



VINAY & ASSOCIATES

Chartered Accountants



Office :
18-G, Shaheed Bhagat Singh Nagar,
Pakhawal Road, Ludhiana-141002

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INDEPENDENT AUDITOR'S REPORT

TO

THE MEMBERS OF BHASIN INFRASTRUCTURE DEVELOPERS PRIVATE LIMITED

OPINION

We have audited the accompanying standalone financial statements of **BHASIN INFRASTRUCTURE DEVELOPERS PRIVATE LIMITED** which comprise the Balance Sheet as at 31st March 2023 and the Statement of Profit and Loss and ~~cash flow~~ for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

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 accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March 2023 and its Profit/Loss for the year ended on that date.

BASIS FOR OPINION

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

PARTNER
CA VINAY K. SRIVASTAV

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

Management's Responsibility for the standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of standalone financial position and financial performance of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

That Board of Directors is also responsible for overseeing the company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness accounting estimates and related disclosures made by management.

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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ('the Order') issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the 'Annexure A', a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable

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

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b) In our opinion proper books of accounts as required by law have been kept by the Company so far as it appears from our examination of those books;
- c) The Balance Sheet and the Statement of Profit and Loss dealt with by this Report are in agreement with the books of account;
- d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
- e) on the basis of written representations received from the directors as on March 31st, 2023, taken on record by the Board of Directors, none of the directors is disqualified as on March 31st, 2023, from being appointed as a director in terms of Section 164(2) of the Act;
- f) Vide Notification dated 13th June 2017 (G.S.R.583 (E), the Company is not required to establish & maintain Internal Financial Control based on Internal control over Financial Reporting. Therefore no comments called for.

(B)With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- 1) The Company has no pending litigation on its financial position.
- 2) The Company does not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

- 3) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company
- 4) (i) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (ii) The management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
- (iii) Based on audit procedures which we considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (i) and (ii) contain any material misstatement.
- 5) The company has not declared or paid any dividend during the year.

(C) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended: The provisions of section 197 of the Act are not applicable to the Company, as the Company is not a Public Company.

PLACE: LUDHIANA
DATED: 05.09.2023
UDIN: 23082988BGWOLK5451

FOR VINAY & ASSOCIATES
Chartered Accountants

Firm Registration No-004462N

Peer Review Firm No-014620


VINAY K. SRIVASTAVA

Partner

M.NO. 082988



ANNEXURE-A TO THE AUDITORS' REPORT

The Annexure A referred to in paragraph 1 under "Report on other legal and other regulatory requirements" section of Independent Auditors' Report to the members of **BHASIN INFRASTRUCTURE DEVELOPERS Pvt. Ltd.** on the standalone financial statements for the year ended 31st March 2023. , we report that:

- i)
 - a) (A) The company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
(B) The Company does not have any Intangible Assets;
 - b) Property, Plant and Equipment have been physically verified by the management during the year and there is a regular programme of verification which, in our opinion, is reasonable having regards to the size of the company and the nature of its assets and as informed, no material discrepancies were noticed on such verification;
 - c) Based on our examination of the title deeds of all the immovable properties disclosed in the financial statements, all immovable properties are held in the name of the company
 - d) The company has not revalued its Property, Plant and Equipment (including Right of Use assets) during the year;
 - e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2023 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- ii)
 - a) As per the information furnished, the inventory has been physically verified by the management during the year. In our opinion, the frequency of verification is reasonable, and, the coverage and procedure of such verification is appropriate having regard to the size of the Company and the nature of its operation. No discrepancies of 10% or more in the aggregate for each class of inventory were noticed between the physical stock of inventory and the books of accounts.
 - b) The company has not been sanctioned any working capital limits so no comments is called for .
- iii) The company has not made any investments in, provided any guarantee or security

or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year and hence reporting under clause 3(iii) of CARO 2020 is not applicable;

- iv) In our opinion and according to the information and explanations given to us, the Company has not given any loans, purchased investment, given guarantees and security which are covered under the provisions of Section 185 and 186 of the Act, therefore no comment is called for;
- v) The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.
- vi) According to information and explanation given to us, the Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act, for any of the services rendered by the Company.
- vii)
 - a) According to the information and explanations given to us and the records examined by us, the company has been regular in depositing the undisputed statutory dues with the appropriate authorities in respect of Provident Fund, ESI, Income Tax and GST and other statutory dues. Hence there is no arrears of outstanding statutory dues as on the last day of Financial year.
 - b) There are no statutory dues as referred to in sub-clause (a) which have not been deposited on account of a dispute.
- viii) There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.
- ix)
 - a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest to any lender.
 - b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
 - c) The term loans outstanding at the beginning of the year, and the new term loans raised during the year, were, applied for the purposes for, which, they were obtained.
 - d) On an overall examination of the financial statements of the Company, funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.

- e) The Company does not have any subsidiary, joint venture or associate companies, hence reporting under clause 3(ix) (e) is not applicable.
- x)
 - a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x) (a) of the Order is not applicable.
 - b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.
- xi)
 - a) According to the information and explanations given to us, no fraud on or by the company has been noticed or reported during the course of our audit;
 - b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and up to the date of this report.
 - c) No whistle-blower complaints were received during the year by the Company.
- xii) In our opinion and according to the information and explanations given to us, the company is not a Nidhi company. Accordingly, clause 3(xii) of the Order is not applicable;
- xiii) According to the information and explanations given to us and based on our examination of the records of the Company, all transactions with the related parties are in compliance with sections 177 and 188 of Companies Act where applicable and the details have been disclosed in the financial statements as required by the applicable accounting standards;
- xiv) The company is not required to keep an internal audit system given the size and nature of its business and hence reporting under clause 3(xiv) of the Order is not applicable;
- xv) In our opinion during the year the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.
- xvi) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi) of the Order is not applicable.

- xvii) The company does not have any Cash losses during the financial year covered by our audit or the immediately preceding financial year
- xviii) There has been no resignation of the statutory auditors during the year and accordingly reporting under clause 3(xviii) of the order is not applicable.
- xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, the auditor's knowledge of the Board of Directors and management plans, no material uncertainty exists as on the date of the audit report. The company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. 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 future events or conditions that may cause the Company to cease to continue as a going concern. We neither give any guarantee nor any assurance that all the liabilities falling due within a period of one year from balance sheet date, will get discharged by the company as and when they fall due;
- xx) The company is not required to spent under CSR activity u/s 135 of Companies Act 2013, hence reporting under clause 3(xx) of the Order is not applicable.
- xxi) The Company is a standalone entity and does have any consolidated financial statements.

PLACE: LUDHIANA
DATED: 05.09.2023
UDIN: 23082988BGWOLK5451

FOR VINAY & ASSOCIATES

Chartered Accountants

Firm Registration No-004462N

Peer Review Firm No -014620

VINAY K. SRIVASTAV

Partner

M.NO082988



BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.
CIN NO : U45202PB2008PTC031680
Village Gobindgarh Adjoining Phase-VII, Focal Point, Ludhiana
BALANCE SHEET AS AT 31st MARCH' 2023

(Amount in Rupees)

PARTICULARS	NOTES NO	AS ON 31.03.2023	AS ON 31.03.2022
I. EQUITY AND LIABILITIES			
(1) SHARE HOLDER'S FUND			
(a) Share Capital	3	100,080.00	100,080.00
(b) Reserves and Surplus	4	6,624,194.58	48,354.21
(2) NON CURRENT LIABILITIES			
(a) Long Term Borrowings	5	79,448,676.00	29,936,667.00
(b) Deferred Tax Liabilities (Net)	6	1,351,189.00	1,281,937.00
(3) CURRENT LIABILITIES			
(a) Trade Payables (ageing schedule)	7	12,823,521.38	596,273.70
(b) Other Current Liabilities	8	1,079,781,579.71	1,044,298,735.25
(c) Short Term Provision		2,101,000.00	-
TOTAL		1,182,230,240.67	1,076,262,047.16
II. ASSETS			
1. NON CURRENT ASSETS			
(a) Property, plant and equipment and Intangible Assets			
(i) Property, plant and equipment	9	30,449,154.39	32,009,874.34
(ii) Capital Work in Progress	10	11,788,074.00	11,704,549.00
2. CURRENT ASSETS			
a) Inventories (Pre-development A/c)	11		
RAJGADH ESTATES PROJECT PH-I	11.1	44,732,903.62	41,653,734.71
RAJGADH ESTATES PROJECT PH-2	11.2	146,026,124.15	138,412,579.38
RAJGADH ESTATES PROJECT PH-2 (EXTN)	11.3	173,207,633.50	166,792,931.48
RAJGADH ESTATES PROJECT APPARTMENT	11.4	225,750,469.73	225,254,191.73
PROJECT GREENS	11.5	59,562,004.72	62,779,739.79
AGGRICULTURAL LAND		85,792,595.00	36,005,822.00
PLOT AT PROJECT PHASE-2		1,519,424.00	1,519,424.00
b) Cash and cash equivalents	12	36,853,271.61	19,069,312.32
c) Other Current Assets	13	366,548,585.95	341,059,887.42
NOTES ON ACCOUNT	1 & 2		
TOTAL		1,182,230,240.67	1,076,262,046.16

0.00

1.00

AUDITOR'S REPORT
SUBJECT TO OUR SEPARATE REPORT
OF EVEN DATE
FOR VINAY & ASSOCIATES
CHARTERED ACCOUNTANTS
FIRM REGISTRATION NO. 004462N
PEER REVIEW FIRM NO. 014620

FOR & ON BEHALF OF BOARD OF DIRECTORS,

PLACE: LUDHIANA.
DATED: 05.09.2023
UDIN : 23082988BGWOLK5451

(VINAY K. SHRIVASTAV)

DAVINDER K. BHASIN
(DIRECTOR)
DIN:00780268

BALRAJ K. BHASIN
(DIRECTOR)
DIN:00775039

SH.D. / LB

SH. V. Mehra

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.

CIN NO : U45202PB2008PTC031680

Village Gobindgarh Adjoining Phase-VII, Focal Point, Ludhiana

PROFIT & LOSS A/C. FOR THE YEAR ENDED 31.03.2023

(Amount in Rupees)

PARTICULARS	NOTES NO	CURRENT YEAR	PREVIOUS YEAR
INCOME			
II. OTHER INCOME	14	6,871,925.93	8,294,373.11
III. PROFIT TRFD FROM DEVELOPMENT A/C GREEN PROJECT	11.5	9,668,047.33	10,826,274.30
IV. TOTAL REVENUE (I+II+III)	:	16,539,973.26	19,120,647.41
V. EXPENSES			
- EMPLOYEES BENEFIT EXP.	15	2,406,302.22	2,727,249.74
- FINANCE COST	16	171,371.65	154,314.36
- OTHER EXPENSES	17	2,956,682.47	3,182,697.23
- DEPRECIATION	9	2,216,953.55	1,971,930.52
TOTAL EXPENSES		7,751,309.89	8,036,191.85
VI. PROFIT BEFORE EXCEPTIONAL AND EXTRAORDINARY ITEMS AND TAX (IV-V)		8,788,663.37	11,084,455.55
VII. EXCEPTIONAL ITEMS		-	-
VIII. PROFIT BEFORE EXTRAORDINARY ITEMS AND TAX (VI-VII)		8,788,663.37	11,084,455.55
IX. EXTRAORDINARY ITEMS			
Net Loss Against Sale of Assets		-	-
X. PROFIT BEFORE TAX(VIII-IX)		8,788,663.37	11,084,455.55
TAX EXPENSE:			
- PROVISION FOR TAXATION		2,101,000.00	-
- DEFERRED TAX ASSETS		-	-
- DEFERRED TAX CHARGE		69,252.00	-
PROFIT FOR THE YEAR AFTER TAX		6,618,411.37	11,084,455.55
Earnings per Equity Share-Basic & Diluted (in Rs.) (Face Value of Rs.10/- each)	18	661.31	1,107.56
SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNT	1 & 2		

AUDITOR'S REPORT
SUBJECT TO OUR SEPARATE REPORT
OF EVEN DATE
FOR VINAY & ASSOCIATES
CHARTERED ACCOUNTANTS
PEER REVIEW FIRM NO.014620

FOR & ON BEHALF OF BOARD OF DIRECTORS,

PLACE: LUDHIANA.

DATED: 05.09.2023

UDIN : 23082988BGWOLK5451

(VINAY K. SHRIVASTAV)

DAVINDER K. BHASIN

(DIRECTOR)

DIN:00780268

BALRAJ K. BHASIN

(DIRECTOR)

DIN:00775039

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.

SHARE CAPITAL

NOTE NO :3

PARTICULARS	AS ON 31.03.2023	AS ON 31.03.2022
AUTHORISED CAPITAL		
100000 (100000) EQUITY SHARES OF Rs. 10/- EACH.	1,000,000.00	1,000,000.00
TOTAL	1,000,000.00	1,000,000.00
ISSUED, SUBSCRIBED & PAID CAPITAL		
10008(10008) EQUITY SHARES Rs. 10/- EACH FULLY PAID UP	100,080.00	100,080.00
TOTAL	100,080.00	100,080.00

**3.1 RECONCILIATION OF THE SHARES OUTSTANDING AT THE BEGINNING
AND AT THE END OF THE YEAR**

PARTICULARS	AS ON 31.03.2023	AS ON 31.03.2022
Equity Shares of Rs.10 each fully paid	Number	Number
Shares outstanding at the beginning of the year	10008	10008
Shares issued during the year	-	-
Shares bought back during the year	-	-
Shares outstanding at the end of the year	10008	10008

3.2 TERMS / RIGHTS ATTACHED TO SHARES

- i) Company has only Equity Share Capital as such no Preference Shares are subscribed and Paid up.
- ii) There is no partly paid up Equity Share
- iii) Issued Capital has equal right of all shareholders including distribution of dividend and repayment of capital.
- iv) No part of the share of the company has held by any holding company or its ultimate holding company including subsidiaries or associates thereof.

3.3 Details of shareholders having more than 5% share of total capital

S.No.	Name of the Shareholder	% of the share
1	SH DAVINDER KUMAR BHASIN	50
2	SH BALRAJ KUMAR BHASIN	50

3.4 Company has not reserved any share for issue under any options and contracts/commitments for the sale of shares/disinvestments.

3.5 Detail of shares allotted as fully paid up pursuant to contract(s) without payment being received in cash , bonus shares and details of bought back share during the last five years

S.No.	Aggregating No. and Class of share	Nature of Share
	NIL	

3.6 Details of convertible securities into equity/ preference share

S.No.	Date of Issue of Securities	Earliest Date of conversion
	NIL	

3.7 Unpaid Calls Of Issued Shares Including Such Shares Held By NIL

3.8 Details Of Forfeited Shares With Original Paid Up Amount NIL

3.9 Shareholding of Promoters

Shares held by promoters at the end of the year				Change during the year
S. no.	Promoter Name	No. of total shares	% of total shares	
1	SH DAVINDER KUMAR BHASIN	5,004	50.00	-
2	SH BALRAJ KUMAR BHASIN	5,004	50.00	-
TOTAL		10,008	100.00	

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.				
RESERVES AND SURPLUS			NOTE NO : 4	
PARTICULARS		AS ON 31.03.2023	AS ON 31.03.2022	
1	SURPLUS AS PER PROFIT & LOSS A/C			
	Balance at the beginning of the year	48,354.21	(11,008,257.35)	
Add:	Net profit for the current year	6,618,411.37	11,084,455.55	
	Income Tax W/off	42,571.00	-	
	Surplus/Deficit Depreciation	-	(27,843.99)	
	Balance at the closing of the year	6,624,194.58	48,354.21	
TOTAL		6,624,194.58	48,354.21	

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.

NOTE NO : 5

LONG TERM BORROWINGS

PARTICULARS	AS ON 31.03.2023	AS ON 31.03.2022
1 UNSECURED LOANS		
a) Loans and Advances From Related Parties (Unsecured not guarnted by Directors or Others)	79,448,676.00	29,936,667.00
TOTAL	79,448,676.00	29,936,667.00

5.1 LOAN AND ADVANCES FROM RELATED PARTIES

SR NO.	PARTICULARS	AS ON 31.03.2023	AS ON 31.03.2020
	LOAN FROM DIRECTORS		
	SH.BALRAJ KUMAR BHASIN	17,029,767.00	17,940,767.00
	SH.DAVINDER KUMAR BHASIN	3,668,777.00	3,708,777.00
	LOAN FROM RELATED PARTIES		
	SMT MINAKSHI BHASIN	8,750,132.00	8,287,123.00
	MUNISH INTERNATIONAL PRIVATE LIMITED	50,000,000.00	-
	TOTAL	79,448,676.00	29,936,667.00

5.2 Particular of default of loan installment and interest :-

No Default

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.

DEFERRED TAX LIABILITIES (NET)

ANNEXURE-6

PARTICULARS	AS ON 31.03.2022	AS ON 31.03.2021
Deferred Tax Liability C/F	1,281,937.00	1,281,937.00
Add : Deferred Tax Charge During The Year	69,252.00	-
Less: Deferred Tax Credit During The Year	-	-
TOTAL	1351189.00	1,281,937.00

During the year, the company has implemented Accounting Standard -22 "Accounting for Taxes

ITEM OF TIMING DIFFERENCE	Deferred Tax Assets/ (Liabilities) as on 01.04.2022	(Charge) / Credit during the year.	Balance Assets/ (Liabilities) as on 31.03.2023
DEPRECIATION	1,281,937.00	(69,252.00)	1,351,189.00

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.

TRADE PAYABLES			NOTE NO. 7
PARTICULARS	AS ON 31.03.2023	AS ON 31.03.2020	
- Trade Payable Due For Payment			
- Due to Micro, Small & Medium Enterprises	-	-	
- Others	1,534,489.12	479,003.70	
- Sundry Payables			
Cheque Issued But Not Cleared	11,289,032.26	117,270.00	
TOTAL	12,823,521.38	596,273.70	

- Trade Payable Ageing Schedule as on 31.03.2023

Particulars	Outstanding for following periods from				
	Less than 1 year	> 1Yrs <2 Yrs	> 2Yrs <3 Yrs	More than 3 years	
(i)MSME	-	-	-		
(ii)Others	1224343.42	5,909.70	298,254.00	5982	

- Trade Payable Ageing Schedule as on 31.03.2022

Particulars	Outstanding for following periods from				
	Less than 1 year	> 1Yrs <2 Yrs	> 2Yrs <3 Yrs	More than 3 years	Total
(i)MSME	-	-	-		
(ii)Others	162,688.70	298,254.00	-	18061	479,003.70

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.

OTHER CURRENT LIABILITIES

NOTE NO :8

PARTICULARS		AS ON 31.03.2023	AS ON 31.03.2022
A. CURRENT MATURITIES OF LONG TERM DEBT			
B. OTHER PAYABLES			
ADVANCES FROM CUSTOMERS	8.1	1,011,509,526.87	980,841,004.29
SUNDRY PAYABLES	8.2	50,043,771.40	46,885,787.52
SECURITY PAYABLES	8.3	18,228,281.44	16,571,943.44
TOTAL		1,079,781,579.71	1,044,298,735.25

8.1 ADVANCE FROM CUSTOMERS AS ON 31.03.2023

PARTICULARS		AS ON 31.03.2023	AS ON 31.03.2022
ADVANCE AGAINST PROPERTY		1,011,509,526.87	980,841,003.29
TOTAL		1,011,509,526.87	980,841,003.29

8.2 SUNDRY PAYABLES AS ON 31.03.2023

PARTICULARS		AS ON 31.03.2023	AS ON 31.03.2022
- AUDIT FEE PAYABLE		86,375.00	36,375.00
- E.S.I PAYABLE		16,044.00	10,897.00
- P S BATHLA & ASSOCIATES		-	5,300.00
- PROVIDENT FUND- 1		45,277.00	23,325.00
- PROVIDENT FUND- 10		1,377.00	704.00
- PROVIDENT FUND- 2		21,893.00	10,487.00
- PROVIDENT FUND- 21		1,610.00	704.00
- PROVISION FOR EXPENSES		38,131,421.20	38,131,421.20
- SALARY PAYABLE		750,324.00	669,460.68
- UNPAID		155,131.00	146,048.00
- TDS PAYABLE		605,574.62	109,181.00
- TELEPHONE EXP. PAYABLE		-	3,445.00
- TRAVELLING EXPENSES PAYABLE		-	5,522.00
- SECURITY DEPOSIT (CONTRACTOR)		40,605.00	40,605.00
- ELECTRICITY BILL PAYABLE		1,019,731.00	358,397.00
- COLONY REGULARISATION FEE PAYABLE AS NEW POLICY		6,903,741.00	6,903,741.00
- CONVEYANCE PAYABLE		40,995.96	12,818.40
- CLEANING EXPENSES PAYABLE		13,000.00	13,000.00
- LABOUR WELFARE FUND PAYABLE		20,570.00	18,510.00
- PROFESSIONAL TAX PAYABLE		2,200.00	2,200.00
- CGST PAYABLE		683,997.11	191,823.12
- SGST PAYABLE		680,997.11	191,823.12
- SHREE R.L BHASIN CHARITABLE TRUST		822,907.40	-
TOTAL		50,043,771.40	46,885,787.52

8.3 SECURITY PAYABLES AS ON 31.03.2023

PARTICULARS	AS ON 31.03.2023	AS ON 31.03.2022
INTEREST FREE MAINTENANCE SECURITY PAYABLE	15,325,880.00	14,074,082.00
ELECTRICITY SECURITY PAYABLE	10,000.00	10,000.00
RENTAL SECURITY PAYABLE	234,321.44	222,821.44
ADVANCE CONSUMPTION DEPOSIT	2,637,080.00	2,244,040.00
KIOSK CK3 (INTEREST FREE SECURITY)	21,000.00	21,000.00
TOTAL	18,228,281.44	16,571,943.44

CAPITAL WORK IN PROGRESS

NOTES-11

Capital-work-in progress Ageing schedule:

(Amount in Rs.)

CWIP	Amount in CWIP for a period of			Total
	Less than 1 year	1-2 years	2-3 years	
Projects in progress	5,250,414.00	6454135	-	11,704,549.00

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.

CASH AND CASH EQUIVALENTS

NOTE NO :12

PARTICULARS	AS ON 31.03.2023	AS ON 31.03.2022
A) Balances With Banks STATE BANK OF INDIA	5,942,515.25	1,186,284.98
B) Cash In Hand	690,151.00	675,091.00
C) Others - MARGIN MONEY DEPOSIT with SBI	131,833.36	119,899.34
-FDR WITH STATE BANK OF INDIA	17,724,543.00	17,088,037.00
CHEQUE DEPOSITED BUT NOT CLEARED	12,364,229.00	-
TOTAL	36,853,271.61	19,069,312.32

M/s Bhasin Infrastructure & Developer Pvt. Ltd.															
FIXED ASSETS AS ON 31.03.2023															
Date of Purchase / Put to use	Original Cost (Rs)	Additions	SALE AMOUNT	SUB TOTAL	Dep charged upto 31.03.2022	WDV as on 01.04.2022	Life as per Co. Act, 2013	Life Used till 31/03/22	Remainin g Life	Salvaged value (5%)	Depreciable amount over whole life (95%)	Dep W/back	Dep for the Year 2022-23	WDV as on 31st Mar 2023	NOTE-9
(A)AIR CONDITIONER															
30-Sep-14	106,550.00	-	0.00	106,550.00	101,222.50	5,327.50	5.00	5.00	-	5,327.50	101,222.50	-	-	5,327.50	
13/12/2021	43,000.00	-	0.00	43,000.00	2,417.42	40,582.58	5.00	1.00	4	2,150.00	40,850.00	-	8,170.00	32,412.58	
(B)COMPUTER															
30-Sep-08	88,800.00	0.00	0.00	88,800.00	84,360.00	4,440.00	3.00	3.00	-	4,440.00	84,360.00	-	-	4,440.00	
30-Sep-09	28,288.00	0.00	0.00	28,288.00	26,873.60	1,414.40	3.00	3.00	-	1,414.40	26,873.60	-	-	1,414.40	
30-Sep-10	59,000.00	0.00	0.00	59,000.00	50,350.00	2,650.00	3.00	3.00	-	2,650.00	50,350.00	-	-	2,650.00	
30-Sep-11	100,920.00	0.00	0.00	100,920.00	95,874.00	5,046.00	3.00	3.00	-	5,046.00	95,874.00	-	-	5,046.00	
30-Sep-13	135,476.00	0.00	0.00	135,476.00	128,702.20	6,773.80	3.00	3.00	-	6,773.80	128,702.20	-	-	6,773.80	
30-Sep-14	46,200.00	0.00	0.00	46,200.00	43,890.00	2,310.00	3.00	3.00	-	2,310.00	43,890.00	-	-	2,310.00	
30-Sep-15	6,300.00	0.00	0.00	6,300.00	5,985.00	315.00	3.00	3.00	-	315.00	5,985.00	-	-	315.00	
22-Aug-18	8,300.00	0.00	0.00	8,300.00	7,885.00	415.00	3.00	3.00	-	415.00	7,885.00	-	-	415.00	
31.3.21	68,440.00	0.00	0.00	68,440.00	43,345.34	25,094.66	3.00	2.00	-	3,422.00	65,018.00	-	21,672.67	415.00	
(C) Furniture & Fixture														3,422.00	
30-Sep-08	54,619.00	-	0.00	54,619.00	51,888.05	2,730.95	10.00	10	-	2,730.95	51,888.05	-	-	2,730.95	
30-Sep-09	20,475.00	-	0.00	20,475.00	19,451.26	1,023.74	10.00	10	-	1,023.75	19,451.25	-	-	1,023.74	
30-Sep-10	26,739.00	-	0.00	26,739.00	25,402.05	1,336.95	10.00	10	-	1,336.95	25,402.05	-	-	1,336.95	
30-Sep-11	74,775.00	-	0.00	74,775.00	71,036.27	3,738.74	10.00	10	-	3,738.75	71,036.25	-	-	3,738.74	
30-Sep-12	12,968.00	-	0.00	12,968.00	12,319.60	648.40	10.00	9	1	648.40	12,319.60	-	-	648.40	
18.09.2018	20,066.00	-	0.00	20,066.00	7,602.27	12,403.73	10.00	3	7	1,000.30	19,005.70	-	1,900.57	10,503.16	
31.03.2020	79,296.00	-	0.00	79,296.00	22,599.36	56,696.64	10.00	2	8	3,964.80	75,331.20	-	7,532.12	49,163.52	
(C) Office Equipment															
30-Sep-08	98,319.00	-	0.00	98,319.00	93,403.05	4,915.95	5.00	5	-	4,915.95	93,403.05	-	-	4,915.95	
30-Sep-09	111,973.00	-	0.00	111,973.00	106,317.35	5,655.65	5.00	5	-	5,655.65	106,317.35	-	-	5,655.65	
30-Sep-10	67,557.00	-	0.00	67,557.00	64,179.15	3,377.85	5.00	5	-	3,377.85	64,179.15	-	-	3,377.85	
30-Sep-11	79,260.00	-	0.00	79,260.00	75,392.00	3,868.00	5.00	5	-	3,868.00	75,392.00	-	-	3,868.00	
30-Sep-12	43,990.00	-	0.00	43,990.00	41,790.50	2,199.50	5.00	5	-	2,199.50	41,790.50	-	-	2,199.50	
30-Sep-13	149,476.00	-	0.00	149,476.00	142,002.20	7,473.80	5.00	5	-	7,473.80	142,002.20	-	-	7,473.80	
30-Sep-14	112,738.00	-	0.00	112,738.00	107,101.10	5,636.90	5.00	5	-	5,636.90	107,101.10	-	-	5,636.90	
30-Sep-15	25,025.00	-	0.00	25,025.00	23,773.75	1,251.25	5.00	5	-	1,251.25	23,773.75	-	-	1,251.25	
30-Sep-16	50,000.00	-	0.00	50,000.00	28,500.00	21,500.00	10.00	5	5	2,500.00	47,500.00	-	4,750.00	16,750.00	
31.03.2019	51,063.50	0	0.00	51,063.50	38,808.27	12,255.24	5.00	3	2	2,553.18	48,510.33	-	9,702.07	2,553.17	
31.03.2020	6,200.00	0	0.00	6,200.00	3,534.00	2,666.00	5.00	2	3	310.00	5,890.00	-	1,178.00	1,488.00	
31.3.2021	42,071.00	-	0.00	42,071.00	15,986.98	26,084.02	5.00	2	3	2,103.55	39,967.45	-	7,993.40	18,090.53	
14.06.2022	1800	-	0.00	1,800.00	-	-	5.00	0	5	90.00	1,710.00	-	342.00	1,458.00	
(D)FAN															
30-Sep-08	15,400.00	-	0.00	15,400.00	14,630.00	770.00	5.00	5	-	770.00	14,630.00	-	-	770.00	
30-Sep-11	4,322.00	-	0.00	4,322.00	4,103.90	216.10	5.00	5	-	216.10	4,103.90	-	-	216.10	
30-Sep-12	7,632.00	-	0.00	7,632.00	7,250.40	381.60	5.00	5	-	381.60	7,250.40	-	-	381.60	
30-Sep-13	15,173.00	-	0.00	15,173.00	14,414.35	758.65	5.00	5	-	758.65	14,414.35	-	-	758.65	
30-Sep-14	5,987.00	-	0.00	5,987.00	5,687.65	299.35	5.00	5	-	299.35	5,687.65	-	-	299.35	
30-Sep-15	22,353.00	-	0.00	22,353.00	21,235.35	1,117.65	5.00	5	-	1,117.65	21,235.35	-	-	1,117.65	
(E)Display Board															
30-Sep-08	46,900.00	-	0.00	46,900.00	44,460.00	2,440.00	10.00	10	-	2,440.00	44,460.00	-	-	2,440.00	
(F)Shuttering Equipment															
30-Sep-08	169,763.00	-	0.00	169,763.00	161,274.85	8,488.15	10.00	10	-	8,488.15	161,274.85	-	-	8,488.15	
(G) Photocopy Machine															
30-Sep-08	19,854.00	-	0.00	16,854.00	16,011.30	842.70	10.00	10	-	842.70	16,011.30	-	-	842.70	

30-Sep-10	40,009.00	-	0.00	40,009.00	38,008.55	2,000.45	10.00	10	-	-	2,000.45	38,008.55	-	-	2,000.45
6-Dec-18	11,500.00	-	0.00	11,500.00	4,370.00	7,130.00	10.00	3	7	7	575.00	10,925.00	1,092.50	6,037.50	
31.3.21	56,640.00	-	-	56,640.00	10,760.80	45,879.20	10.00	2	8	8	2,832.00	53,808.00	5,380.80	40,498.40	
(H) Vehicle															
30-Sep-15	977,570.00	-	0.00	977,570.00	673,301.34	304,268.66	8.00	5	3	3	48,878.50	928,691.50	116,086.44	188,182.73	
23-Oct-2021	3,330,327.00	-	0.00	3,330,327.00	306,291.02	3,044,035.98	8.00	1	7	7	167,516.35	3,182,810.65	397,851.33	2,646,181.64	
9-Apr-21	341,250.00	-	0.00	341,250.00	39,524.23	301,725.77	8.00	1	7	7	17,062.50	324,187.50	40,523.44	261,202.33	
1-Apr-21	180,000.00	-	-	180,000.00	21,375.00	158,625.00	8.00	1	7	7	9,000.00	171,000.00	21,375.00	137,250.00	
(I) Generator															
30-Sep-08	24,700.00	-	0.00	24,700.00	21,900.66	2,799.34	15.00	13	2	2	1,235.00	23,465.00	1,564.33	1,235.00	
31.3.2020	414,180	-	-	414,180.00	78,694.20	335,485.80	15.00	2	13	13	20,709.00	393,471.00	26,231.40	309,254.40	
(J) Tube Well															
30-Sep-08	98,498.00	-	0.00	98,498.00	93,573.10	4,924.90	5.00	5	-	-	4,924.90	93,573.10	-	4,924.90	
11-May-22	-	456,693	0.00	456,493.00	-	-	5.00	0	5	5	22,821.65	433,668.35	86,733.67	369,759.33	
(K) Scooter															
30-Sep-09	51,122.00	-	0.00	51,122.00	48,565.90	2,556.10	10.00	10	-	-	2,556.10	48,565.90	-	2,556.10	
2-Apr-22	-	162,342	0.00	162,342.00	-	-	10.00	0	10	10	8,117.10	154,224.90	15,422.49	146,919.51	
(L) Other Assets															
30-Sep-09	70,801.00	-	0.00	70,801.00	67,260.96	3,540.04	10.00	10	-	-	3,540.05	67,260.95	-	3,540.04	
30-Sep-10	56,358.00	-	0.00	56,358.00	53,540.10	2,817.90	10.00	10	-	-	2,817.90	53,540.10	-	2,817.90	
30-Sep-11	239,742.00	-	0.00	239,742.00	227,754.90	11,987.10	10.00	10	-	-	11,987.10	227,754.90	-	11,987.10	
30-Sep-12	29,237.00	-	0.00	29,237.00	37,370.16	1,966.85	10.00	9	1	1	1,966.85	37,370.15	-	1,966.85	
30-Sep-13	4,300.00	-	0.00	4,300.00	3,676.50	623.50	10.00	8	2	2	215.00	4,085.00	408.50	215.00	
30-Sep-15	9,144.00	-	0.00	9,144.00	6,080.76	3,063.24	10.00	6	4	4	457.20	8,686.80	868.68	2,194.56	
30-Sep-16	14,288	-	0.00	14,288.00	13,573.60	714.40	5.00	5	-	-	714.40	13,573.60	-	714.40	
31.3.2021	149,848	0	0.00	149,848.00	56,942.24	92,905.76	5.00	2	3	3	7,492.40	142,355.60	28,471.12	64,434.64	
3-May-22	-	32,699	0.00	32,699.00	-	-	5.00	0	5	5	1,634.95	31,064.05	6,212.81	26,486.19	
(M) Cycle															
30-Sep-10	1,910.00	-	0.00	1,910.00	1,814.50	95.50	10.00	10	-	-	95.50	1,814.50	-	95.50	
30-Sep-12	3,447.00	-	0.00	3,447.00	3,274.66	172.35	10.00	8	2	2	172.35	3,274.65	-	172.35	
(N) Building															
30-Sep-12	35,310,243.35	-	0.00	35,310,243.35	11,181,577.07	24,128,666.28	30.00	9	21	21	1,765,512.17	33,544,731.18	1,118,157.71	23,010,508.38	
30-Sep-13	49,167.00	-	0.00	49,167.00	14,012.61	35,154.39	30.00	8	22	22	2,438.35	46,708.65	1,556.96	33,597.44	
2016-17	527,800	-	0.00	527,800.00	100,282.01	427,517.99	30.00	6	24	24	26,390.00	501,410.00	16,713.67	410,804.33	
(O) DG Set															
30-Sep-14	1,022,985.00	-	0.00	1,022,985.00	518,312.40	504,672.60	15.00	7	8	8	51,149.25	971,835.75	64,789.05	439,883.55	
(P) MOBILE SET															
30-Sep-14	1,225.00	-	0.00	1,225.00	1,102.60	61.25	5.00	5	-	-	61.25	1,103.75	-	61.25	
28-Sep-22	-	2,900	0.00	2,900.00	-	-	5.00	0	5	5	145.00	2,755.00	551.00	2,349.00	
(Q) Fire Fighting															
30-Sep-15	230,129.00	-	0.00	230,129.00	218,622.55	11,506.45	5.00	5	-	-	11,506.45	218,622.55	-	11,506.45	
31.3.2021	641,700.00	-	-	641,700.00	24,384.60	39,785.40	5.00	2	3	3	3,208.50	60,961.50	12,192.30	27,593.10	
25/12/2021	30,680.00	-	0.00	30,680.00	1,533.16	29,146.84	5.00	1	4	4	1,534.00	29,146.00	5,829.20	23,317.64	
Garbage Chute System															
31.03.2019	442,500.00	-	-	442,500.00	210,187.51	232,312.50	8.00	3	5	5	22,125.00	420,375.00	52,546.88	179,765.62	
BLOOM BARRIERS	300,900.00	-	-	300,900.00	38,114.00	262,786.00	15.00	2	13	13	15,045.00	285,855.00	19,057.00	243,729.00	
31.3.2021	1,221,626.00	-	-	1,221,626.00	39,638.70	1,181,987.30	15.00	1	14	14	61,081.30	1,160,544.70	77,369.65	1,104,617.66	
Gym Equipment	29,200.00	-	-	29,200.00	1,251.54	37,948.46	15.00	1	14	14	1,900.00	37,240.00	2,482.67	35,465.80	
Snooker Table	519,680.00	-	-	519,680.00	34,685.31	485,594.69	15.00	1	14	14	25,984.00	493,698.00	32,913.07	452,681.62	
Solid Waste composter	21,000.00	-	-	21,000.00	670.47	20,329.53	15.00	1	14	14	1,050.00	19,950.00	1,330.00	18,999.53	
Sports Goods	4803,424.85	656,254.00	0.00	4868,688.85	1,602,254.74	32,069,873.96	667.00	-	285.00	285.00	243,442.94	46,254,225.91	0.00	30,449,154.39	
Total Assets															

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.					
PRE- DEVELOPMENT A/C OF PROJECT PHASE-I FOR THE YEAR ENDED 31st MARCH 2023					
NOTES NO : 11.1.					
PARTICULARS	CURRENT YEAR	PREVIOUS YEAR	PARTICULARS	Annex	PREVIOUS YEAR
TO OPENING STOCK					
- DEVELOPMENT COST CAPITALIZED	41,653,734.71	37,741,834.86	BY CLOSING STOCK		
TO PURCHASE	-	0.00			
TO DEVELOPMENT EXPENSES	-	439,715.86			
TO EMPLOYEE BENEFIT EXPE	1,288,154.51	-			
TO FINANCE COST	98,121.41	1,561,527.84			
TO ADMINISTRATIVE EXPENSES	1,692,893.00	88,355.00	- PROJECT UNDER CONSTRUCTION		41,653,734.71
		1,822,301.14			
TOTAL	44,732,903.62	41,653,734.71	TOTAL		41,653,734.71
BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.					
PRE- DEVELOPMENT A/C OF PROJECT PHASE-II FOR THE YEAR ENDED 31st MARCH 2023					
NOTES NO : 11.2					
PARTICULARS	CURRENT YEAR	PREVIOUS YEAR	PARTICULARS	Annex	PREVIOUS YEAR
TO OPENING STOCK					
- CONSTRUCTION & DEVELOPMENT COST	138,412,579.38	130,422,434.73			
- REVERSAL OF GST	-	0	BY CLOSING STOCK		
TO DEVELOPMENT EXPENSES	3,093,700.00	3,037,532.60	- PROJECT UNDER CONSTRUCTION		138,412,579.38
TO EMPLOYEE BENEFIT EXPE	1,985,189.17	2,227,313.30			
TO FINANCE COST	139,957.24	126,026.75			
TO ADMINISTRATIVE EXPENSES	2,414,688.36	2,599,272.00			
TOTAL	146,026,124.15	138,412,579.38	TOTAL		138,412,579.38

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.					
PRE-DEVELOPMENT A/C OF PROJECT PHASE-II (EXTN) FOR THE YEAR ENDED 31st MARCH 2023					
NOTES NO : 11.3					
PARTICULARS	CURRENT YEAR	PREVIOUS YEAR	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
TO OPENING STOCK			BY AMOUNT TRFD TO DEVELOPMENT A/C		
- CONSTRUCTION & DEVELOPMENT COST	166,792,931.48	160,129,840.76	BY CLOSING STOCK		
TO DEVELOPMENT EXPENSES	2,486,238.24	1,748,918.40	- PROJECT UNDER CONSTRUCTION	173,207,633.50	166,792,931.48
TO COMPENSATION PAID	-	587,650			
TO EMPLOYEE BENEFIT EXPE	1,716,766.42	1,945,745.12			
TO FINANCE COST	122,264.40	110,094.94			
TO ADMINISTRATIVE EXPENSES	2,108,432.85	2,270,682.26			
TO PROFIT AND LOSS ACCOUNT	-	-			
TOTAL	173,207,633.50	166,792,931.48	TOTAL	173,207,633.50	166,792,931.48
PRE-DEVELOPMENT A/C OF PROJECT APPARTMENT FOR THE YEAR ENDED 31st MARCH 2023					
NOTES NO : 11.4					
PARTICULARS	CURRENT YEAR	PREVIOUS YEAR	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
TO OPENING STOCK			BY AMOUNT TRFD TO DEVELOPMENT A/C		0.00
- DEVELOPMENT COST CAPITALIZED	225,254,191.73	225,177,903.73	BY CLOSING STOCK		
	496,278.00	76,288.00	- PROJECT UNDER CONSTRUCTION	225,750,469.73	225,254,191.73
TOTAL	225,750,469.73	225,254,191.73	TOTAL	225,750,469.73	225,254,191.73

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA. NOTES NO : 11.5 PRE- DEVELOPMENT A/C OF PROJECT GREEN FOR THE YEAR ENDED 31st MARCH 2023					
PARTICULARS	CURRENT YEAR	PREVIOUS YEAR	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
TO OPENING STOCK			BY SALE	16107228.00	18237470.00
- PROJECT GREENS	62,779,739.79	66,416,693.49			0
- DEVELOPMENT CHARGES	-	126,748.00	BY CLOSING STOCK	59,562,004.72	62,779,739.79
- PURCHASE	-	0.00			
TO Gross Profit	12,889,492.93	14,473,768.30			
TOTAL	75,669,232.72	81,017,209.79	TOTAL	75,669,232.72	81,017,209.79
TO OWNER LAND SHARE	3,221,445.60	3,647,494.00	BY GROSS PROFIT B/D	12,889,492.93	14,473,768.30
TO NET PROFIT TRFD TO PROFIT	9,668,047.33	10,826,274.00			-
TOTAL	12,889,492.93	14,473,768.00	TOTAL	12,889,492.93	14,473,768.30

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.

OTHER CURRENT ASSETS

NOTE NO : 13

PARTICULARS	AS ON 31.03.2023	AS ON 31.03.2022
MR ATINDER PAL SINGH	9548.00	3604.00
ELECTRICITY SECURITY	547,707.00	546,142.00
ADVANCE TO SUPPLIERS	975,091.13	930,560.00
DEV ARJUNA CAST & FORGE PRIVATE LTD	13,500,000.00	-
MUNISH FORGE PRIVATE LIMITED	19,500,000.00	-
ADVANCES TO EMPLOYEES	280,475.00	307,075.00
ADVANCE TAX A.Y 2023-24	372,000.00	-
TRADE RECEIVABLE	9,107,554.05	7,765,454.22
SHREE R.L BHSIN CHARITABLE TRUST	-	3,609,299.60
RENT RECEIABLE	16,450.00	-
SH.HARJIT SINGH PLOT NO.D-17	621,435.00	621,435.00
SH. VISHESH MEHRA PLOT NO.D-19	165,585.00	165,585.00
TDS RECEIVABLE (A.Y.2022-2023)	4,656.60	72,428.00
TCS (A Y 2022-23)	-	30,839.60
TCS (A Y 2021-22)	-	915.70
TDS A.Y 2023-24	207,170.00	-
TDS RECOVERABLE FOR ADJUSTMENT	36,247.00	36,247.00
TDS (A Y 2021-22)	4,157.70	27,027.00
SCHOOL APPROVAL FEES (SECURITY)	150,000.00	150,000.00
PREPAID EXP	518,277.00	615,591.00
DEV ARJUNA PROMOTERS & DEVELOPERS PVT. LIMITED	199,219,456.00	198,257,050.00
MUNISH INTERNATIONAL PVT LTD	-	2,712,644.60
MR MUNISH BHASIN	-	911,000.00
MUNISH PROMOTERS & DEVELOPERS PVT. LIMITED	114,853,296.47	117,337,509.70
ADVANCE AGAINST LAND	6,000,000.00	6,700,000.00
INCOME TAX REFUND RECEIABLES	59,480.00	59,480.00
LEASE RENT RECEIABLES	400,000.00	200,000.00
	366,548,585.95	341,059,887.42

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.

**OTHER INCOME
FOR THE YEAR ENDED 31.03.2023**

NOTE NO : 14

PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
ADJUSTMENT A/C	44.26	42,134.71
FILING FEES	38,760.00	31,850.00
MAINTENANCE COLLECTION	3,497,037.98	3,881,608.04
TRANSFER FEE	887,372.00	810,000.00
RFID TAG	-	3,400.00
INFRASTRUCTURE CHARGES	330,000.00	240,000.00
INTEREST ON FDR	720,502.00	658,753.36
RENTAL INCOME	1,124,834.69	1,692,097.00
GYM (monthly) SUBSCRIPTION	24,000.00	9,000.00
Ordinary Members Gym and Pool	44,000.00	25,500.00
CLUB CHARGES	-	700,000.00
MISC INCOME	-	30.00
LEASE RENT	200,000.00	200,000.00
INTEREST ON INCOME TAX REFUND	5,375.00	-
TOTAL	6,871,925.93	8,294,373.11

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.

**EMPLOYEES BENEFIT EXPENSES
FOR THE YEAR ENDED 31.03.2023**

NOTE NO : 15

PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
SALARIES, WAGES & OTHER ALLOW.	2,200,406.99	2,575,238.24
PROVIDENT & OTHER FUNDS	94,436.80	69,177.83
STAFF & LABOUR WELFARE EXP.	42,562.29	47,425.80
MEDICAL EXPENSES	21,281.15	904.05
EX-GRETTA	-	4,060.98
ESI	41,930.59	30,442.85
UNIFORM EXPENSES	895.99	-
INCENTIVES	4,788.41	-
TOTAL	2,406,302.22	2,727,249.74

15.1 DEFINED CONTRIBUTION PLANS

Contribution to defined contribution plans Charged off for the year are as under:-

PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
Company's Contribution to Provident Fund & Others	94436.80	69177.83

15.2 SALARIES, WAGES & OTHER ALLOWANCES
FOR THE YEAR ENDED 31.03.2023

PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
SALARY	2,200,406.99	2,575,238.24
TOTAL	2,200,406.99	2,575,238.24

15.3 CONTRIBUTION TO PROVIDENT & OTHER FUNDS
FOR THE YEAR ENDED 31.03.2023

PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
P.F A/C NO.1	21,887.39	21,887.39
P.F A/C NO.2	2,668.00	2,668.00
P.F A/C NO.10	41,640.19	41,640.19
P.F A/C NO.21	2,917.78	2,917.78
P.F A/C NO.22	64.46	64.46
TOTAL	69,177.83	69,177.83

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.

FINANCE COST
FOR THE YEAR ENDED 31.03.2023

NOTE NO :16

PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
B.		
-INTEREST ON UNSECURED LOANS	165808.85	149072.77
- BANK CHARGES	5562.80	5241.58
TOTAL	171,371.65	154,314.36

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.

**OTHER EXPENSES
FOR THE YEAR ENDED 31.03.2023**

NOTE NO : 17

PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
A) ADMINISTRATIVE EXPENSES		
AGRICULTURE EXPENSES	27870.25	18,223.16
ADJUSTMENT A/C	4866.73	224,134.65
ANNUAL MAINT. CONTRACT	72600.01	146,998.74
AUDITORS REMUNERATION	16115.00	16,115.00
CALIBRATION EXPENSES	2262.87	-
CHARITY & DONATION	14558.61	64,460.00
CONSULTANCY CHARGES	3280.37	29,174.60
CLEANING EXPENSES	50800.93	50,278.80
CONVEYANCE	84421.88	99,778.92
DIESEL A/C	207583.92	101,081.98
DIWALI EXPS.	25069.46	18,685.02
ELECTRICITY EXPS.	1430750.53	1,477,338.81
FEES & TAXES	125355.36	56,052.80
PROJECT INSURANCE	83894.69	-
MONEY INSURANCE	1064.88	554.03
INTERNET CHARGES	2393.72	-
ISO 9001 2008	4563.77	18,635.39
LOADING & UNLOADING CHARGES	1721.08	6,252.62
LAND SCAPPING	21988.60	-
MISC EXPS	11246.17	7,682.62
PHOTOCOPY EXPS.	470.56	1,592.16
POSTAGE & FORWARDING	531.80	1,320.79
PRINTING & STATIONERY	17724.57	19,769.56
REPAIR & MAINTENANCE EXPS.	158649.60	92,025.67
TELEPHONE CHARGES	45801.49	52,797.25
TRAVELLING & CONVEYANCE (OTHERS)	3782.19	8,109.07
SAFETY EXPENSES	1045.86	
SOFTWARE CHARGES	5125.54	21,169.95
ROUND OFF	108.58	112.33
Total (A)	2,425,649.01	2,532,343.93
(B)		
SELLING & DISTRIBUTION EXP.		
- ADVERTISEMENT	516662.11	506508.56
- FREIGHT & CARTAGE	14371.36	24283.69
Total (B)	531,033.46	530,792.25
TOTAL (a) + (b)	2,956,682.47	3,063,136.18

17.1 VEHICLE EXPENSES FOR THE YEAR ENDED 31.03.2023

PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
- INSURANCE (Car PB10HQ-3618)	21670.81	48,751.42
- BIKE INSURANCE	519.55	
- TRACTOR INSURANCE	2254.17	
- CAR REPAIRS	28515.49	
- TRACTOR REPAIR	1874.82	
-BIKE PETROL EXPENSES	1330.78	
TOTAL	21,670.81	48,751.42

17.2 REPAIR & MAINTENANCE FOR THE YEAR ENDED 31.03.2023

PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
REPAIR & MAINT	17,104.25	42,951.95
OFFICE EQUIPMENT REPAIR	11,239.82	-
COMPUTER REPAIR	9,745.25	-
ELECTRICAL REPAIR	932.28	-
GENERATOR REPAIR	11,025.76	-
CYCLE REPAIR	405.98	
LAWN MOVER REPAIR	1,024.18	
TUBEWELL REPAIR	4,039.35	
SWIMMING POOL CLEANING EXPENSES	2,460.63	
LIFT REPAIR	701.24	
	-	
TOTAL	58,678.75	-

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.

**EARNING PER SHARE
FOR THE YEAR ENDED 31.03.2023**

NOTE NO :18

PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
Net Profit after tax as per Statement of Profit and Loss attributable to Equity Shareholders	6,618,411.37	11,084,455.55
Weighted Average Number of Equity Shares used as denominator for calculating EPS	10008	10008
Basic and Diluted Earnings per Share	661.31	1,107.56

**CONTINGENT LIABILITIES AND COMMITMENTS
(TO THE EXTENT NOT PROVIDED FOR)**

NOTE NO -19

i) In respect of claims against the company not acknowledged as debts	--- Nil---	(Previous year Rs.Nil)
ii) For Guarantees	--- Nil---	(Previous year Rs.Nil)
iii) Other money for which the company is contingently liable Rs	--- Nil---	(Previous year Rs.Nil)
iv) Estimated amount of contracts remaining to be executed on capital account and not provided for Rs	--- Nil---	(Previous year Rs.Nil)
v) For letter of Credit Rs.	--- Nil---	(Previous year Rs.Nil)
vi) Capital expenditure commitments net of advances is Rs	--- Nil---	(Previous year Rs.Nil)
vii) Provision for accrued gratuity is not made as it is not applicable being new company.	--- Nil---	(Previous year Rs.Nil)

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIA

- Trade Payable Ageing Schedule as on 31.03.2023

Particulars	Outstanding for following periods from				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME					
TOTAL (i)	0.00	0.00	0.00	0.00	0.00
(ii) Others	-	-	-	-	-
Advance Technologies	28,647.00				28647.00
Anand Trading Company		3,600.00			3600.00
ASHOK KUMAR & CO. (MERCANTILE PVT LTD)	2,875.10				2875.10
Bhagwati Tile Studio	3,000.00				3000.00
Bhagwati Trading Co.	29,250.00				29250.00
Bharti Airtel Limited	8,376.00				8376.00
Contel Communication System	6,726.00				6726.00
CTS Restoration Products India Pvt.Ltd.	14,462.00				14462.00
Dasmesh Pump Store	72,358.00				72358.00
Dorset Industries Pvt. Ltd.	67.00				67.00
Garg Enterprises			273,615.00		273615.00
GLOBAL TRADING ENGINEERS				5,982.00	5982.00
H.S. Ahuja & Associates	9,000.00				9000.00
Humsafar Advertising Agency	3,464.00				3464.00
I-Care Pest Control Service	9,391.62				9391.62
IFFCO TOKYO GENERAL INSURANCE COMPANY LTD.			7,071.00		7071.00
Iqbal Singh (Govt. Builder & Contractor)	590,178.00				590178.00
Kabir Trade Link	33,420.00				33420.00
Kalsi Sons Fabricator	44,435.00				44435.00
Kochar Pipe & Sanitary Store	75,856.00				75856.00
Pioneer Timber Products			17,568.00		17568.00
Punjab Handloom Emporium	18,252.00				18252.00
Raja Mandal	46.70				46.70
Rajendra Fire Services	3,245.00				3245.00
Sant Castings	2,491.00				2491.00
Shree Cement Limited		871.70			871.70
STAR SOLUTIONS	103,400.00				103400.00
SUDHIR SALES & SERVICES LTD	35,400.00	279.00			35679.00
Suman Kumar	3.00				3.00
Techno Earth	14,000.00				14000.00
Triverse Advertising Pvt.Ltd.	116,000.00				116000.00
Uttam Steels		1,159.00			1159.00
TOTAL (ii)	1,224,343.42	5,909.70	298,254.00	5,982.00	1,534,489.12
(iii) Disputed dues – MSME	-	-	-	-	-
TOTAL (iii)	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
TOTAL (iv)	-	-	-	-	-
GRAND TOTAL (i+ii+iii+iv)	1,224,343.42	5,909.70	298,254.00	5,982.00	1,534,489.12

- Trade Payable Ageing Schedule as on 31.03.2022

Particulars	Outstanding for following periods from				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i)MSME					
TOTAL (i)	0.00	-	-	-	-
(ii)Others	-	-	-	-	-
Anand Trading Company	3,600.00				3,600.00
Basant Art Private Limited	13,295.00				13,295.00
Garg Enterprises	-	273,615.00			273,615.00
GLOBAL TRADING ENGINEERS	-			5,982.00	5,982.00
Hindustan Agencies	27,000.00				27,000.00
IFFCO TOKYO GENERAL INSURANCE	-	7,071.00			7,071.00
Kalsi Sons Fabricator	36,115.00				36,115.00
Mohindra Eco Pipe	2,047.00				2,047.00
Pioneer Timber Products	-	17,568.00			17,568.00
Sethi Advertiesment	36,036.00				36,036.00
Shree Cement Limited	871.70				871.70
SKG Auto Fuels	42,565.00				42,565.00
SUDHIR SALES & SERVICES LTD	-			12,079.00	12,079.00
Uttam Steels	1,159.00				1,159.00
TOTAL (ii)	162,688.70	298,254.00	-	18,061.00	479,003.70
(iii) Disputed dues – MSME	-	-	-	-	-
TOTAL (iii)	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
TOTAL (iv)	-	-	-	-	-
GRAND TOTAL (i+ii+iii+iv)	162,688.70	298,254.00	-	18,061.00	479,003.70

BHASIN INFRASTRUCTURE DEVELOPERS PVT. LTD, LUDHIANA.

S NO.	NAME OF THE RATIO	FORMULA	NUMERATOR		DENOMINATOR		RATIO		VARIANCE
			31.03.2023	31.03.2022	31.03.2023	31.03.2022	31.03.2023	31.03.2022	
1	CURRENT RATIO	CURRENT ASSETS/CURRENT'S LIABILITIES	1139993012	1032547623	1094706101	1044895008	1.04	0.99	0.05
2	DEBT TO EQUITY RATIO	TOTAL DEBT/ SHAREHOLDER'S EQUITY	1175505966	1076113612	6724275	148434	174.82	7249.77	-7074.95
3	RETURN ON EQUITY RATIO	PAT / AVG SHAREHOLDER'S EQUITY	6618411	11084456	3436354	-5379872	1.93	-2.06	3.99
4	RETURN ON CAPITAL EMPLOYED	EBIT/TANGIBLE NET WORTH+ TOTAL DEBT+ DEFERRED TAX LIABILITY	8788663	11084456	1182230241	1076262046	0.01	0.01	0.00