



DECLARATION



I, VIVEK SETHIA Son of Kamal Sethia, aged about 42 years R/o- 801 Western Heights, S-21, Shyam Nagar, Sodala, Jaipur duly authorized by the RICHWELL ENTERPRISES PRIVATE LIMITED who is the promoter of the proposed project “EMPRESS (PHASE-1)” situated at Group Housing Plot No. B, Khasra No.- 96/1, 96/1/3, 97/4, 97/5, 98/1, 98/2, 98/3, 98/4, 98/6, 99, 102 to 104, 105/1, 105/2, 105/3, 106/1, 106/2, 106/3, 106/4, 107/2, 108/1, 108/2/1, 108/2/2, 108/3, 108/4, 109/2, 109/3, 109/4, 109/5, 109/6, 109/7, 109/460, 110, 119/1, 119/1/2, 119/2/1, 119/2/2, 110/4, 98/5, 98/7, 105/4, 109/1, 116/2, 483/460, Village - Ganpatpura, Tehsil-Sanganer, Jaipur (Rajasthan) do hereby solemnly declare, undertake and state as under:

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any apartment/flat/shop/unit of the project and not accepted any advance payment and booking from the allottees towards any apartment/flat/unit of the said project till date of signing this declaration and even will not take till the time we get our RERA Registration number.
3. That if any contradiction arises in the future the promoter will be responsible for it.

For Richwell Enterprises (P) Ltd.

Authorized Signatory

VIVEK SETHIA
(Deponent)



VERIFICATION

I, ~~VIVEK SETHIA~~, Son of Kamal Sethia, aged about 42 years R/o- 801 Western Heights, S-21 Shyam Nagar, Sodala, Jaipur, Rajasthan-302019, duly authorized by the RICHWELL ENTERPRISE PRIVATE LIMITED do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

For Richwell Enterprises (P) Ltd.

Authorized Signatory

VIVEK SETHIA
(Deponent)

ATTESTED

NOTARY JAIPUR
RAJASTHAN INDIA

23 SEP 2024

20 SEP 2024

क्र.सं. 3999 दिनांक

मूल्य 50/-

नाम Richwell Enterprise Pvt Ltd

पिता का नाम

पता Jaipur

वास्ते Affinity ह.क्रेता

20 SEP 2024

1821

संयोजन स्टांप अधिनियम, 1950 के अन्वये स्टांप राशि पर प्रयोजित अधिनियम	
1. अप्रारम्भित अवसरों पर सुविधाओं हेतु (धारा 3-क)-10% रुपये	5
2. गाय और उसकी नस्ल के संरक्षण और सर्वेक्षण हेतु (धारा 3-ख)-20% रुपये	10
कुल योग	15
हस्ताक्षर स्टांप वेण्डर	

70

संजु सेनी
स्टांप विक्रेता
ला. न. 75/2020
हवा सड़क सोडाला, जयपुर

DECLARATION CUM UNDERTAKING

I, VIVEK SETHIA Son of Kamal Sethia, aged about 42 years R/o- 801 Western Heights, S-21, Shyam Nagar, Sodala, Jaipur duly authorized by the RICHWELL ENTERPRISES PRIVATE LIMITED who is the promoter of the proposed project “EMPRESS (PHASE-1)” situated at Group Housing Plot No. B, Khasra No.- 96/1, 96/1/3, 97/4, 97/5, 98/1, 98/2, 98/3, 98/4, 98/6, 99, 102 to 104, 105/1, 105/2, 105/3, 106/1, 106/2, 106/3, 106/4, 107/2, 108/1, 108/2/1, 108/2/2, 108/3, 108/4, 109/2, 109/3, 109/4, 109/5, 109/6, 109/7, 109/460, 110, 119/1, 119/1/2, 119/2/1, 119/2/2, 110/4, 98/5, 98/7, 105/4, 109/1, 116/2, 483/460, Village - Ganpatpura, Tehsil-Sanganer, Jaipur (Rajasthan) do hereby solemnly declare and undertake:

1. No criminal case is pending against me or any other partners or the landowner, neither any of us have been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.
2. There is no Encumbrance and Dispute on the aforesaid Project and the project is free from all encumbrances and charges.

We hereby declare that whatever has been stated above is true to the best of our/my knowledge, correct and nothing material has been concealed there from.

~~For Richwell Enterprises Private Limited~~
For RICHWELL ENTERPRISES PRIVATE LIMITED


Authorised Signatory

VIVEK SETHIA
(Authorized Signatory)

DECLARATION CUM UNDERTAKING

I, VIVEK SETHIA Son of Kamal Sethia, aged about 42 years R/o- 801 Western Heights, S-21, Shyam Nagar, Sodala, Jaipur duly authorized by the RICHWELL ENTERPRISES PRIVATE LIMITED who is the promoter of the proposed project “**EMPRESS (PHASE-1)**” situated at Group Housing Plot No. B, Khasra No.- 96/1, 96/1/3, 97/4, 97/5, 98/1, 98/2, 98/3, 98/4, 98/6, 99, 102 to 104, 105/1, 105/2, 105/3, 106/1, 106/2, 106/3, 106/4, 107/2, 108/1, 108/2/1, 108/2/2, 108/3, 108/4, 109/2, 109/3, 109/4, 109/5, 109/6, 109/7, 109/460, 110, 119/1, 119/1/2, 119/2/1, 119/2/2, 110/4, 98/5, 98/7, 105/4, 109/1, 116/2, 483/460, Village - Ganpatpura, Tehsil-Sanganer, Jaipur (Rajasthan) do hereby solemnly declare, undertake and state as under:

1.	NOC for Environment	Available
2.	NOC for Airport Authority Of India	available
3.	NOC for Fire	Not available
4.	Water Supply Permission	Not available

*That NOC for Fire, and Water Supply Permission shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

We hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.

For **RICHWELL ENTERPRISES PRIVATE LIMITED**
For Richwell Enterprises (P) Ltd.


Authorized Signatory
VIVEK SETHIA
(Authorized Signatory)

DECLARATION CUM UNDERTAKING

I, VIVEK SETHIA Son of Kamal Sethia, aged about 42 years R/o- 801 Western Heights, S-21, Shyam Nagar, Sodala, Jaipur duly authorized by the RICHWELL ENTERPRISES PRIVATE LIMITED who is the promoter of the proposed project “EMPRESS (PHASE-1)” situated at Group Housing Plot No. B, Khasra No.- 96/1, 96/1/3, 97/4, 97/5, 98/1, 98/2, 98/3, 98/4, 98/6, 99, 102 to 104, 105/1, 105/2, 105/3, 106/1, 106/2, 106/3, 106/4, 107/2, 108/1, 108/2/1, 108/2/2, 108/3, 108/4, 109/2, 109/3, 109/4, 109/5, 109/6, 109/7, 109/460, 110, 119/1, 119/1/2, 119/2/1, 119/2/2, 110/4, 98/5, 98/7, 105/4, 109/1, 116/2, 483/460, Village - Ganpatpura, Tehsil-Sanganer, Jaipur (Rajasthan), do hereby solemnly declare that:

I/We hereby declare that we have appointed Shri Krishan as Architect, Vipul Agarwal as Engineer, Sunil Goyal as structural Engineer and Lokesh Dhakad as Chartered Accountant for our project. We have not yet appointed any contractor, HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the completion of the project, we will inform RERA authority accordingly.

I/We hereby declare that whatever has been stated above is true to the best of my/our knowledge, correct and nothing material has been concealed there from.

For **RICHWELL ENTERPRISES PRIVATE LIMITED**
For Richwell Enterprises (P) Ltd.



Authorized Signatory

VIVEK SETHIA
(Authorized Signatory)

FORM-A
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

- (i) I, VIVEK SETHIA Son of Kamal Sethia, aged about 42 years R/o- 801 Western Heights, S-21, Shyam Nagar, Sodala, Jaipur duly authorized by the RICHWELL ENTERPRISES PRIVATE LIMITED who is the promoter of the proposed project “**EMPRESS (PHASE-1)**” situated at Group Housing Plot No. B, Khasra No.- 96/1, 96/1/3, 97/4, 97/5, 98/1, 98/2, 98/3, 98/4, 98/6, 99, 102 to 104, 105/1, 105/2, 105/3, 106/1, 106/2, 106/3, 106/4, 107/2, 108/1, 108/2/1, 108/2/2, 108/3, 108/4, 109/2, 109/3, 109/4, 109/5, 109/6, 109/7, 109/460, 110, 119/1, 119/1/2, 119/2/1, 119/2/2, 110/4, 98/5, 98/7, 105/4, 109/1, 116/2, 483/460, Village - Ganpatpura, Tehsil-Sanganer, Jaipur (Rajasthan) Status of the applicant: **Company**

- (ii) Details of Promoter

- a. Name: **RICHWELL ENTERPRISES PRIVATE LIMITED**
b. Address: G-1, Western Heights, S-21, Shyam Nagar, Jaipur, Rajasthan, India, 302019
c. Copy of registration certificate – **Attached**
d. Main Objects: **Real Estate**
e. Name, photograph and address of Directors:

1.	NAME	VIVEK SETHIA	
	ADDRESS	801 Western Heights, S-21, Shyam Nagar, Sodala For Richwell Enterprises Pvt. Ltd.	


Authorized Signatory

	CONTACT DETAILS AND MAIL ID	9799234333 accounts@vardhmangroup.org	COLOR PHOTO
2.	NAME	KAMAL SETHIA	
	ADDRESS	801 Western Heights, S-21, Shyam Nagar, Sodala	
	CONTACT DETAILS AND MAIL ID	9799234333 accounts@vardhmangroup.org	

(iii) PAN of Promoter: **AABCR7095Q**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Bank Name- AXIS BANK
Branch Name SWEJ FARM, JAIPUR
IFSC code- UTIB002582
Bank A/c Number-924020027263595

(v) Details of project land: Group Housing Plot No. B, Khasra No.- 96/1, 96/1/3, 97/4, 97/5, 98/1, 98/2, 98/3, 98/4, 98/6, 99, 102 to 104, 105/1, 105/2, 105/3, 106/1, 106/2, 106/3, 106/4, 107/2, 108/1, 108/2/1, 108/2/2, 108/3, 108/4, 109/2, 109/3, 109/4, 109/5, 109/6, 109/7, 109/460, 110, 119/1, 119/1/2, 119/2/1, 119/2/2, 110/4, 98/5, 98/7, 105/4, 109/1, 116/2, 483/460, Village - Ganpatpura, Tehsil-Sanganer, Jaipur (Rajasthan)

Total Area: 49788.96 SQ.MTR. Net plot area as per Site Condition 48465.47 SQ.MTR.
Phase Area: 18885.89 SQ.MTR.

(vi) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending related to project land, details of type of land and payments pending etc.: N.A.


Authorized Signatory

- (vii) Agency to take up external development works _____ Local Authority/Self Development: **Self Development**
- (viii) Registration fee through online payment as the case may be Payment ID 677150 2024 1010222343 Transaction No. RERA-TRANS-218 of Rs 8,89,614 on 10/10/2024
- (ix) Any other information the applicant may like to furnish: **N.A.**

1. I/we enclose the following documents in triplicate, namely: -

- (i) Authenticated copy of the PAN card of the promoter: **Attached**
- (ii) Audited Balance sheet of the promoter for the preceding financial year: **Attached**
- (iii) Copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title: **Attached**
- (iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: **N.A.**
- (v) Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed: **Attached**


Authorised Signatory

- (vi) An authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: **Attached**
- (vii) The Sanctioned Plan, Layout plan and Specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: **Attached**
- (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **N.A.**
- (ix) The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**
- (xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive Balcony or Verandah areas and the exclusive open terrace areas with the apartment, if any:
- (xii) The number and areas of garage for sale in the project: **N.A.**
- (xiii) The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **N.A.**

For Richwell Enterprises Private Limited

Authorised Signatory

- (xiv) The names and addresses of his real estate agents, if any, for the proposed project **N.A.**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **N.A.**
- (xvi) A declaration in Form-B. **Attached**

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

2. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made there under, namely:-

- (i)
- (ii)
- (iii)

3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

For Richwell Enterprises (P) Ltd.

 **Authorised Signatory**

Yours faithfully
Signature and seal of the applicant(s)

BOARD RESOLUTION

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE BOARD MEETING OF THE DIRECTORS OF M/S RICHWELL ENTERPRISES PRIVATE LIMITED HELD ON 1ST NOVEMBER, 2021 AT IT'S REGISTERED OFFICE G-1, WESTERN HEIGHTS, S-21, SHYAM NAGAR JAIPUR.

The Directors discussed and approved by passing the following Resolution:

"RESOLVED THAT Mr. Vivek Sethia director of the company is hereby authorized to "Sign all the documents regarding RERA" by the consent on the Directors of the **RICHWELL ENTERPRISES PRIVATE LIMITED**. He will be authorized to sign and do all such acts, deeds and thing as may be necessary for the accomplishment of the same and generally to do and execute all such acts, deeds or things as may think fit or necessary and/or incidental to the above purpose including any legal proceedings".

"RESOLVED FURTHER THAT the aforesaid powers granted to **Mr. VIVEK SETHIA** shall be valid and effective unless revoked earlier by the directors and shall be exercised by them only so long as they are in employment of / associated with the Company".

"RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as aforestated shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the board shall not be responsible for any illegal and valid acts and any act beyond the scope of the aforestated power done by the said officials and such invalid, illegal acts, and acts done beyond the scope of power granted in this resolution shall not bind the company against any third parties on before any authorities in any manner and that the board shall not be answerable in that behalf".

"RESOLVED FURTHER THAT a copy of the resolution duly certified by the Director of the Company be furnished to anyone concerned or interest in the matter".

CERTIFIED TRUE COPY

For & on behalf of

Richwell Enterprises Pvt. Ltd.

For Richwell Enterprises (P) Ltd.



(Director)

Kamal Sethia (DIN-00555250)
(Director)

For Richwell Enterprises (P) Ltd.



(Director)

Vivek Sethia (DIN-00555361)
(Director)

Corporate Office:

G-1, Western Heights, S-21, Shyam Nagar, Jaipur - 302019

Ph.: 0141-4020400 | Website: www.vardhmangroup.org

Ministry Of Corporate Affairs

Date : 19-09-2024 2:04:4 pm

Company Information

CIN	U70101RJ1998PTC014871
Company Name	RICHWELL ENTERPRISES PRIVATE LIMITED
ROC Name	ROC Jaipur
Registration Number	014871
Date of Incorporation	03/06/1998
Email Id	info@vardhmangroup.org
Registered Address	G-1, WESTERN HEIGHTS, S-21, SHYAM NAGAR, JAIPUR, Rajasthan, India, 302001
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	ACTIVE Compliant
Authorised Capital (Rs)	1,15,00,000

Paid up Capital (Rs)	37,48,402
Date of last AGM	30/09/2023
Date of Balance Sheet	31/03/2023
Company Status	Active

Jurisdiction	
ROC (name and office)	ROC Jaipur
RD (name and Region)	RD, North Western Region

Index of Charges

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
1	AA3133624	100548787	KOTAK MAHINDRA BANK LIMITED	26/02/2022	05/06/2023	-	3,22,41,000	27BKC, C 27, G Block Bandra Kurla Complex, Bandra (E), 27BKC, C 27, G Block Bandra Kurla Complex, Bandra (E), Mumbai, Bandra, , India, 400051	No	-
2	F02463271	100334168	HERO FINCORP LIMITED	05/03/2020	-	20/05/2022	9,00,00,000	34, COMMUNITY CENTRE, BASANT LOK,VASANT VIHAR,NEW DELHI, , India, 110057	No	-

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
3	T43622943	100217832	DCB BANK LIMITED	28/09/2018	21/11/2020	10/09/2021	21,79,07,943	601 & 602, Peninsula Business Park, 6th floor, Tower A, Senapati Bapat Marg, Lower Parel, Mumbai, , India, 400013	No	-
4	R35218015	100139405	PNB HOUSING FINANCE LIMITED	27/11/2017	-	02/03/2020	20,00,00,000	9TH FLOOR ANTRIKSH BHAWAN,22 K G MARG,NEW DELHI, , India, 110001	No	-
5	R28875292	100164405	INDIABULLS HOUSING FINANCE LIMITED	13/10/2017	-	26/12/2019	13,50,00,000	M - 62 & 63,FIRST FLOOR, CONNAUGHT PLACE,NEW DELHI, , India, 110001	No	-
6	H41192212	100074763	TATA CAPITAL HOUSING FINANCE LIMITED	09/01/2017	-	17/12/2018	13,00,00,000	One Forbes, Dr. V. B. Gandhi Marg, Fort,Mumbai, Maharashtra, India, 400001	No	-
7	R66340126	100035489	INDIABULLS HOUSING FINANCE LIMITED	25/06/2016	-	25/09/2020	2,25,00,000	M - 62 & 63,FIRST FLOOR, CONNAUGHT PLACE,NEW DELHI, , India, 110001	No	-
8	G86636909	100035486	INDIABULLS HOUSING FINANCE LIMITED	25/06/2016	-	30/04/2018	75,00,000	M - 62 & 63,FIRST FLOOR, CONNAUGHT PLACE,NEW DELHI, , India, 110001	No	-
9	H67711325	10608261	Edelweiss Housing Finance Limited	26/11/2015	-	10/06/2019	18,00,00,000	Edelweiss House, Off. C.S.T Road, Kalina, Mumbai, Maharashtra, India, 400098	No	-

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
10	AA9393466	10594224	Axis Bank Limited	09/09/2015	16/07/2024	-	7,85,00,000	TRISHUL 3RD FLOOR OPP SAMARTHESHWAR TEMPLE LAW GARDEN ELLISBRIDGE,Ahmedabad, Ahmadabad City, Rajasthan, India, 380006	No	-
11	G59371237	10550056	AU FINANCIERS (INDIA) LIMITED	12/02/2015	-	12/10/2017	18,00,00,000	19-A DHULESHWAR GARDEN,JAIPUR, Rajasthan, India, 302001	No	-
12	G32421646	10495894	STATE BANK OF BIKANER AND JAIPUR	19/05/2014	-	06/01/2017	14,75,00,000	SMS HIGHWAY BRANCH, CHAURA RASTA,JAIPUR, Rajasthan, India, 302001	No	-
13	G03982311	10452373	AU FINANCIERS (INDIA) LIMITED	12/09/2013	-	30/04/2016	1,25,00,000	19-A DHULESHWAR GARDEN,JAIPUR, Rajasthan, India, 302001	No	-

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	00555250	KAMAL SETHIA	Director	20/06/2000	-	Yes
2	00555361	VIVEK SETHIA	Director	12/08/2006	-	Yes

RICHWELL ENTERPRISES PRIVATE LIMITED

CIN - U70101RJ1998PTC014871

BALANCE SHEET AS AT 31st MARCH 2023

(Amount in '000)

	Particulars	Note No.	As At March 31, 2023	As At March 31, 2022
I	<u>EQUITY AND LIABILITIES:</u>			
1	Shareholders funds			
	(a) Share Capital	2	8,543	7,808
	(b) Reserves and Surplus	3	4,82,734	3,01,667
2	Share application money pending allotment			
3	Non-current liabilities			
	(a) Long-term borrowings	4	2,30,202	2,91,815
	(b) Deferred tax liabilities (Net)			
	(c) Other Long term liabilities			
	(d) Long-term provisions			
4	Current Liabilities			
	(a) Short-term borrowings			
	(b) Trade payables	6	38,327	26,955
	(i) total outstanding dues of micro enterprises and small enterprises : and			
	(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises			
	(c) Other current liabilities	7	96,233	60,673
	(d) Short-term provisions	8	18,450	18,803
	TOTAL		8,74,489	7,07,720
II	<u>ASSETS:</u>			
1	Non-current assets			
	(a) Property, Plant and Equipment and Intangible assets			
	(i) Property, Plant and Equipment	9	3,348	11,239
	(ii) Intangible assets			
	(iii) Capital work - in - progress			
	(iv) Intangible assets under development			
	(b) Non-current Investments	10	31,454	5,927
	(c) Deferred tax assets (net)	5	458	578
	(d) Long- term loans and advances			
	(e) Other non-current assets	11	786	1,10,787
2	Current assets			
	(a) Current Investments			
	(b) Inventories	19	5,40,290	4,89,543
	(c) Trade Receivable	12	81,401	35,049
	(d) Cash and cash equivalents	13	8,513	6,428
	(e) Short-term loans and advances	14	26,500	5,000
	(f) Other current assets	15	1,81,739	43,169
	TOTAL		8,74,489	7,07,720

Significant Accounting Policies and the accompanying notes (1-30) form an integral part of the Financial Statements.

As per our report of even date attached

For S.R.Goyal & Co.
Chartered Accountants
FRNO:001537C

Anurag Goyal
(Partner)
M.No.412538

Place: Jaipur
Dated : 02-09-2023

For & on the behalf of Board of Directors of
Richwell Enterprises Private Limited

(Kamal Sethia)
Director
DIN : 00555250

(Vivek Sethia)
Director
DIN : 00555361

RICHWELL ENTERPRISES PRIVATE LIMITED
CIN -U70101RJ1998PTC014871
PROFIT AND LOSS STATEMENT FOR THE PERIOD ENDED 31st MARCH 2023

(Amount in '000)

	Particulars	Note No.	For The Period Ended March 31, 2023	For The Period Ended March 31, 2022
I	Revenue from operations	16	5,03,133	4,98,199
II	Other Income	17	10,870	1,565
III	Total Income		5,14,003	4,99,764
IV	Expenses			
	a) Cost of materials consumed (Purchases)	18	-	2,116
	b) Changes in inventories of finished goods work-in-progress and Stock-in-Trade	19	(50,746)	12,236
	c) Operating Expenses	20	3,92,342	2,78,627
	d) Employee benefit Expense	21	16,984	20,484
	e) Director's Remuneration		1,620	1,920
	f) Finance Costs	22	5,425	25,064
	g) Depreciation and amortisation expense	9	3,355	1,738
	h) Other Expenses	23	46,878	58,969
	Total Expenses		4,15,857	4,01,153
V	Profit before exceptional and extraordinary items and tax (III-IV)		98,146	98,611
VI	Exceptional Items		-	-
VII	Profit before extraordinary items and tax (V-VI)		98,146	98,611
VIII	Extraordinary items		-	-
IX	Profit before tax (VII-VIII)		98,146	98,611
X	Tax Expense:	24		
	(a) Current Tax		16,383	16,452
	(b) Deferred Tax		120	148
	(c) MAT Credit		(14,173)	(15,250)
	(d) Last Year Tax Adjustment		-	-
XI	Profit (Loss) for the period from continuing operations (IX-X)		95,818	97,261
XII	Profit/(loss) from discontinuing operations		-	-
XIII	Tax expense of discontinuing operations		-	-
XIV	Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)		-	-
XV	Profit / (Loss) for the period (XI + XIV)		95,818	97,261
XVI	Earnings per equity share:	27		
	(1) Basic		439.63	446.25
	(2) Diluted		439.63	446.25

For S.R.Goyal & Co.
Chartered Accountants
FRNO:001537C

Anurag Goyal
(Partner)
M.No.412538

Place: Jaipur
Dated : 02-09-2023



For & on the behalf of Board of Directors of
Richwell Enterprises Private Limited

(Kamal Sethia)
Director
DIN : 00555250

(Vivek Sethia)
Director
DIN : 00555361

(Signatures of Kamal Sethia and Vivek Sethia)

RICHWELL ENTERPRISES PRIVATE LIMITED
CIN -U70101RJ1998PTC014871
CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2023

(All amounts in ₹ '000)

Particulars	Notes	Year ended March 31, 2023	Year ended March 31, 2022
A Cash Flow from operating activities			
Net profit before taxes		98,146	98,611
Adjustment for:			
Depreciation and amortisation		3,355	1,738
Interest and Finance Charges		5,425	24,243
Interest Income		(1,904)	(132)
Profit on sale fixed asset		(2,935)	-
Loss on sale of fixed asset		-	77
Interest paid on Income Tax		412	-
Operating profit before working capital changes:-		1,02,500	1,24,536
Changes in assets and liabilities			
(Increase)/Decrease in Trade Receivables		(46,352)	23,238
(Increase)/Decrease in Inventories		(50,746)	12,236
(Increase)/Decrease in Other Current Assets		(1,22,557)	(1,787)
(Increase)/Decrease in Trade Payables		11,372	(1,232)
(Increase)/Decrease in Other Current Liabilities		35,561	(79,433)
(Increase)/Decrease in Short Term Provisions		(283)	899
(Increase)/Decrease in Short term loans and advances		(21,500)	(5,000)
Cash generated from / (used in) operating activities:-		(92,006)	73,458
Less: Income taxes paid/(refund)		18,719	8,705
Net cash generated from / (used in) operating activities :-		(1,10,725)	64,753
B Cash flow from investing activities:-			
Purchase of fixed assets		(949)	(9,957)
Non Current Investment		(25,527)	-
Redeem Of Long Term Investment		-	3,208
Interest Income		1,904	132
Sale of fixed asset		8,420	430
Non Current Asset		1,10,001	(40,043)
Net cash generated from / (used in) investing activities:-		93,849	(46,229)
C Cash generated from / (used in) financing activities:-			
Long term borrowings from bank		(61,613)	(73,813)
Share Capital issued		736	833
Share Premium received		85,264	74,167
Interest and Finance Charges		(5,425)	(24,243)
Net Cash generated from / (used in) financing activities:-		18,961	(23,056)
Net cash increase/ (decrease) in cash and cash equivalents during the year (A+B+C):-		2,085	(4,532)
Cash and cash equivalents at the beginning of the year		6,428	10,960
Cash and cash equivalents at the end of the year		8,513	6,428
Significant Accounting Policies	1		

1.) The Cash Flow Statement has been prepared under indirect method as set out in Accounting Standard -3 on Cash Flow Statement, specified under the Companies Act, 2013 (which are deemed to be applicable as Section 133 of the Companies Act, 2013 ("the Act") read with Rule 7 of Companies (Accounts) Rules, 2014).

2.) Figures in Brackets represents outflow.

3.) The above statement should be read with the significant accounting policies and notes to restated summary statements of assets and liabilities, profits and losses and cash flows appearing in Annexures I, II, IV.

For S.R.Goyal & Co.
Chartered Accountants
FRN:001537C

Anurag Goyal
(Partner)
M.No.412538

Place: Jaipur
Dated : 02-09-2023



For & on the behalf of Board of Directors of
Richwell Enterprises Private Limited

(Kamal Sethia)
Director
DIN : 00555250

(Vivek Sethia)
Director
DIN : 00555361

RICHWELL ENTERPRISES PRIVATE LIMITED
CIN - U70101RJ1998PTC014871

I. Corporate Information

Richwell Enterprises Private Limited is (referred to as "The Company") is a private limited company incorporated on 03 June 1998. It is classified as Non-govt company and is registered at Registrar of Companies, Jaipur. Richwell Enterprises Private Limited's Corporate Identification Number is (CIN) U70101RJ1998PTC014871 and its registered address is G-1, WESTERN HEIGHTS, S-21, SHYAM NAGAR JAIPUR RJ 302001 INDIA.

It is involved in Real estate activities with own or leased property. This class includes buying, selling, renting and operating of self-owned or leased real estate such as apartment building and dwellings, non-residential buildings, developing and subdividing real estate into lots etc. Also included are development and sale of land and cemetery lots, operating of apartment hotels and residential mobile home sites.

II. Note No 1 - Significant Accounting Policies

A. System of Accounting :

The Company has adopted historical cost basis of accounting unless otherwise specifically stated.

B. Basis of Preparation of Financial Statements

These financial statements have been prepared in accordance with the Generally Accepted accounting Principles in India ('Indian GAAP') to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant Provisions of the Companies Act, 2013.

C. Revenue Recognition

Contract revenue is recognised on Percentage of Completion Method as prescribed in Accounting Standard-7 "Construction Contracts".

D. Property, Plant and Equipment

Property, Plant and Equipment are stated at cost less accumulated depreciation in the books of accounts. The Property, Plant and Equipment are capitalized at cost inclusive of legal and/or Installation expenses. The carrying amounts are reviewed at each balance sheet date when required to assess whether they are recorded in excess of their recoverable amounts, and where carrying values exceed this estimated recoverable amount, assets are written down to their recoverable amount.

E. Depreciation :

The Depreciation of Property, Plant and Equipment is charged on written Down Value and Consequent to the enactment of the Companies act 2013 (the act) and its applicability from 1st April 2014, the remaining useful life of the assets have been reassessed in accordance with provisions prescribed under Schedule II of the act, in case of assets which have completed their useful life, the carrying value as at 1st April 2014 has been recognised in retained earnings and the other assets have been depreciated over the revised useful life.

F. Taxation

- i. Provision for income tax is made on the basis of the estimated taxable income for the accounting year in accordance with the Income Tax Act, 1961.
- ii. The deferred tax for timing difference between the book profits and tax profits for the year is accounted for using the tax rates and laws that have been enacted or substantially enacted as of the balance sheet date. Deferred tax assets arising from timing difference are recognized to the extent there is a virtual certainty that these would be realized in future and are reviewed for the appropriateness of their respective carrying value at each balance sheet date.

G. Impairment of Assets

The management assesses the carrying amount of assets at each balance sheet date to determine whether any Consideration is given at each balance sheet date to determine whether there is any indication of impairment based on internal/ external resources. If any such indications exist, the assets recoverable amount is estimated. An impairment loss is recognized wherever the carrying amount of an assets exceeds its recoverable amount. The recoverable amount is the greater of the assets net selling price and value in use.

H. Cash & Cash Equivalents

Cash and cash equivalents comprise of Cash at Bank and Cash in Hand, cheques on hand, remittances in transit, short term Fixed Deposit with an original maturity of three months or less and stamping and franking balances.

I. Earnings Per Share (EPS)

Basic Earnings per Share in is computed by dividing the net profit/ loss after tax for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year in accordance with AS-20 "Earnings per Share". For the purpose of calculating Diluted Earning per share, the profit/loss for the year attributable to equity shareholders and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all diluted potential equity shares.

J. Provisions, Contingent Liabilities and Contingent Assets:

Provisions involving substantial degree of estimation in measurement are recognized when there is present obligation as a result of past events and it is probable that there will be an outflow of resources. Contingent liabilities are not result are disclosed in the notes of accounts. Contingent Assets are neither recognized nor disclosed in the financial statements.



RICHWELL ENTERPRISES PRIVATE LIMITED

CIN - U70101RJ1998PTC014871

Notes For The Year Ended On 31-03-2023

Particulars	(Amount in '000)	
	As on 31.03.2023	As on 31.03.2022
Notes No. - 2		
Share Capital		
AUTHORIZED CAPITAL		
Equity Share Capital		
(C.Y. 500000 Equity Shares of Rs. 10 each)	5,000	5,000
(P.Y. 500000 Equity Shares of Rs. 10 each)		
Preference Share Capital		
(C.Y. 6500000 Preference Shares of Rs. 1 each)	6,500	6,500
(P.Y. 6500000 Preference Shares of Rs. 1 each)		
Total Authorized Capital	11,500	11,500
ISSUED CAPITAL		
Equity Share Capital		
(C.Y. 217950 Equity Shares of Rs.10 Each)	2,180	2,180
(P.Y. 217950 Equity Shares of Rs.10 Each)		
Preference Share Capital		
(C.Y. 6363802 Preference Shares of Rs. 1 each)	6,364	5,628
(P.Y. 5628234 Preference Shares of Rs. 1 each)		
Total	8,543	7,808
SUBSCRIBED AND FULLY PAID UP CAPITAL		
Equity Share Capital		
(C.Y. 217950 Equity Shares of Rs.10 Each)	2,180	2,180
(P.Y. 217950 Equity Shares of Rs.10 Each)		
Preference Share Capital		
(C.Y. 6363802 Preference Shares of Rs. 1 each)	6,364	5,628
(P.Y. 5628234 Preference Shares of Rs. 1 each)		
Total	8,543	7,808

Reconciliation of the number of Equity shares outstanding:

Particulars	As At March 31, 2023		As At March 31, 2022	
	Number	Amount in '000	Number	Amount in '000
Equity Shares outstanding at the beginning of the year	2,17,950	2,180	2,17,950	2,180
Equity Shares Issued during the year	-	-	-	-
Equity Shares bought back during the year	-	-	-	-
Equity Shares outstanding at the end of the year	2,17,950	2,180	2,17,950	2,180

Reconciliation of the number of Preference shares outstanding :

Particulars	As At March 31, 2023		As At March 31, 2022	
	Number	Amount in '000	Number	Amount in '000
Preference Shares outstanding at the beginning of the year	56,28,234	5,628	47,94,900	4,795
Preference Shares Issued during the year	7,35,568	736	8,33,334	833
Preference Shares Redeemed during the year	-	-	-	-
Preference Shares outstanding at the end of the year	63,63,802	6,364	56,28,234	5,628

Details of Equity Shareholders holding more than 5 % shares:

Particulars	As At March 31, 2023		As At March 31, 2022	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
1. Kamal Sethia	14,300	6.56%	14,300	6.56%
2. Vivek Sethia HUF	43,700	20.05%	43,700	20.05%
3. Namrata Sethia	16,000	7.34%	16,000	7.34%
4. Vivek Sethia	1,38,930	63.74%	1,38,950	63.74%



Details of Preference Shareholders holding more than 5 % shares:

Particulars	As At March 31, 2023		As At March 31, 2022	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Kalpna Sethia	4,71,289	7.41%	3,61,111	6.42%
Mool Chand Sethia HUF	14,17,569	22.28%	13,50,455	23.99%
Kamal Sethia HUF	10,55,779	16.59%	10,00,000	17.77%
Vivek Sethia HUF	15,67,114	24.63%	15,00,000	26.65%
Namrata Sethia	6,90,155	10.85%	5,83,333	10.36%
Vivek Sethia	10,39,226	16.33%	8,33,335	14.81%

Promoters's Shareholding

Promoter's Name	Shares held by promoters at the end of FY 22-23		
	No. of shares	% of total Shares	% change during the year
Aditi Sethia	1,500	0.69%	-
Kalpna Sethia	2,000	0.92%	-
Kamal Sethia	14,300	6.56%	-
Namrata Sethia	16,000	7.34%	-
Shreya Sethia	1,500	0.69%	-
Vivek Sethia	1,38,930	63.74%	-
Vivek Sethia HUF	43,700	20.05%	-

Notes:-

- 1.) The Company has only one class of equity shares having a face value of Rs.10 per share. Each Shareholder of equity share is entitled to one vote per share.
- 2.) The company has not declared dividend in current year.
- 3.) In the event of liquidation of the company, the shareholders of equity shares will be entitled to receive any of the remaining assets of the company, after distribution of all preferential amounts in proportion to the number of equity shares held by the shareholders.
- 4.) The Company has issued 0.01% Optionally Convertible Preference Shares of Re.1/- each at a premium of Rs. 148/- per share on a rights basis to the eligible equity shareholders of the company in the month of March of the F.Y. 22-23. Preference shares has normal redemption beginning with 4th year ending 20th year at the rates payable, wholly or partially, in the year in which it is paid at the rates mentioned as 4th year Rs 185.30, 5th year Rs 194.57, 6th year Rs 204.29, 7th year Rs 214.51, 8th year Rs 225.23, 9th Year Rs. 236.49, 10th year Rs. 248.32, 11th Year Rs. 260.74, 12th Year Rs. 273.77, 13th Year Rs. 287.46, 14th Year Rs. 301.83, 15th Year Rs. 316.93, 16th Year Rs. 332.77, 17th Year Rs. 349.41, 18th Year Rs. 366.88, 19th Year Rs. 385.23, 20th Year Rs. 404.49.
- 5.) The Company has issued 0.01% Optionally Convertible Preference Shares of Re.1/- each at a premium of Rs. 89/- per share on a rights basis to the eligible equity shareholders of the company in the month of June of the F.Y. 22-23. Preference shares has normal redemption beginning with 4th year ending 20th year at the rates payable, wholly or partially, in the year in which it is paid at the rates mentioned as 4th year Rs 118, 5th year Rs 122, 6th year Rs 128, 7th year Rs 145, 8th year Rs 155, 9th Year Rs. 165, 10th year Rs. 177, 11th Year Rs. 189, 12th Year Rs. 203, 13th Year Rs. 217, 14th Year Rs. 232, 15th Year Rs. 248, 16th Year Rs. 266, 17th Year Rs. 284, 18th Year Rs. 304, 19th Year Rs. 325, 20th Year Rs. 348.
- 6.) The Company has issued 0.01% Redeemable Preference Shares of Re.1/- each at a premium of Rs. 89/- per share on a rights basis to the eligible equity shareholders of the company in the F.Y. 21-22. Preference shares has normal redemption beginning with 4th year ending 20th year at the rates payable, wholly or partially, in the year in which it is paid at the rates mentioned as 4th year Rs 117.97, 5th year Rs 126.23, 6th year Rs 135.07, 7th year Rs 144.52, 8th year Rs 154.64, 9th Year Rs. 165.46, 10th year Rs. 177.04, 11th Year Rs. 189.44, 12th Year Rs. 202.70, 13th Year Rs. 216.89, 14th Year Rs. 232.07, 15th Year Rs. 248.31, 16th Year Rs. 265.59, 17th Year Rs. 284.29, 18th Year Rs. 304.19, 19th Year Rs. 325.49, 20th Year Rs. 348.27.
- 7.) The Company has issued 0.01% Optionally Convertible Preference Shares of Re.1/- each at a premium of Rs. 9/- per share on a rights basis to the eligible equity shareholders of the company. Preference shares has normal redemption Beginning with 4th year ending 20th year at the rates payable, wholly or partially, in the year in which it is paid at the rates mentioned as 4th year Rs 12.62, 5th year Rs 13.38, 6th year Rs 14.19, 7th year Rs 15.03, 8th year Rs 15.94, 9th Year Rs. 16.89, 10th year Rs. 17.91, 11th Year Rs. 18.98, 12th Year Rs. 20.12, 13th Year Rs. 21.33, 14th Year Rs. 22.61, 15th Year Rs. 23.96, 16th Year Rs. 25.40, 17th Year Rs. 26.93, 18th Year Rs. 28.54, 19th Year Rs. 30.26, 20th Year Rs. 32.07.
- 8.) On Conversion of above issued preference shares, 1 Equity Share for every 4 Preference Shares would be issued.
- 9.) In addition to above Coupon Rate, the Preference Shares shall be entitled to same rate of dividend which shall be declared and paid to Equity Shareholder (s) in any / and in respect of any financial year.



Note No. 3 - Reserves And Surplus

Particulars	As At March 31, 2023	As At March 31, 2022
	Amount in '000	Amount in '000
(a) Securities Premium Reserve		
Opening Balance	1,17,321	43,154
(+) Transfer from Surplus	-	-
(+) Addition during the year	85,264	74,167
(-) Usage towards Redemption of Preference Shares	-	-
Closing Balance	2,02,585	1,17,321
(b) Capital Reserve		
Opening Balance	69	69
(+) Addition during the year	-	-
Closing Balance	69	69
(c) P&L		
Opening Balance	1,84,276	87,052
(+) Net Profit for the current year	95,818	97,261
(-) Transfer to Sethia Real Estates (Tax Share)	15	36
(-) Net Loss for the current year	-	-
(-) Proposed Dividends	-	-
(-) Interim Dividends	-	-
(-) Transfer to Securities Premium Reserves	-	-
Closing Balance	2,80,080	1,84,276
Total (a)+(b)+(c)	4,82,734	3,01,667



RICHWELL ENTERPRISES PRIVATE LIMITED
CIN - U70101RJ1998PTC014871

Notes to the Financial Statements
NOTE NO: 4 - LONG TERM BORROWINGS

PARTICULARS	As At March 31, 2023	As At March 31, 2022
	Amount in '000	Amount in '000
A. Term Loan from Banks		
(a) Secured		
(i) Term Loan from Axis Bank	19,594	-
(ii) Term Loan from ICICI Bank	26,300	-
B. Loan from Banks		
(a) Secured		
(i) Axis bank Ltd	808	4,042
(ii) Axis Overdraft	50,000	50,000
(iii) Kotak Dropdown Overdraft	22,000	31,000
C. Loan from related parties		
(a) Unsecured		
(i) Loan from Directors	340	25,346
(ii) Loan from Relative of Director	12,975	1,54,833
D. Loan from others		
(a) Unsecured		
(i) Inter Corporate Loans	98,185	26,594
Total	2,30,202	2,91,815

Note: 4(A)(a) and 4(B)(a) not considered as deposit as per Rule 2(1)(c)(viii) of Companies (Acceptance of Deposit) Rules, 2014.

Note: 4(C)(a) not considered as deposit as per Rule 2(1)(c)(viii) and Rule 2(1)(C)(xiii) of Companies (Acceptance of Deposit) Rules, 2014.

Note: 4(D)(a) not considered as deposit as per Rule 2(1)(C)(vi) of Companies (Acceptance of Deposit) Rules, 2014.

Nature of Security and terms of repayment for Long Term secured borrowings

1. Axis bank ECLGS loan	Nature of security	Terms of Repayment
	Second charge on existing Primary and Collateral Securities except Guarantees	Interest: Repo rate + 4.10% Maximum to be capped at = 9.25% p.a. at present Principal to be repaid in 35 equal monthly Principal Installemnets of Rs. 2,69,440 each and last 36th instalments of Rs. 2,69,690- post moratorium period of 12 months from the date of first disbursement

2. Axis Bank's Overdraft Facility:	Nature of security	Terms of Repayment
	A. Primary Security Pari passu basis subservient charge on entire current assets of the borrower, both present and future. B. Collateral Security Residential property situated at group housing Plot Khasra no 18/2 Village Beed Hathol Tehsil Jaipur admeasuring 9573.74 sqm belonging to Mr. Kamal Sethia.	Interest Rate : Repo + 4.10% spread Tenor: 12 Months

3. Axis Bank Term Loan Facility:	Nature of security	Terms of Repayment
	A. Primary Security Pari passu basis subservient charge on entire current assets of the borrower, both present and future. B. Collateral Security Residential property situated at group housing Plot Khasra no 18/2 Village Beed Hathol Tehsil Jaipur admeasuring 9573.74 sqm belonging to Mr. Kamal Sethia.	Interest : Repo Rate + 4.10%, Payable at monthly intervals Tenor : 48 months with NIL Moratorium Repayment : Principal repayable in 48 monthly instalments of Rs. 5,93,750/- each

4. Kotak Bank's dropdown Overdraft Facility:	Nature of security	Terms of Repayment
	Primary Security: Subservient charge on existing and future current assets of the company. Collateral Security: 1. Registered mortgage of shops & flats in Imperial heights, Plot no. G.H. 04 Vaishali estate, Block B, Sirsi village, Jaipur, 302021 in the name richwell enterprise pvt ltd. 2. Commercial shops in Silver Crown, Khasra No. 16/01, Block A, Village Dhauwas, Gandhi Path West Road, Jaipur 30202 In the name of M/s Sethia real estate.	Interest Rate : Applicable Repo rate + 3.50% (spread) Tenor : 60 months

5. ICICI Bank Term Loan Facility:	Nature of security	Terms of Repayment
	Security 1. Flat No. 101 Western Heights Shyam Nagar Plot No S-21 and S-21-A, Sodala, Jaipur 2. Flat No. 801 & 802 Eight Floor Vardhman Wester Heights Plot No. S-21 and S-21-A, Sodala, Jaipur 3. G1 Office/Hall G1 Ground Floor Western Heights, Shyam Nagar, Plot No. S-21 and S-21-A, Sodala, Jaipur	Interest : Repo Rate + 3.60% spread, Payable at monthly intervals Tenor : 120 Months Repayment : EMI of Rs. 3,59,559/-



NOTE NO: 5 - DEFERRED TAX LIABILITIES / DEFERRED TAX ASSETS:

PARTICULARS	As At March 31, 2023	As At March 31, 2022
	Amount in '000	Amount in '000
(a) Deferred Tax Liabilities	-	-
(b) Deferred Tax assets	458	578
Total	458	578

NOTE NO: 6- TRADE PAYABLES:

PARTICULARS	As At March 31, 2023	As At March 31, 2022
	Amount in '000	Amount in '000
(a) Sundry Creditors for Material	25,495	12,432
(b) Sundry Creditors for Labour	1,760	6,712
(c) Sundry Creditors for Advertisement	10,013	7,101
(d) Sundry Creditors for Brokerage	635	311
(e) Sundry Creditor for Property & Others	424	399
Total	38,327	26,955

Trade Payables ageing schedule

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1 to 2 years	2 to 3 years	More than 3 years	
(i) MSME	-	-	-	-	-
(ii) Others	34,136	3,348	843	-	38,327
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-

NOTE NO: 7- OTHER CURRENT LIABILITIES

PARTICULARS	As At March 31, 2023	As At March 31, 2022
	Amount in '000	Amount in '000
(I) Current Maturities of long term borrowings		
(A) Secured		
(a) ECLGS Loan from Axis Bank Ltd	3,233	3,233
(b) Term Loan from Axis Bank	7,125	-
(c) Hero Fincorp Limited	-	1,100
(d) HDB financial Services Ltd	-	596
(e) Term Loan from ICICI Bank	1,769	-
(II) Other Payables:		
(a) Advance from Customers	80,811	52,183
(b) TDS Payable	2,090	3,183
(c) ESI Payable	1	1
(d) PF Payable	14	4
(e) GST Payable	1,119	305
(f) Security Deposit (Rent)	26	54
(h) Outstanding Interest of loans	-	16
(i) FD OD with ICICI Bank	45	-
Total	96,233	60,673

NOTE NO: 8 - SHORT-TERM PROVISIONS:

PARTICULARS	As At March 31, 2023	As At March 31, 2022
	Amount in '000	Amount in '000
(a) Provision for Taxation	16,383	16,452
(b) Provision For Salary	2,068	2,351
Total	18,450	18,803

NOTE NO: 10 - NON CURRENT INVESTMENTS:

PARTICULARS	As At March 31, 2023	As At March 31, 2022
	Amount in '000	Amount in '000
Investment in Partnership Firm	31,454	5,927
Total	31,454	5,927

NOTE NO: 11 - OTHER NON CURRENT ASSET:

PARTICULARS	As At March 31, 2023	As At March 31, 2022
	Amount in '000	Amount in '000
(a) Kings Court Project Security Deposit	-	70,000
(b) Security Deposit with Sushil sharma SL- Shop -09	-	11
(c) Medallion Project Security Deposit	-	20,000
(d) Vivanta heights Project Security deposit	-	20,000
(e) Electricity Connection Security	786	776
Total	786	1,10,787



NOTE NO: 12 - TRADE RECEIVABLE

PARTICULARS	As At March 31, 2023	As At March 31, 2022
	Amount in '000	Amount in '000
(a) Debts outstanding for more than six months	-	-
(b) Other Debtors	81,401	35,049
Total	81,401	35,049

Trade Receivables ageing schedule

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 year	1 to 2 years	2 to 3 years	More than 3 years	
(i) Undisputed Trade receivables - considered good	80,673	636	1	2	89	81,401
(ii) Undisputed Trade Receivables - considered doubtful						
(iii) Disputed Trade Receivables considered good						
(iv) Disputed Trade Receivables considered doubtful						

NOTE NO: 13 - CASH AND CASH EQUIVALENTS:

PARTICULARS	As At March 31, 2023	As At March 31, 2022
	Amount in '000	Amount in '000
(a) Cash at Bank	6,261	4,485
(b) Cash in Hand	2,202	1,541
(c) FDR with Hero FinCorp	-	403
(d) FDR with ICICI Bank	50	-
Total	8,513	6,428

*Cash-in-Hand is as physically verified by the management

NOTE NO: 14- SHORT TERM LOANS & ADVANCES

PARTICULARS	As At March 31, 2023	As At March 31, 2022
	Amount in '000	Amount in '000
(a) 121 Finance Private Limited	5,000	-
(b) AH INTERNATIONAL PVT LTD	3,000	-
(c) Galaxy Realmart Pvt Ltd	7,500	-
(d) GREEND TECHNOLOGIES LLP	5,000	-
(e) POLYCURE MARTECH LTD.	5,000	-
(f) Marudhar Polysacks Pvt Ltd	1,000	-
(g) Luxor Impex Pvt Ltd	-	5,000
Total	26,500	5,000

NOTE NO. 15- OTHER CURRENT ASSETS:

PARTICULARS	As At March 31, 2023	As At March 31, 2022
	Amount in '000	Amount in '000
(a) Security deposit	1,10,033	140
(b) TCS on Purchase	15	98
(c) TDS Receivable	388	12
(d) Advance to Suppliers	6,018	1,437
(e) Advance for Project	500	500
(f) Advances to Others	756	1,213
(g) Prepaid Expenses	212	360
(h) Advance Tax	15,950	14,000
(i) GST Input Tax Credit	8,496	388
(j) MAT Credit Entitlement	39,178	25,005
(k) Rent Receivable	42	15
(l) GST Demand deposit	152	-
Total	1,81,739	43,169



NOTE NO: 16 - REVENUE FROM OPERATIONS:

PARTICULARS	For The Period Ended March 31, 2023	For The Period Ended March 31, 2022
	Amount in '000	Amount in '000
Project- Imperial Heights, Horizon, Sampada, Kings Court, Vivanta Heights, Medallion		
Sales-Imperial Heights	13,971	22,757
Sales-Horizon	43,449	69,283
Sales-Sampada	26,915	19,089
Sales-Medallion	5,750	-
Sales-Kings Court	1,87,474	-
Other Charges From Customer	186	248
Total (A)	2,77,745	1,11,378
Project - Swapnlok		
Sales- Swapnlok	2,25,388	3,86,821
Total (B)	2,25,388	3,86,821
Subtotal (A+B)	5,03,133	4,98,199

NOTE NO: 17 - OTHER INCOME:

PARTICULARS	For The Period Ended March 31, 2023	For The Period Ended March 31, 2022
	Amount in '000	Amount in '000
Project- Imperial Heights, Horizon, Sampada, Kings Court, Vivanta Heights, Medallion		
(a) Discount received	90	169
(b) Rent - Received	439	1,180
(c) Share of profit in Partnership Firm	16	49
(d) Profit on sale Fixed Asset	2,935	-
(e) Interest FDR	14	32
(f) Interest Received on loan	1,890	81
(g) Sundry credit balance written off	462	-
(h) Interest on capital received from partnership	90	-
(i) Flat cancellation charges	2,562	-
Total (A)	8,498	1,511
Project - Swapnlok		
(a) Interest from FDR	-	19.26
(b) Flat Cancellation Charges	2,371.53	-
(c) Discount received	-	34.70
Total (B)	2,372	54
Subtotal (A+B)	10,870	1,565

NOTE NO: 18 - PURCHASES :

PARTICULARS	For The Period Ended March 31, 2023	For The Period Ended March 31, 2022
	Amount in '000	Amount in '000
Project- Imperial Heights, Horizon, Sampada, Kings Court, Vivanta Heights, Medallion		
Buy Back VS Shop 2	-	940.64
Buy Back VS Shop 3	-	1,175.18
Total (A)	-	2,116
Project - Swapnlok		
Total (B)	-	-
Subtotal (A+B)	-	2,116



NOTE NO: 19 - CHANGES IN INVENTORIES OF WORK IN PROGRESS:

PARTICULARS	For The Period Ended March 31, 2023	For The Period Ended March 31, 2022
	Amount in '000	Amount in '000
Project- Imperial Heights, Horizon, Sampada, Kings Court, Vivanta Heights, Medallion		
(a) Closing Stock	5,08,253	3,51,546
(b) Opening Stock	3,51,546	2,63,278
Change in Inventories (A)	1,56,707	88,268
Project - Swapnlok		
(a) Closing Stock	32,037	1,37,997
(b) Opening Stock	1,37,997	2,38,502
Change in Inventories (B)	(1,05,960)	(1,00,504)
Total Change in Inventories	50,746	(12,236)

NOTE NO: 20 (A)- OPERATING EXPENSES: (Horizon)

PARTICULARS	For The Period Ended March 31, 2023	For The Period Ended March 31, 2022
	Amount in '000	Amount in '000
(a) Construction Labour	-	-
(b) Construction Material	-	-
Total	-	-

NOTE NO: 20 (B)- OPERATING EXPENSES:(Imperial)

PARTICULARS	For The Period Ended March 31, 2023	For The Period Ended March 31, 2022
	Amount in '000	Amount in '000
(a) Construction Labour	-	-
(b) Construction Material	-	-
Total	-	-

NOTE NO: 20 (C)- OPERATING EXPENSES:(Sampada)

PARTICULARS	For The Period Ended March 31, 2023	For The Period Ended March 31, 2022
	Amount in '000	Amount in '000
(a) Construction Labour	-	-
(b) Construction Material	-	-
Total	-	-

NOTE NO:20 (D)- OPERATING EXPENSES:(Swapnlok)

PARTICULARS	For The Period Ended March 31, 2023	For The Period Ended March 31, 2022
	Amount in '000	Amount in '000
(a) Electric Expenses	-	1,341
(b) Freight Expenses	58	191
(c) Construction Labour	183	8,349
(d) Construction Material	8,792	81,800
(e) Govt Approval Exp	-	3,022
(f) JCB & Tractor labour work	-	179
(g) Labour Cess	-	5,260
(h) Interest Expense	-	10,949
(i) Salary to Staff	-	1,772
(j) Repair and Maintenance	291	359
(k) Lift & Escalator Exp	-	4,060
(l) Architect Fees	-	200
(m) Ineligible ITC	-	6,292
(n) Installation Charges (CCTV)	-	87
(o) Professional Fees	-	303
Total	9,323	1,24,162



NOTE NO: 20 (E)- OPERATING EXPENSES:(Kings Court)

PARTICULARS	For The Period Ended March 31, 2023	For The Period Ended March 31, 2022
	Amount in '000	Amount in '000
(a) Electricity Expenses	1,130	789
(b) Freight Expenses	1,487	213
(c) Construction Labour	55,443	30,247
(d) Construction Material	1,55,272	73,206
(e) Government Approval Expenses	11,394	20
(f) JCB & Tractor labour work	370	618
(g) Diesel & petrol Expenses	3,087	2,153
(h) Horticulture Expenses	989	1,390
(i) Ineligible ITC	21,416	9,085
(j) Misc Site Expenses	426	265
(k) Installation charges	9	47
(l) Interest Expense	16,617	7,010
(m) Salary to Staff	8,952	7,737
(n) Professional Fees	1,450	-
(o) Lift & Escalators Expenses	5,200	-
Total	2,83,242	1,32,778

NOTE NO: 20 (F)- OPERATING EXPENSES:(Medallion)

PARTICULARS	For The Period Ended March 31, 2023	For The Period Ended March 31, 2022
	Amount in '000	Amount in '000
(a) Electricity Expenses	69	8
(b) Construction Labour	7,500	105
(c) Construction Material	29,873	273
(d) Government Approval Expenses	1,492	1,761
(e) Title Search report Expense	-	2
(f) Ineligible ITC	5,115	43
(g) Misc Site Expenses	114	24
(h) Stamp duty Charges /Development Agreement expense	-	1,068
(i) Interest Expense	2,563	345
(j) Salary to Staff	2,200	288
(k) Freight Expenses	138	-
Total	49,063	3,916

NOTE NO: 20 (G)- OPERATING EXPENSES:(Vivanta Heights)

PARTICULARS	For The Period Ended March 31, 2023	For The Period Ended March 31, 2022
	Amount in '000	Amount in '000
(a) Electricity Expenses	569	45
(b) Freight Expenses	113	14
(c) Construction Labour	9,056	94
(d) Construction Material	28,841	11,676
(e) Govt Approval Expenses	428	1,752
(f) JCB & Tractor labour work	-	95
(g) Ineligible ITC	4,352	2,093
(h) Misc Site Expenses	168	48
(i) Stamp duty Charges /Development Agreement expense	-	918
(j) Title Search report	-	2
(k) Interest Expense	3,083	761
(l) Salary to Staff	2,200	273
(m) Horticulture Expenses	20	-
(n) Lift and Escalators Expenses	1,884	-
Total	50,714	17,771

Subtotal of Operating Expenses (A+B+C+D+E+F+G)	3,92,342	2,78,627
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NOTE NO.21 - EMPLOYEE BENEFIT EXPENSES:

PARTICULARS	For The Period Ended March 31, 2023	For The Period Ended March 31, 2022
	Amount in '000	Amount in '000
Project- Imperial Heights, Horizon, Sampada, Kings Court, Vivanta Heights, Medallion		
(a) Salary to Staff	8,796	7,810
(b) Staff Welfare Expenses	384	427
(c) Staff ESI (Employer Contribution)	6	6
(d) Staff PF (Employer Contribution)	75	15
(e) Human Resource Expenses	55	-
Total (A)	9,316	8,258
Project - Swapnlok		
(a) Salary to Staff	7,577	11,962
(b) Human Resource Expenses	-	49
(c) Staff PF (Employer Contribution)	7	-
(d) Staff Welfare Expense	84	215
Total (B)	7,668	12,226
Subtotal (A+B)	16,984	20,484

NOTE NO.22 - FINANCE COST:

PARTICULARS	For The Period Ended March 31, 2023	For The Period Ended March 31, 2022
	Amount in '000	Amount in '000
Project- Imperial Heights, Horizon, Sampada, Kings Court, Vivanta Heights, Medallion		
(a) Bank Charges	42	46
(b) Interest paid	4,590	4,052
(c) Loan Processing Fees	616	821
Total (A)	5,249	4,919
Project - Swapnlok		
(a) Bank Charges	-	8
(b) Interest paid	177	20,137
Total (B)	177	20,145
Subtotal (A+B)	5,425	25,064

NOTE NO: 23 - OTHER EXPENSES:

PARTICULARS	For The Period Ended March 31, 2023	For The Period Ended March 31, 2022
	Amount in '000	Amount in '000
Project- Imperial Heights, Horizon, Sampada, Kings Court, Vivanta Heights, Medallion		
(a) Audit Fees	100	100
(b) Advertisement Expenses & Hoardings	15,987	9,770
(c) Brokerage & Commission	7,232	2,649
(d) Conveyance Expenses	1,021	655
(e) Insurance Expenses	508	123
(f) Rent Expenses	707	477
(g) Repair & Maintenance	328	968
(h) Telephone Expenses	207	224
(i) Office Expenses	592	165
(j) Courier Expenses	5	3
(k) Computer Expenses	48	30
(l) Printing & Stationary Expenses	597	34
(m) Miscellaneous Site Expenses	-	70
(n) Sales Promotion	442	478
(o) Travelling Expenses	164	169
(p) Vehicle running & Maintenance Expenses	162	94
(q) Donation & Social Welfare	42	55
(r) Legal & Professional Expenses	594	655
(s) Round Off	0	(0)
(t) GST & Service tax Fees	-	-



(u) ROC fees	21	15
(v) PF Administration Charges	9	7
(w) Interest Income Tax	412	665
(x) Franking and Notarized Expense	12	70
(y) CompuTDS Software	3	3
(z) Housekeeping expenses	69	31
(aa) Ineligible ITC	2,301	5,403
(ab) AMC Charges	16	4
(ac) Loss on sale of Asset	-	77
(ad) Electricity Expenses	183	12
(ae) CSR Expense	1,192	592
(af) Other taxes	3	-
(ag) Other Expenses	142	235
Total (A)	33,099	23,841
Project - Swapnlok		
(a) Petrol & Diesel expenses	139	693
(b) Advertisement Expenses & Hoardings	4,604	8,324
(c) Brokerage & Commission	1,907	8,261
(d) Conveyance Expenses	248	597
(e) Consultancy & Professional Expenses	150	123
(f) Insurance Expenses	-	39
(g) Horticulture Expenses	-	403
(h) Tea Expenses	52	20
(i) Water expenses	-	12
(j) Repair & Maintenance	1,770	3,874
(k) Courier Expenses	9	30
(l) Computer Expenses	-	79
(m) Printing & Stationary Expenses	158	497
(n) Miscellaneous Site Expenses	82	58
(o) Sales Promotion	20	864
(p) Travelling Expenses	-	119
(q) Rent paid	142	982
(r) GST Expenses and Ineligible ITC	2,254	9,658
(s) Urban Development Tax	30	206
(t) Office Expense	40	23
(u) House Keeping	139	59
(v) Sign Board	-	96
(w) Electricity Expenses	1,747	-
(x) Audit Fees	125	112
(y) RERA Expenses	5	-
(z) Round off	(0)	-
(aa) Stamp and Notarised Expenses	132	-
(ab) Telephone Expenses	17	-
(ac) Discount Allowed	8	-
Total (B)	13,779	35,127
Subtotal (A+B)	46,878	58,969

NOTE NO: 24 - TAX EXPENSE:

PARTICULARS	For The Period Ended March 31, 2023	For The Period Ended March 31, 2022
	Amount in '000	Amount in '000
(a) Current Tax	16,383	16,452
(b) Deferred Tax	120	148
(c) MAT Credit Entitlement	(14,173)	(15,250)
Total	2,329	1,350



RICHWELL ENTERPRISES PRIVATE LIMITED
CIN - U70101RJ1998PTC014871

Notes to the Financial Statements

Note No. 25 - Auditors Remuneration

Particulars	2022-23	2021-2022
	Amount in '000	Amount in '000
Remuneration	225	212
Total	225	212

Note No. 26 - The details pertaining to related party transactions in terms of Accounting Standard (AS 18) "Related Parties" are as follows:

Particulars	Nature of Relationship	Nature of Transaction	2022-23	2021-2022
			Amount in '000	Amount in '000
1. Kalpana Sethia	Director's Wife	Payment of Interest	955	3,417
		Payment of Rent	165	660
		Payment of salary	960	600
		Issue of Preference Shares	11,500	10,000
2. Kamal Sethia	Director	Payment of Interest	524	679
		Payment of salary	900	720
		Issue of Preference Shares	15,000	-
3. Kamal Sethia HUF	Director HUF	Payment of Interest	1,476	2,753
		Issue of Preference Shares	7,000	-
4. Mool Chand Sethia HUF	Director Father HUF	Payment of Interest	2,805	4,875
		Issue of Preference Shares	10,000	5,000
5. Namrata Sethia	Director's Wife	Payment of Rent	105	300
		Payment of Interest	2,094	9,287
		Payment of salary	1,200	-
		Issue of Preference Shares	11,000	30,000
6. Komal Sethia	Brother's Wife	Payment of Interest	390	669
7. Vinay Sethia	Director Brother	Payment of Interest	208	205
8. Vinay Sethia Huf	Director Brother HUF	Payment of Interest	359	534
9. Vivek Sethia	Director	Payment of Interest	2,663	1,072
		Issue of Preference Shares	21,500	30,000
		Payment of salary	1,620	1,200
10. Vivek Sethia HUF	Director HUF	Payment of Interest	2,694	5,046
		Issue of Preference Shares	10,000	-
11. Sethia Real Estate	Associate	Interest Paid	-	1,998
12. Manglam Vardhman Developers LLP	Entity in which director is interested	Service Received	1,611	-

Note No. 27 - EARNINGS PER SHARE (EPS)

(Amount in '000)

Particulars	2022-23	2021-2022
(i) Net Profit after tax as per Statement of Profit and Loss attributable to Equity Shareholders	95,818	97,261
(ii) Weighted Average number of equity shares used as denominator for calculating Basic EPS	217950 Shares	217950 Shares
(iii) Basic earnings per share (Rs)	439.63	446.25
(vi) Face Value per equity share (Rs)	10.00	10.00



Note No. 28 - CSR Expenditure

Section 135 of the Companies Act, 2013, requires the Board of Directors of every company having a net worth of Rupees 500 crore or more, or turnover of Rupees 1,000 crore or more or a net profit of Rupees 5 crore or more, during any financial year, to ensure that the company spends in every financial year atleast 2% of the average net profits of the company made during the three immediately preceding financial years on Corporate Social Responsibility (CSR) in pursuance of its policy in this regard. The provisions pertaining to CSR are applicable to Richwell Enterprises Private Limited whose working has been shown below:-

CSR Working:	
Particulars	Net Profit before tax (Amount in '000)
FY 2021-22	98,611
FY 2020-21	51,933
FY 2019-20	27,433
Total	1,77,977
Average Profit	59,326
(A) CSR Expenditure Required during the P.Y. 22-23	1,187
(B) CSR amount incurred during P.Y. 22-23	1,192
(C) Shortfall/(Excess) expenditure incurred during P.Y. 2022-23 (A-B)	(6)

(E) Nature of CSR Activities carried out:

- (i) Eradicating Hunger, poverty and malnutrition in terms of Para (i) of Schedule VII of Companies Act, 2013.
- (ii) Promoting education, empowering women in terms of Para (ii) & (iii) of Schedule VII of Companies Act, 2013.

Note No. 29 - Contingent Liabilities

Particulars	Amount in '000
Tax Matters in-disputed under appeal (Refer note below)	1,518

Note: Goods and Service Tax disputed matter relating to F.Y. 2017-18 & F.Y. 2018-19. The company has deposited 10% of the demand as referred in the Note 15 and has filed an appeal to First Appellate Authority, which is pending for adjudication.

The Company's pending litigation comprises of claim against the Company and proceeding pending before tax authorities. The Company has reviewed all its pending litigations and proceedings and disclosed the contingent liabilities, where applicable, in its financial statements. The Company does not expect the outcome of these proceedings to have a material impact on its financial position. Future cash outflows in respect of above are dependent upon the outcome of judgments/decisions.

Note No.30 - Other Notes

- (a) Debit & Credit balances in personal accounts are subject to reconciliation and confirmation.
- (b) Corresponding figures of the previous year have been regrouped to confirm with the year's groupings.
- (c) The company has booked its sales as per Percentage of Completion Method. The Sales are booked at 100% in Horizon Project, 100% in Sampada Project, 100% in Imperial Height Project, 100% in Swapnlok Project, 46% in Medallion Project, 75% in A Block of Kings Court Project and 40% in B Block of Kings Court Project.
- (d) Note No 1 to 30 are integral part of Financial Statements.

For S.R.Goyal & Co.
Chartered Accountants
FRNO:001537C

Anurag Goyal
(Partner)
M.No.412538



Place: Jaipur
Dated : 02-09-2023

For & on the behalf of Board of Directors of
Richwell Enterprises Private Limited

(Kamal Sethia)
Director
DIN : 00555250

(Vivek Sethia)
Director
DIN : 00555361

RICHWELL ENTERPRISES PRIVATE LIMITED
CIN - U70101RJ1998PTC014871

THE RATIOS FOR THE YEAR ENDED March 31, 2023

Particulars	Numerator	Denominator	As at 31 March 2023	As at 31 March 2022	Variances	Reason (If variance is more than 25%)
Current Ratio	Current Assets	Current Liabilities	5.48	5.44	0.69%	
Debt Equity Ratio	Total Debt	Shareholders' Equity	0.47	0.94	-50.31%	Due to issuance of Preference Shares and Repayment of loan
Debt Service Coverage Ratio	Earning Available for Debt Service	Debt Service	8.82	25.20	-65.01%	Due to Increase in Current debt obligations
Return on Equity (ROE)	Net Profit After Taxes	Average Shareholder's Equity	23.93%	43.54%	-45.04%	Due to Issuance of Preference shares
Trade Receivable Turnover Ratio	Revenue	Average Trade Receivable	8.64	10.68	-19.05%	
Trade Payable Turnover Ratio	Purchases of services and other expenses	Average Trade Payables	12.02	10.18	18.04%	
Net Capital Turnover Ratio	Revenue	Working Capital	0.73	1.05	-30.34%	Due to high increase in other current assets and inventories
Net Profit ratio	Net profit	Revenue	19.04%	19.52%	-2.45%	
Return on Capital Employed	Earning Before Interest and Taxes	Capital Employed	14.36%	20.45%	-29.81%	Due to Issuance of Preference shares
Inventory Turnover Ratio	Revenue	Average Inventory	0.98	1.01	-2.79%	



Closing Stock of "Richwell Enterprises" for the Year Ended 31st March 2023						(Amount in '000)
Particulars	Opening Stock	Addition	Adjustment for excess balance written off	Total	Cost of Goods Sold	Closing Stock
Items						Total
Stock - Land 342	20,710	-	-	20,710	-	20,710
Stock in Hand Chomu	12,732	-	-	12,732	-	12,732
Stock in Hand Horizon	50,253	-	-	50,253	28,757	21,496
Stock in Hand Imperial Heights	25,647	-	-	25,647	8,821	16,826
Stock in Hand NS	3,995	-	-	3,995	-	3,995
Stock Sampada	13,449	-	-	13,449	6,536	6,912
Villa- B343	8,764	-	-	8,764	-	8,764
Stock medallion	3,916	49,063	-	52,979	5,005	47,974
Stock Vivanta heights	17,771	50,714	-	68,486	-	68,486
Stock Swapilok	1,37,997	9,323	-	1,47,321	1,15,284	32,037
Stock Kings Court	1,94,309	2,83,242	-	4,77,551	1,77,193	3,00,358
Total	4,89,543	3,92,342	-	8,81,885	3,41,595	5,40,290



Richwell Enterprises Pvt. Ltd.

[Annexed to and part of Balance Sheet as at 31st March, 2022]

NOTE NO. 9 - PROPERTY, PLANT AND EQUIPMENT (Consolidated)

Depreciation Chart as per Companies Act, 2013

Name of Assets			GROSS BLOCK					DEPRECIATION				NET BLOCK	
S.No	Particulars	Useful Life in Years	As on 01.04.2022	Additions During the period	Deduction During the period	As on 31.03.2023	As on 01.04.2022	Addition During the year	Deduction during the year	As on 31.03.2023	Written off	As on 31.03.2023	As on 31.03.2022
1	Air Conditioner	10	65	-	-	65	59	-	2	61	-	4	6
2	Mobile handset	3	567	247	-	814	493	115	-	608	-	205	74
3	Digital Camera	5	146	-	-	146	33	50	-	83	-	63	113
4	Computer	3	447	259	-	706	412	33	-	445	-	261	35
5	Printer	3	255	175	-	430	229	47	-	277	-	153	26
6	Inverter With Batteries	3	26	35	-	62	19	17	-	35	-	26	8
7	UPS	3	66	-	-	66	63	-	-	63	-	3	3
8	Software	3	531	-	-	531	505	-	-	505	-	27	27
9	Tractor Trolley/ Tractor	8	513	-	-	513	173	106	-	279	-	234	340
10	Car	8	17,023	-	13,109	3,855	6,470	2,930	7,683	1,717	-	2,138	10,553
11	Note Counting Machine	5	11	-	-	11	6	2	-	8	-	3	5
12	Photocopier Machine	3	75	133	-	208	49	24	-	73	-	135	26
13	Office Equipments	5	7	101	-	108	3	22	-	26	-	82	4
14	Furniture & Fittings	8	31	-	-	31	11	6	-	18	-	14	20
Total			19,765	949	13,159	7,546	8,526	3,355	7,683	4,198	-	3,348	11,239
Previous Year (as at 31-03-2022)			10,375	9,957	567	19,765	6,848	1,738	60	8,526	-	11,238	3,526



NOTE NO. 9 - PROPERTY, PLANT AND EQUIPMENT
Project: Imperial Heights, Horizon, Sampada, Kirti's Court, Medallion and Vivanta H.

S.No	Name of Assets Particulars	Useful Life In Years	GROSS BLOCK			DEPRECIATION			NET BLOCK	
			As on 01.04.2022	Additions During the period	Deduction During the period	As on 31.03.2023	Addition During the year	Deduction during the year	As on 31.03.2023	As on 31.03.2022
1	Air Conditioner	10	65	-	-	65	59	2	61	4
2	Mobile handset	3	461	201	-	662	413	79	492	170
3	Digital Camera	5	146	-	-	146	33	50	83	63
4	Computer	3	404	259	-	662	383	24	407	255
5	Printer	3	121	175	-	296	115	35	150	146
6	Inverter With Batteries	3	26	35	-	62	19	17	35	26
7	UPS	3	66	-	-	66	63	-	63	3
8	Software	3	531	-	-	531	505	-	505	27
9	Tractor Trolley/ Tractor	8	513	-	-	513	173	106	279	234
10	Car	8	17,023	-	13,169	3,855	6,470	2,930	1,717	2,138
11	Note Counting Machine	5	11	-	-	11	6	2	8	5
12	Office Equipments	5	7	101	-	108	3	22	26	82
13	Furniture & Fittings	8	31	-	-	31	11	6	18	14
14	Photocopier Machine	3	-	133	-	133	-	7	7	125
Total			19,407	904	13,169	7,142	8,254	3,280	3,851	3,290
Previous Year (as at 31-03-2022)			10,645	9,928	567	19,407	6,710	1,604	8,254	11,152
										11,152
										3,290
										3,295



NOTE NO. 9 - PROPERTY, PLANT AND EQUIPMENT
Project - Swamlok

S.No	Name of Assets	Useful Life In Years	GROSS BLOCK			DEPRECIATION				NET BLOCK		(Amount in '000)	
			As on 01.04.2022	Additions During the period	Deduction During the period	As on 31.03.2023	As on 01.04.2022	Addition During the year	Deduction during the year	As on 31.03.2023	Written off		As on 31.03.2023
1	Mobile Handset	3	106	46	-	151	80	36	-	116	-	35	26
2	Printer	3	134	-	-	134	115	12	-	127	-	7	19
3	Photocopier Machine	3	75	-	-	75	49	17	-	66	-	10	26
4	Computer	3	43	-	-	43	28	9	-	38	-	5	15
Total			358	46	-	404	272	74	-	346	-	57	86
Previous Year (as at 31-03-2022)			329	29	-	358	138	134	-	272	-	86	192



**[Project-Imperial Heights, Horizon, Sampada, King's Court, Medallion and Vivate Heights
Details Of addition During the year**

S.No.	Particulars	Life (in years)	Date of Addition	Amount (Rs.)	No. of days Usage	Depreciation (Amount in '000)
1	Computer	3	08-10-2022	132.60	182	10
2	Computer	3	07-02-2023	10.55	53	3
3	Computer	3	01-03-2023	364.54	31	3
4	Computer	3	01-02-2023	21	59	2
5	Computer	3	21-02-2023	30	39	2
	Total			259		24

S.No.	Particulars	Life (in years)	Date of Addition	Amount (Rs.)	No. of days Usage	Depreciation (Amount in '000)
1	Inventory With Reference	3	13-05-2022	35	290	12
	Total					12

S.No.	Particulars	Life (in years)	Date of Addition	Amount (Rs.)	No. of days Usage	Depreciation (Amount in '000)
1	Mobile Handset	3	31-05-2022	22	305	12
2	Mobile Handset	3	17-06-2022	23	288	11
3	Mobile Handset	3	26-12-2022	12	98	2
4	Mobile Handset	3	01-03-2023	92	31	5
5	Mobile Handset	3	21-03-2023	10	11	0
6	Mobile Handset	3	02-04-2022	42	384	26
	Total			261		57

S.No.	Particulars	Life (in years)	Date of Addition	Amount (Rs.)	No. of days Usage	Depreciation (Amount in '000)
1	Office Equipments	5	20-10-2022	59	163	8
2	Office Equipments	5	07-10-2022	11	178	2
3	Office Equipments	5	20-10-2022	41	163	10
	Total			111		20

S.No.	Particulars	Life (in years)	Date of Addition	Amount (Rs.)	No. of days Usage	Depreciation (Amount in '000)
1	Photocopier machine	3	01-03-2023	133	31	7
	Total			133		7

S.No.	Particulars	Life (in years)	Date of Addition	Amount (Rs.)	No. of days Usage	Depreciation (Amount in '000)
1	Printer	3	01-03-2023	26	31	1
2	Printer	3	21-12-2022	12	101	2
3	Printer	3	21-12-2022	12	101	2
4	Printer	3	15-11-2022	114	137	27
5	Printer	3	17-11-2022	11	135	3
	Total			175		35

Details of Deletion made during the year:

S.No.	Particulars	Life (in years)	Date of Deletion	Amount (Rs.)	No. of days Usage	Depreciation (Amount in '000)
1	Car	8	04-02-2023	1,000	309	264
2	Car	8	04-02-2023	5,078	309	1,607
3	Car	8	05-01-2023	366	279	87
	Total			7,444		1,959

(For calculation of Depreciation on the assets)

Details Of addition During the year

Project - Swagnidh

S.No.	Particulars	Life (in years)	Date of Addition	Amount (Rs.)	No. of days Usage	Depreciation (Amount in '000)
1	Mobile Handset	3	21-07-2022	46	254	20
	Total			46		20



Richwell Enterprises Pvt. Ltd.
[Annexed to and part of Balance Sheet as at 31st March, 2023]

Property, Plant & Equipment:-

Depreciation Chart as per Income Tax Act, 1961

S.NO.	PARTICULARS	Rate of dep.(%)	WDV as on 01.04.2022	Additions		Deduction	Total	DEPRECIATION FOR THE YEAR	NET BLOCK 31-03-2023
				Upto 30.09.22	After 30.09.22				
1	UPS	15.00%	17	-	-	-	17	2	14
2	Printer	15.00%	128	-	175	-	303	32	271
3	Computer	40.00%	37	-	259	-	296	67	229
4	Mobile Sets	15.00%	310	132	114	-	557	75	482
5	Software	15.00%	178	-	-	-	178	27	151
6	CCTV Camera	15.00%	116	-	-	-	116	17	98
7	Cars	15.00%	11,726	-	-	8,420	3,306	496	2,810
8	AC	15.00%	18	-	-	-	18	3	15
9	Pump Swim Setter	15.00%	311	-	-	-	311	47	265
10	Pump Pile Line	15.00%	89	-	-	-	89	13	76
11	Inverter	15.00%	13	35	-	-	48	7	41
12	Tractor	15.00%	417	-	-	-	417	63	354
13	Note Counting Machine	15.00%	9	-	-	-	9	1	7
14	Aquafresh R.O.	10.00%	6	-	-	-	6	1	5
15	LED T.V.	10.00%	27	-	-	-	27	3	24
16	Photocopier Machine	15.00%	59	-	133	-	192	19	173
17	Microwave & Oven	15.00%	-	-	101	-	101	8	93
	TOTAL		13,460	168	782	8,420	5,989	880	5,110



Depreciation Chart as per Income Tax Act, 1961

Project: Imperial Heights, Horizon, Sampada, King's Court, Medallion and Vivanta Heights

S.NO.	PARTICULARS	Rate of dep. (%)	WDV as on 01.04.2022	Additions		Deduction	Total	DEPRECIATION FOR THE YEAR	NET BLOCK 31-03-2023
				Upto 30.09.22	After 30.09.22				
1	UPS	15.00%	17	-	-	-	17	2	14
2	Printer	15.00%	42	-	175	-	217	19	198
3	Computer	40.00%	16	-	259	-	275	58	217
4	Mobile Sets	15.00%	234	87	114	-	435	57	378
5	Software	15.00%	178	-	-	-	178	27	151
6	CCTV Camera	15.00%	116	-	-	-	116	17	98
8	Car	15.00%	11,726	-	-	8,420	3,306	496	2,810
9	Air Conditioner	15.00%	18	-	-	-	18	3	15
10	Pump Swim Setter	15.00%	311	-	-	-	311	47	265
11	Pump Pile Line	15.00%	89	-	-	-	89	13	76
12	Inverter	15.00%	13	35	-	-	48	7	41
13	Tractor	15.00%	417	-	-	-	417	63	354
14	Note Counting Machine	15.00%	9	-	-	-	9	1	7
15	Aquafresh R.O.	10.00%	6	-	-	-	6	1	5
16	LED T.V.	10.00%	27	-	-	-	27	3	24
17	Microwave & Oven	15.00%	-	-	101	-	101	8	93
18	Photocopier Machine	15.00%	-	-	133	-	133	10	123
	TOTAL		13,217	122	782	8,420	5,701	831	4,870

Depreciation Chart as per Income Tax Act, 1961

Project - Swapnilok

S.NO.	PARTICULARS	Rate of dep. (%)	WDV as on 01.04.2022	Additions		Deduction	Total	DEPRECIATION FOR THE YEAR	NET BLOCK 31-03-2023
				Upto 30.09.22	After 30.09.22				
1	Printer	15.00%	86	-	-	-	86	13	73
2	Mobile Sets	15.00%	77	46	-	-	122	18	104
3	Photocopier Machine	15.00%	59	-	-	-	59	9	50
4	Computer	40.00%	21	-	-	-	21	8	12
	Total		243	46	-	-	288	48	240



Project- Imperial Heights, Horizon, Sampada, King's Court, Medallion			
Details of addition during the year			
S.No.	Particulars	Date of Addition	Amount in '000
1	Computer	08-10-2022	32.00
2	Computer	07-02-2023	10.55
3	Computer	01-03-2023	164.54
4	Computer	01-02-2023	21.33
6	Computer	21-02-2023	30.29
7	Inverter	13-09-2022	35
8	Mobile Handset	31-05-2022	22
9	Mobile Handset	17-06-2022	23
10	Mobile Handset	26-12-2022	12
11	Mobile Handset	01-03-2023	92
12	Mobile Handset	21-03-2023	10
13	Mobile Handset	02-04-2022	42
14	Mobile Handset	21-07-2022	46
15	Microwave & Oven	20-10-2022	39
16	Microwave & Oven	07-10-2022	11
17	Microwave & Oven	20-10-2022	51
18	Photocopier machine	01-03-2023	133
19	Printer	01-03-2023	26
20	Printer	21-12-2022	12
21	Printer	21-12-2022	12
22	Printer	15-11-2022	114
23	Printer	17-11-2022	11
Total			949

Details of deletion during the year			
S.No.	Particulars	Date of Deletion	Amount in '000
1	Car	04-02-2023	2,650
2	Car	04-02-2023	5,150
3	Car	05-01-2023	620
Total			8,420



MAT 2023

Calculation Of MAT

(Amount in '000)

Particulars	Consolidated Amount (Rs.)	Swapnlok Amount (Rs.)	Others Amount (Rs.)
Profit before Taxation	98,148	90,777	7,369
Less: Adjustment in terms of Proviso of sec 115JB	-	-	-
Share of Profit from Partnership Firm u/s 10	-	-	-
Book Profit	98,148	90,777	7,369
MAT @ 15%	14,722	13,617	1,105
Surcharge @ 7%	1,031	953	77
Cess @ 4%	630	583	47
Total MAT	16,383	15,153	1,230
Tax Should be paid as per Mat provisions	-	-	-
Tax as per Mat	16,383	15,153	1,230
Tax as per IT act	2,209	-	2,209
MAT Opening Available	25,005	26,809	(1,804)
Less: Last year adjustment	0.39	-	0.39
MAT Credit Closing balance 31-3-23	39,178	41,962	(2,783)
MAT credit transfer to p&L	14,173	15,153	(979)



Tax Computation				(Amount in '000)
Particular	Amount	SL	Others	
Profit before tax	98,146	90,777	7,369	
Add: Dep. As per companies act	3,355	74	3,280	
Add: Donation	42	-	42	
Add: Income tax Expense	415	-	415	
Add: CSR Expense	1,192	-	1,192	
Add: Loss on sale of asset	-	-	-	
Less: Dep. As per income tax act	880	48	831	
Less: Interest on Income tax refund	-	-	-	
Less: Profit on sale of asset	2,935	-	2,935	
Less: Share of profit of partnership firm	16	-	16	
Income U/H Business and Profession	99,320	90,803	8,516	
Income from Other Sources	-	-	-	
Gross Total Income	99,320	90,803	8,516	
Less: Loss set off of previous year	-	-	-	
Less: Donation under 80G @50%	21	-	21	
Less: Deduction affordable housing finance U/s 80IBA	90,803	90,803	-	
Total Income	8,495	-	8,495	
Tax @26.00%	2,209	-	2,209	
Rounded Off	2,209	-	2,209	
Excess Provision of Previous Year	-	-	-	
Provision to be made	2,209	-	2,209	



**Consolidated
Calculation Of Deferred Tax Liability As on 31.03.2023**

Particulars	Consolidated	Others
A) Deferred Tax Liability	Amount in '000	Amount in '000
WDV as per BOA	3,348	3,290
WDV as per IT Act	5,110	4,870
Excess WDV As per BOA	(1,762)	(1,580)
DTL @26.00%	(458)	(411)
B) Deferred Tax Asset		
1.) Brought Forward Business loss		
Add: loss during the year		
Less : Set off during the year		
Balance To be Carry Forward		
2.) Provision For Gratuity		
DTA @26.00%		
Net DTA (DTA-DTL) as on 31.03.2023	458	411
Less: Already Existing	578	537
Change to be made to P&L A/C	(120)	(126)
Round Off	(120)	(126)



Swapnlok

Calculation Of Deferred Tax Liability As on 31.03.2023

Particulars	Amount in '000
A) Deferred Tax Liability	
WDV as per BOA	57
WDV as per IT Act	240
Excess WDV As per BOA	(182)
DTL @26.00%	(47)
B) Deferred Tax Asset	
1.) Brought Forward Business loss	
Add: loss during the year	
Less : Set off during the year	
Balance To be Carry Forward	-
2.) Provision For Gratuity	-
DTA @26.00%	-
Net DTA (DTA-DTL) as on 31.03.2023	47
Less: Already Existing	41
Change to be made to P&L A/C	7
Round Off	7

