34.32)	80.60%	Not Applicable
Inventory Turnover ratio	TIMES	Cost of goods sold	Average Inventory	0.33	0.06	449.51%	Note-3
Trade Receivable Turnover Ratio	TIMES	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	18.05	2.54	609.60%	Note-4



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

Trade Payable Turnover Ratio	TIMES	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	0.34	1.93	-82.56%	Note-5
Net Capital Turnover Ratio	TIMES	Net sales = Total sales - sales return	Working capital = Current assets - Current liabilities	4.28	0.21	1913.57%	Note-6
Net Profit ratio	Percentage	Net Profit	Net sales = Total sales - sales return	-55.52%	-87.32%	-36.42%	Note-7
Return on Capital Employed	Percentage	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt - Deferred Tax Assets	40.43%	5.66%	614.64%	Note-8
Return on Investment	Percentage	Net Profit	Investment (Equity Shareholder Fund + Long Term Debts)	-79.01%	-47.14%	67.62%	Note-9

Note-1: As a result of Decrease in Trade Receivables & Interest on Loan to Related parties being written off Current assets decreased. Also Short Term Borrowings have been increased, leading to Decrease in Current Ratio.

Note-2: Due to Loan waive-off, Debt Service coverage ratio has seen a positive impact.

Note-3: The Inventory Turnover Ratio has improved due to better utilization and faster movement of inventory as compared to the previous period.

Note-4: Ratio has increased significantly, reflecting substantial improvement in the collection efficiency of receivables. This indicates faster realization of dues from customers.

Note-5: The Trade Payable Turnover Ratio has decreased from 1.93 to 0.34, indicating that payments to suppliers are being made at a much slower pace compared to the previous period.

Note-6: As a result of substantial increase in Revenue and Current Liabilities ratio has improved, indicating improved efficiency in the utilization of working capital for generating revenue.

Note-7: The Net Profit Ratio has improved, indicating a reduction in losses relative to revenue. This reflects better cost management and improved operational performance as compared to the previous period.

Note-8: The Return on Capital Employed has increased substantially, indicating a significant improvement in the efficiency with which the company is utilizing its capital to generate profits. This reflects stronger operating performance and better deployment of resources during the period.

Note-9: The Return on Investment has declined, indicating higher losses relative to the funds employed.

NOTE NO 41: EMPLOYEE BENEFITS

The Company has adopted Indian Accounting Standard (Ind AS) - 19 on Employee benefit as under :

Defined contribution plans

The Company makes contribution towards employee's provident fund and employee's state insurance.



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(₹ in Lakhs)

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
The Company has recognised following as contribution towards these schemes.	7.83	10.04
Expected contribution towards employee's provident fund and employee's state insurance for next reporting year	5.67	8.87

Defined benefit plans

Gratuity(Unfunded)

The Company has a defined benefit gratuity plan. Every employee is entitled to gratuity as per the provisions of the Payment of Gratuity Act, 1972. The liability of Gratuity is recognized on the basis of actuarial valuation.

Salary Increases	Actual salary increases will increase the plan's liability. An increase in the salary escalation rate assumption in future valuations will also increase the liability.
Discount rate	Reduction in discount rate in subsequent valuations can increase the plan's liability.
Mortality & disability	Actual deaths and disability cases being lower or higher than assumed in the valuation can impact the liabilities.
Withdrawals	Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact plan's liability.

Amounts recognised in the Balance sheet

(₹ in Lakhs)

Particulars	For the year ended 31 March 2025
Present value of the Obligation	27.76
Current Liability (amount due within one year)	21.92
Non-Current Liability (amount due over one year)	5.84

*In the previous financial year, the Company had assumed an attrition rate of 100%, and accordingly, no provision for gratuity was recognised. During the current year, based on a revision in actuarial assumptions, the gratuity liability has been recognised. However, the impact of this change in estimate is not considered material to the financial statements."

Sensitivity Analysis: Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate and expected salary increase rate. Effect of change in mortality rate is negligible. Please note that the sensitivity analysis presented below may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumption would occur in isolation of one another as some of the assumptions may be correlated. The results of sensitivity analysis are given below:

Period	As on 31-03-2025
Defined Benefit Obligation (Base)	27,75,976 @Salary Increase rate: 5%, and Discount Rate: 6.5%
Liability with x% increase in Discount Rate	27,57,964; x= 1.00% [Change (1)%]
Liability with x% decrease in Discount Rate	27,94,487; x= 1.00% [Change 1%]
Liability with x% increase in Salary Growth Rate	27,94,580; x= 1.00% [Change 1%]
Liability with x% decrease in Salary Growth Rate	27,57,535; x= 1.00% [Change (1)%]
Liability with x% increase in Withdrawal Rate	27,70,328; x= 1.00% [Change 0%]
Liability with x% decrease in Withdrawal Rate	27,81,814; x= 1.00% [Change 0%]

For determination of the liability of the Company the following actuarial assumptions were used:

Particulars	For the year ended 31 March 2025
Discount Rate	6.50% per annum
Salary Escalation Rate	5.00% per annum
Retirement age (Years)	58 years
Withdrawal Rate	62.50% per annum
Mortality Rate	IALM 2012-14



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NOTE NO 42: OTHER STATUTORY INFORMATION

- a) There is no balance for capital work in progress as at 31 March 2025, 31 March 2024, 31 March 2023, 31 March 2022 and 01 April 2021, therefore no disclosure regarding CWIP aging has been given.
- b) The Company does not have any transactions and outstanding balances during the current as well previous years with Companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.
- c) The Code on Social Security, 2020 ("the Code") relating to employee benefits during employment and post-employment received Presidential assent in September 2020. Subsequently, the Ministry of Labour and Employment had released the draft rules on the aforementioned Code. However, the same is yet to be notified. The Company will evaluate the impact and make necessary adjustments to the financial statements in the period when the Code will be notified and will come into effect.
- d) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- e) The Company does not have any charges or satisfaction pending for registration with the Registrar of Companies (ROC) beyond the statutory period. However, in respect of the Debentures documents relating to Asia Real Estate are under finalisation, since the INTER CREDITOR AGREEMENT was executed on March 26 2025 between the company and the Common Security Trustee, the modification of charge on the MCA portal cannot presently be effected on the basis of ICA. The charge shall be modified upon execution/modification of the debenture documents.
- f) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- g) The Company has not any excluded such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- h) The Company has not been declared a wilful defaulter by any bank or financial institution or other lender (as defined under the Companies Act, 2013) or consortium thereof, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.
- i) The Company has not received any fund from any person or any entity, including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
- directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by a or on behalf of the Funding Party (Ultimate Beneficiaries); or
 - provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- j) The Company has not advanced or loaned or invested funds to any person or any entity, including foreign entities (Intermediaries) with the understanding that the intermediary shall:
- directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by a or on behalf of the Company (Ultimate Beneficiaries); or
 - provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.
- k) **Disclosure on Non-Creation of Debenture Redemption Reserve (DRR)**
Pursuant to Rule 18(7)(b)(i) of the Companies (Share Capital and Debentures) Rules, 2014, as amended, the Company, being a listed entity, is exempt from the requirement of creating a Debenture Redemption Reserve (DRR) in respect of public issue of debentures.
Further, in terms of the MCA Notification dated 16th August 2019, DRR is not required to be created by listed companies for privately placed debentures as well. In addition to this regulatory exemption, the Company has been incurring losses during the current and previous financial years, and therefore, lacks adequate profits out of which such reserve could have been created.
Accordingly, no Debenture Redemption Reserve has been created in the books of accounts for the financial year ended 31st March 2025, in compliance with the aforementioned provisions and in view of the accumulated losses of the Company.
The Company, however, continues to meet its debt obligations as per the terms and conditions of the debenture trust deed and remains committed to maintaining financial discipline and transparency with its debenture holders.
- l) The Company has elected not to apply the recognition requirements of Ind AS 116 to short-term leases, i.e., leases with a lease term of 12 months or less. Accordingly, no Right-of-Use (ROU) assets or lease liabilities have been recognised in the financial statements.
Lease payments made under such short-term leases are recognised as an expense on a straight-line basis over the lease term.



PRATEEK REALTORS INDIA PRIVATE LIMITED
Notes Forming part of Consolidated Financial Statements (Contd.)

NOTE NO 43:

The Ministry of Corporate Affairs (MCA) has prescribed a new requirement for companies under the proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 inserted by the Companies (Accounts) Amendment Rules 2021 requiring companies which uses accounting software for maintaining its books of account, shall use only such accounting software which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled.

The Company uses an accounting software for maintaining its books of account, where the feature of recording audit trail has been operated throughout the year for all relevant transactions recorded in the software.

Compliance with Rule 3(1) of the Companies (Accounts) Rules, 2014 – Audit Trail

In accordance with the requirements prescribed under the proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, as amended by the Companies (Accounts) Amendment Rules, 2021, the Company has used Tally accounting software for maintaining its books of account.

Tally is equipped with the audit trail (edit log) feature, which records an audit trail of each and every transaction, including the date and details of changes made. The audit trail feature has been enabled and operated throughout the financial year, and it has not been tampered with or disabled at any point during the year.

For M/S. G N P M A R K S & Co.
Chartered Accountants
Firm Registration No. 029556N



CA. Sonu Kumar Choudhary
Partner
M. No. 551466
Delhi, 12th August, 2025
UDIN: 25551466BMUILM3878



For and on behalf of the Board of Directors of
Prateek Realtors India Private Limited



Prashant Kumar Tiwari
Director
DIN:00024438



Prateek Tiwari
Director
DIN:02847113

Details of Debenture Trustee pursuant to Regulation 53(1)(e) of SEBI Listing Obligations and Disclosure Requirements) Regulations, 2015:

- **Name:** Catalyst Trusteeship Limited
- **Address:** 901, 9th Floor, Tower-B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W) – 400013
- **Tel No.:** (022) 49220555
- **Website:** <https://catalysttrustee.com/>
- **Email:** ComplianceCTL-Mumbai@ctltrustee.com