



राजस्थान RAJASTHAN

Affidavit cum declaration

CA 622415

I Kamlesh Choudhary S/o Dana Ram, aged 39 years about R/o Ward No. 01, Khatiwas, Roopgarh, Sikar, Rajasthan-332406, duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our Project "MADHAV MARKET" is situated C-2, Ansal Sushant City-1, Machwa Kalwar Road, Jaipur, Rajasthan-302012 is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of any plot till the signing of this declaration and even will not take till the time we get the RERA Registration number.
3. That no marketing has been done for this project till date. Marketing of this said project will only be done after obtaining RERA Registration Number.
4. That if any contradiction arises in future **Pee Cee Realty Builders Private Limited** will be responsible for the same.

For Pee Cee Realty Builders Private Limited

For PEE CEE REALTY BUILDERS PVT. LTD.

Deponent Authorised Signatory

Verification

I Kamlesh Choudhary S/o Dana Ram, aged 39 years R/o Ward No. 01, Khatiwas, Roopgarh, Sikar, Rajasthan-332406, do hereby verify that the contents in para no. 1 to 4 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 22nd day of April, 2025.

For Pee Cee Realty Builders Private Limited

For PEE CEE REALTY BUILDERS PVT. LTD.

Deponent

Authorised Signatory



ATTESTED
NOTARY
JAIPUR (RAJ.) INDIA
F 6 MAY 2025

क.स 00208 दिनांक 22.04.2025

मुद्राक का मूल्य 50/-

नाम- PEE CEE REALITY BUILDERS PVT LTD

पिता/पति का नाम - NA

पता - JAIPUR

मद्राक का प्रयोजन - AFFIDAVIT

हर्षित शर्मा

ला. स्टाम्प विक्रेता 13/2023

314, संगम टावर के पीछे

चर्च रोड जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रसारित अधिभार

1. आधारभूत आवश्यकता सुविधाओं हेतु

(धारा 3-क) 10% रुपये 5/-

2. गाय और उसकी नस्ल के संरक्षण और संवर्धन

हेतु/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के

निवारण हेतु (धारा 3-ख) 20% रुपये 10/-

कुल योग:- 15/-

हस्ताक्षर स्टाम्प विक्रेता

हर्षित शर्मा ला0 नं. 13/2023

PEE CEE REALITY BUILDERS PVT. LTD.

Authorized Signatory

PEE CEE REALITY BUILDERS PVT. LTD.

Authorized Signatory



Affidavit for Separate Bank Account

To,
Rajasthan Real Estate Regulatory Authority,
3rd Floor, RSIC Building, Udyog Bhavan, Tilak Marg, C-Scheme, Jaipur
302005 (Raj.)

Sub: Affidavit / Declaration for Separate Bank Account of Project **"MADHAV MARKET"**.

1. I Kamlesh Choudhary S/o Dana Ram, aged 39 years R/o Ward No. 01, Khatiwas, Roopgarh, Sikar, Rajasthan-332406, duly authorised by the promoter of the proposed project **"MADHAV MARKET"** is situated at C-2, Ansal Sushant City-1, Machwa Kalwar Road, Jaipur, Rajasthan -302012 do hereby solemnly declare, undertake and state that there is no lien placed by the bank or any other financial institution on the Separate Bank Account No 2502244466533680 opened at Kalwar Road, Jaipur of Au Small Finance Bank.

2. We shall comply with the provision of section 4(2)(l)(D) of the Real Estate (Regulations and Development) Act, 2016 and the Rule and Regulations made in that regards and ensure that the project accounts are operated by us in compliance therewith and the directions of the Authority in relation to the project accounts, particularly, the Collection Account and Retention Account.

For PEE CEE REALTY BUILDERS PVT. LTD.

Authorised Signatory
Deponent

Verification

The Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 22th Day of April, 2025.



ATTESTED

NOTARY
JAIPUR (RAJ.) INDIA
6 MAY 2025

For PEE CEE REALTY BUILDERS PVT. LTD.

Authorised Signatory
Deponent

क्रमांक 38 दिनांक 22/04/25

रकम 50/-
नाम श्री PEE Cee Realty Builders
विवरण का नाम श्री Japur
रकम 50/-

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत	
स्टाम्प शीट पर प्रमाणित अक्षिभार	
1. आप्रस्तुत अक्षरसंख्या रु. 50/-	
(सारा 3 की 10% रूपये)	
2. यह अक्षर संख्या के संलग्न अक्षर संख्या है।	
(सारा 3 की 20% रूपये)	
हस्ताक्षर स्टांप वेण्डर	रकम 50/-

रामेश्वर सिंह
स्टाम्प विक्रेता ला. नं. 26/09-10
राज. उच्च न्यायालय, जयपुर

FOR PEE CEE REALTY BUILDERS PVT. LTD.

Authorized Signatory

FOR PEE CEE REALTY BUILDERS PVT. LTD.

Authorized Signatory

PEE CEE REALTY BUILDERS PRIVATE LIMITED

Regd.: H-3, 1st Floor, PADAM PLAZA, Plot No.5, Sector 16-B, Avas Vikas Sikandra, Agra – 282 007 (U.P.)

CIN: U70102UP2010PTC041979, Email:bmverma@doctorsoap.com,

GST REG.NO: 09AAFCP6960J1ZW

DECLARATION CUM UNDERTAKING

In reference to our Project **MADHAV MARKET** situated at C-2, Ansal Sushant City-1, Machwa Kalwar Road, Jaipur, Rajasthan -302012.

I/We hereby declare that we have appointed Architect, Chartered Accountant and Civil Engineer and provided the requisite details while filing the application of registration of the Project. We have not yet appointed the Real Estate Agents, HVAC Consultants, Plumbing Consultants and other consultants as on date. If we appoint any consultant before completion of the Project, we will inform RERA Authority accordingly.

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

Details of Appointed Consultants are as under:

1. Architect

Name: Ar. Mukesh Nand kishor Sharma

Email: invisionarchitects@gmail.com

Address: 281, Green Park, Dadi ka Phatak, Jhotwara, Jaipur

Contact No.: 7665234536

2. Chartered Accountants

Name: CA Praneti Agarwal

Email: pranetiagarwalandco@gmail.com

Address: S-3, second floor, Aastha Square, Yudhisthir Marg, c scheme, Jaipur, Rajasthan-302001

Contact No.: 8769264728

For PEE CEE REALTY BUILDERS PVT. LTD.


Authorised Signatory

PEE CEE REALTY BUILDERS PRIVATE LIMITED

Regd.: H-3, 1st Floor, PADAM PLAZA, Plot No.5, Sector 16-B, Avas Vikas Sikandra, Agra – 282 007 (U.P.)

CIN: U70102UP2010PTC041979, Email:bmverma@doctorsoap.com,

GST REG.NO: 09AAFCP6960J1ZW

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2. Engineer

Name: Anuj Sharma

Email: consultancy@cadmax.co.in

Address: 3rd floor, Prism Tower, Opp. Rajasthan Police Headquarter,
Lal Kothi Scheme, Tonk Road, Jaipur, Rajasthan -302015

Contact No.: 0141- 4113111

For Pee Cee Realty Builders Private Limited

For PEE CEE REALTY BUILDERS PVT. LTD.


Authorised Signatory

Authorised Signatory

Kamlesh Choudhary

Date: 22/04/2025

Place: Jaipur

For PEE CEE REALTY BUILDERS PVT. LTD.


Authorised Signatory

PEE CEE REALTY BUILDERS PRIVATE LIMITED

Regd.: H-3, 1st Floor, PADAM PLAZA, Plot No.5, Sector 16-B, Avas Vikas Sikandra, Agra – 282 007 (U.P.)

CIN: U70102UP2010PTC041979, Email:bmverma@doctorsoap.com,

GST REG.NO: 09AAFCP6960J1ZW

DECLARATION CUM UNDERTAKING

I Kamlesh Choudhary S/o Dana Ram, aged 39 years R/o Ward No. 01, Khatiwas, Roopgarh, Sikar, Rajasthan-332406 duly authorised by the Promoter **Pee Cee Realty Builders Private Limited** regarding our project “**MADHAV MARKET**” is situated at C-2, Ansal Sushant City-1, Machwa Kalwar Road, Jaipur, Rajasthan -302012 is a new project declare that:

1. NOC from Airport Authority of India- Not Applicable
2. NOC from fire Department- Not Applicable
3. Environment NOC – Not Applicable

For Pee Cee Realty Builders Private Limited
For PEE CEE REALTY BUILDERS Private Limited


Authorised Signatory

Kamlesh Choudhary

Authorised Signatory

Date: 22.04.2025

Place: Jaipur

PEE CEE REALTY BUILDERS PRIVATE LIMITED

Regd.: H-3, 1st Floor, PADAM PLAZA, Plot No.5, Sector 16-B, Avas Vikas Sikandra, Agra – 282 007 (U.P.)

CIN: U70102UP2010PTC041979, Email:bmverma@doctorsoap.com,

GST REG.NO: 09AAFCP6960J1ZW

DECLARATION CUM UNDERTAKING

I Kamlesh Choudhary S/o Dana Ram, aged 39 years R/o Ward No. 01, Khatiwas, Roopgarh, Sikar, Rajasthan-332406 duly authorised by the Promoter **Pee Cee Realty Builders Private Limited** regarding our project “**MADHAV MARKET**” is situated at C-2, Ansal Sushant City-1, Machwa Kalwar Road, Jaipur, Rajasthan -302012.

Water supply permission is not available and we will update the same before completion of the project, or if received before, then we will submit the same via project profile modification.

For Pee Cee Realty Builders Private Limited
For PEE CEE REALTY BUILDERS PVT. LTD.



Authorised Signatory

Kamlesh Choudhary

Authorised Signatory

Date: 22.04.2025

Place: Jaipur

PEE CEE REALTY BUILDERS PRIVATE LIMITED

Regd.: H-3, 1st Floor, PADAM PLAZA, Plot No.5, Sector 16-B, Avas Vikas Sikandra, Agra – 282 007 (U.P.)
CIN: U70102UP2010PTC041979, Email:bmverma@doctorsoap.com,
GST REG.NO: 09AAFCP6960J1ZW

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DECLARATION FOR NO CRIMINAL RECORD

In reference to our Project “**MADHAV MARKET**” is situated at C-2, Ansal Sushant City-1, Machwa Kalwar Road, Jaipur, Rajasthan -302012.

I Kamlesh Choudhary S/o Dana Ram, aged 39 years R/o Ward No. 01, Khatiwas, Roopgarh, Sikar, Rajasthan-332406 Partner/ Authorized Signatory of **Pee Cee Realty Builders Private Limited**, declare that no criminal case is pending against me or on any director or on my company, neither we have been convicted in any criminal case in the Past.

There is no litigation pending against the land and the project in any court.

For Pee Cee Realty Builders Private Limited
For PEE CEE REALTY BUILDERS PVT. LTD.



Authorised Signatory

Kamlesh Choudhary

Authorised Signatory

Date: 22.04.2025

Place: Jaipur

PEE CEE REALTY BUILDERS PRIVATE LIMITED

Regd.: H-3, 1st Floor, PADAM PLAZA, Plot No.5, Sector 16-B, Avas Vikas Sikandra, Agra – 282 007 (U.P.)
CIN: U70102UP2010PTC041979, Email:bmverma@doctorsoap.com,
GST REG.NO: 09AAFCP6960J1ZW

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Memo of Authorization

I Kamlesh Choudhary S/o Dana Ram, aged 39 years R/o Ward No. 01, Khatiwas, Roopgarh, Sikar, Rajasthan-332406 duly authorised by the Promoter **Pee Cee Realty Builders Private Limited** do hereby nominate and appoint, CA Praneti Agarwal, CA Nomika Sharma, Kaushal Jangid and Adv. Muskan Gupta and all other associates of Praneti Agarwal and Co Chartered Accountants to act, represent, plead and appear on our behalf the Promoter in all the proceedings related to Registration of the Project "**MADHAV MARKET**"

For Pee Cee Realty Builders Private Limited

For PEE CEE REALTY BUILDERS PVT. LTD.


Authorised Signatory

Authorised Signatory

Kamlesh Choudhary

Date: 22/04/2025

Place: Jaipur

PEE CEE REALTY BUILDERS PRIVATE LIMITED

Regd.: H-3, 1st Floor, PADAM PLAZA, Plot No.5, Sector 16-B, Avas Vikas Sikandra, Agra – 282 007 (U.P.)

CIN: U70102UP2010PTC041979, Email:bmverma@doctorsoap.com,

GST REG.NO: 09AAFCP6960J1ZW

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S PEE CEE REALTY BUILDERS PVT LTD AT THE REGISTERED OFFICE AT H-3, FIRST FLOOR, PADAM PLAZA, PLOT NO.5, SECTOR 16B, AWAS VIKAS, SIKANDRA YOJNA, AGRA UTTAR PRADESH ON FRIDAY, 21st MARCH, 2025 AT 11:00 AM.

"RESOLVED THAT consent of the Board be and is hereby accorded to authorize Mr. Kamlesh Choudhary S/o Dana Ram, residence of Ward No. 01, Khatiwas, Roopgarh, Sikar, Rajasthan. 332406 (Aadhar No. [REDACTED] 3340) to authorized to sign & execute any document or documents related to RERA (Real Estate Regulatory Authority) Registration for Project '**MADHAV MARKET**' Situated at C-2, Ansal Sushant City -1, Machwa, Kalwar Road, Jaipur (RAJASTHAN) in favor of the Company and to do such acts, deeds and things as may be necessary for giving effect to the above mentioned purpose.

"RESOLVED FURTHER THAT Mr. Mayank Jain Director and Mr. Anuj Jain Director, be and are authorized to do all such other acts, deeds and things, as may be required or deemed necessary to give effect to the above resolution"

Attested Signature of Mr.Kamlesh Choudhary is as under.

NAME	ID CARD-PAN	SIGNATURE
Mr. KAMLESH CHOUDHARY	AGYPC2880J	

Certified True Copy

For Pee Cee Realty Builders Pvt. Ltd.


Mayank Jain

Director

DIN: 00112947

Address: 119, Jaipur House, AGRA

Pin- 282010 U.P.




Anuj Jain

Director

DIN: 00041288

Address: 42, Surya Nagar, AGRA

Pin- 282004 U.P.

PEE CEE REALTY BUILDERS PRIVATE LIMITED

Regd.: H-3, 1st Floor, PADAM PLAZA, Plot No.5, Sector 16-B, Avas Vikas Sikandra, Agra – 282 007 (U.P.)
CIN: U70102UP2010PTC041979, Email:bmverma@doctorsoap.com,
GST REG.NO: 09AAFCP6960J1ZW

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DECLARATION CUM UNDERTAKING

I Kamlesh Choudhary S/o Dana Ram, aged 39 years R/o Ward No. 01, Khatiwas, Roopgarh, Sikar, Rajasthan-332406, duly authorized by the promoter **Pee Cee Realty Builders Private Limited** declare that there is no encumbrance on the Project **MADHAV MARKET** is situated at C-2, Ansal Sushant City-1, Machwa Kalwar Road, Jaipur, Rajasthan -302012. The said project is free from all encumbrances.

For Pee Cee Realty Builders Private Limited
For PEE CEE REALTY BUILDERS PVT. LTD.



Authorised Signatory

Kamlesh Choudhary

Authorised Signatory

Date: 22.04.2025

Place: Jaipur

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory
Authority Rajasthan, Jaipur
Sir,

We hereby apply for the grant of registration of our project "**MADHAV MARKET**" is situated at C-2, Ansal Sushant City-1, Machwa Kalwar Road, Jaipur, Rajasthan - 302012.

The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: **Company**
- (a) Name: **Pee Cee Realty Builders Private Limited**
- (b) Address: **H-3, 1st Floor, Padam Plaza, Plot No.5, Sector-16B, Avas Vikas Sikandra Agra-282007.-the address is different in COI**
- (c) Main objects:
- (d) Name, photograph and address of chairman/partner/director and authorized person etc.:

Name	Designation	Address	Photograph
Anuj Jain	Director	42, Surya Nagar, Civil Line, Agra, Uttar Pradesh-282002	
Ankit Jain	Director	120, Jaipur House, Shahganj, Agra, Uttar Pradesh-282010	

For PEE CEE REALTY BUILDERS PVT. LTD.


Authorized Signatory

Mayank Jain	Director	119, Jaipur House, Shahganj, Agra, Uttar Pradesh-282010	
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(ii) PAN Number of the promoter: **AAFCP6960J**

(iii) 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:

Name of Account	M/S. PEE CEE REALTY BUILDERS PRIVATE LIMITED MADHAV MARKET RETENTION ACCOUNT
Bank Name	AU SMALL FINANCE BANK
Account Number	2502244466533680
Branch Name	KALWAR ROAD, JAIPUR, 302012
IFSC Code	AUBL0002444

(iv) Details of project land **7890.80 Sq. mtrs:**

(v) 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.

Name of Project	Current Status	Any delay in completion	Details of cases pending related to project land	Details of land and payments pending
NO	NO	NO	NO	NO

(vi) Agency to take up external development works- **Local Authority**

Local Authority / Self Development:

(vii) Registration fee for an amount of **Rs. 39460/-** and standard fee of **Rs. 78910/-** -paid through online payment...(give details of online payment such as transaction number, date etc.)

Transaction Id: **RERA - TRANS - 831** For **PEE CEE REALTY BUILDERS PVT. LTD.**

Date: **26.04, 2025**


Authorised Signatory

(viii) Any other information the applicant may like to furnish.

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

- (i) authenticated copy of the PAN card of the promoter: **Enclosed**
- (ii) audited balance sheet of the promoter for the preceding financial year: **Enclosed**
- (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: **Enclosed**
- (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: **Enclosed**
- (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: **Not Applicable**
- (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: **Enclosed.**
- (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: **Enclosed**
- (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: **Enclosed**
- (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: **Enclosed**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed**
- (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: **Enclosed**
- (xii) the number and areas of garage for sale in the project: **Not Applicable**
- (xiii) the number of parking areas in each type of parking such as open,

Authorised Signatory

basement, stilt, mechanical parking etc. available in the real estate project: **Enclosed**

(xiv) the names and addresses of his real estate agents, if any, for the proposed project: **Not Available**

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Enclosed**

(xvi) a declaration in Form-B. **Enclosed**

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

3. 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 thereunder, namely:- **Not Applicable**

(i)

(ii)

(iii).....

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

Yours faithfully,

For PEE CEE REALTY BUILDERS PVT. LTD.



Signature and **Authorised Signatory**
applicant(s)

Date: 22.04.2025

Place: Jaipur

Acknowledgement Number:607561131151024

Date of filing : 15-Oct-2024

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT[Where the date of the Return of Income in Form ITR-1(SAHJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7
filed and verified]
(Please see Rule 12 of the Income-Tax Rules, 1962)Assessment
Year
2024-25

PAN	AAFCP6950J		
Name	PEE CEE REALTY BUILDERS PRIVATE LIMITED		
Address	M-3 FIRST FLOOR, PLOT NO 5, PADAM PLAZA, AVAS VIKAS SIKANDRA, SECTOR 16-B, AGRA, 31-Uttar Pradesh, 91-INDIA, 282007		
Status	7-Private company	Form Number	ITR-6
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	607561131151024

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	1,95,58,290
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	48,08,017
	Interest and Fee Payable	6	14,007
	Total tax, interest and Fee payable	7	48,22,024
	Taxes Paid	8	54,03,574
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 5,61,550
	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0

Income Tax Return electronically transmitted on 15-Oct-2024 18:31:21 from IP address 106.219.146.51
and verified by Mayank Jain having PAN AAVPJ648G on 15-Oct-2024 using
paper ITR-Verification Form /Electronic Verification Code _____ generated through mode _____

System Generated

Barcode/QR Code



AAFCP6950J0660756113115102491298cb24f1d4c6886e63606f781055d91d8cc33

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

For PEE CEE REALTY BUILDERS PVT. LTD.

Authorised Signatory

DOOGAR & ASSOCIATES

Chartered Accountants

B-86, New Agra Colony, Agra-282005 (U.P.)

Ph.: +91-562-4003365, Mob.: +91-9319100153, 9997153153

E-mail: udilbansalca@gmail.com

Independent Auditor's Report on the Financial Statements

To the Members of Pee Cee Realty Builders Private Limited

Opinion

We have audited the accompanying financial statements **Pee Cee Realty Builders Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2024, the Statement of Profit and Loss and the Statement of Cash Flows for the year ended on that date, and a summary of the significant accounting policies and other explanatory information (herein after referred to as "the financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid 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 March 31, 2024, the profit and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing specified under section 143(10) of the Act (SAs). 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 (ICAI) together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Information Other than the Financial Statements and Auditor's Report Thereon

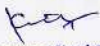
The Company's Board of Directors is responsible for other information. The other information comprises the Board's Report including Annexures to Board's Report but does not include the financial statements and our auditor's report thereon.

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

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

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

For PEE CEE REALTY BUILDERS PVT. LTD.


Authorised Signatory



Management's Responsibility for the 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 the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

The Board of Directors are responsible for overseeing the Company's financial reporting process.

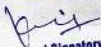
Auditor's Responsibilities for the Audit of the Financial Statements

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 financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If 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.

For PEE CEE REALTY BUILDERS PVT. LTD.


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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 in terms of Section 143(11) of the Act, we give in "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 account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account.
 - d) In our opinion, the aforesaid financial statements comply with the AS specified under Section 133 of the Act.
 - e) On the basis of the written representations received from the directors as on 31st March 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March 2024 from being appointed as a director in terms of Section 164 (2) of the Act.
 - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
 - g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
 - I. The Company does not have any pending litigations which would impact its financial position;
 - II. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - III. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2024.

For PEE CEE REALTY BUILDERS PVT. LTD.


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IV. (a) The Management has represented that, to the best of its knowledge and belief, 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;

(b) The Management has represented, that, to the best of its knowledge and belief, 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;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations as provided under (a) and (b) above, contain any material misstatement.

V. No dividend have been declared or paid during the year by the company.

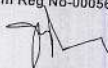
VI. Based on our examination which included test checks, except for the instances mentioned below, the company has used accounting software for maintaining its books of account, which have a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the respective software.

Further, where audit trail (edit log) facility was enabled and operated throughout the year for the respective accounting software, we did not come across any instance of the audit trail feature being tempered with. However due to the inherent limitation of the accounting software, we are unable to comment whether there were any instances of the audit trail feature been tempered during the audit period (refer note 23 of the financial statements).

As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention is not applicable for the financial year ended March 31, 2024.

3. As required by section 197(16) of the Act based on our audit, we report that the Company has not paid remuneration to its directors during the year therefore the provisions of and limits laid down under section 197 read with Schedule V to the Act are not applicable to the company.

FOR DOOGAR & ASSOCIATES
Chartered Accountants
(Firm Reg No-000561N)



(CA. UDIT BANSAL)
Partner

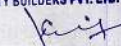
M. No. 401642

UDIN: 24401642BKDAON3536



Place: Agra
Dated: 1st July, 2024

For PEE CEE REALTY BUILDERS PVT. LTD.



Authorised Signatory

ANNEXURE – A TO THE INDEPENDENT AUDITORS' REPORT (Referred to in paragraph 1 under 'Report on other Legal and Regulatory Requirements' section of our report of even date)

1. (a) A. The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
B. The Company has no intangible assets, therefore clause 3(1)(a)(B) of the order is not applicable to the Company.
(b) The Company has a regular programme of physical verification of its Property, Plant and Equipment by which Property, Plant and Equipment are verified in a phased manner over a period of three years. In accordance with this programme, certain fixed assets were verified during the year and no material discrepancies were noticed on such verification. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets.
(c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties are held in the name of the Company. (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee)
(d) The company has not revalued its Property, Plant and Equipment or intangible assets or both during the year.
(e) As explained to us, no proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
2. (a) The inventories has been physically verified at reasonable intervals by the management during the year. In our opinion and according to the information and explanations given to us the procedures followed by the management for such physical verification are reasonable and adequate in relation to the size of the Company and the nature of its business. In our opinion Company is maintaining proper records of inventory. The discrepancies noticed on physical verification of inventory as compared to book records were not material and have been properly dealt with in the books of accounts.
(b) The company has not been sanctioned working capital limits in excess of Rupees five crores in aggregate at any point of time during the year from banks or financial institution on the basis of security of current assets. Accordingly, clause 3 (ii)(b) of the order is not applicable to the Company.
3. (a) According to the information and explanation given to us the Company has not provided any secured or unsecured loans, or stood guarantee or provided security to companies, firms, limited liability partnerships or other parties. Accordingly, clause 3 (iii)(a) of the order is not applicable to the Company.
(b) In our opinion, and according to the information and explanations given to us, the investments made, are, prima facie not prejudicial to the interest of the Company.
(c) In respect of loans no loan are granted by the Company, therefore the schedule of repayment of principal and payment of interest has been stipulated and the repayments of principal amounts and receipts of interest are generally been regular as per stipulation is not applicable to the company.

For PEE CEE REALTY BUILDERS PVT. LTD.


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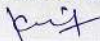
(d) In respect of loans no loan is granted by the Company, therefore there is no overdue amount remaining outstanding as at the balance sheet date.

(e) No loan granted by the Company which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the over dues of existing loans given to the same parties.

(f) The Company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment during the year. Hence, reporting under clause 3(iii)(f) is not applicable.

4. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Act, in respect of loans granted, investments made guarantees and securities provided, as applicable.
5. The Company has not accepted any deposits or amounts which are deemed to be deposits. Accordingly, clause 3 (v) of the order is not applicable to the Company.
6. The provisions relating to the maintenance of cost records under section 148(1) of the Companies Act, 2013 for the business activities carried out by the company are not applicable therefore clause 3(vi) of the order are not applicable to the Company.
7. (a) According to the information & explanations given to us and on the basis of our examination of the records of the Company, Company is generally regular in depositing with the appropriate authorities undisputed statutory dues including provident fund, employees' state insurance, income tax, sales tax, service tax, duty of customs, GST, excise, value added tax, cess and any other material statutory dues applicable to it and there are no undisputed statutory dues outstanding as at 31 March, 2024 for a period exceeding six months from the date they became payable.
- (b) According to the records of the Company, there are no statutory dues related to income-tax, sales-tax, wealth tax, service tax, duty of customs, GST, duty of excise, value added tax, cess and other material statutory dues outstanding which has not been deposited on account of any dispute.
8. According to the information and explanations given by the management, 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.
9. (a) The Company does not have any loans or borrowings from any financial institution, banks, government or debenture holders during the year. Accordingly, paragraph 3(ix)(a),(b),(c) and (d) of the Order is not applicable.
- (b) On an overall examination of the Financial Statements of the Company, the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries.
- (f) The company has not raised any loans during the year and hence reporting on clause 3(ix)(f) of the order is not applicable to the company.
10. (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) The Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year and hence reporting under clause 3(x)(b) of the Order is not applicable.

For PEE CEE REALTY BUILDERS PVT. LTD.


Authorised Signatory



- 11 (a) To the best of our knowledge, no fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- (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 upto the date of this report.
- (c) As represented to us by the Management, there were no whistle blower complaints received by the Company during the year (and up to the date of this report).
12. The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.
13. In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.
14. (a) In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.
- (b) We have considered, the internal audit reports issued to the Company during the year and covering the period upto March 31, 2024, in determining the nature, timing and extent of our audit procedures.
15. 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.
16. (a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause (xvi)(a), (b) and (c) of the Order is not applicable.
- (b) In our opinion, there is no core investment Company with the Group (as identified in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.
17. The Company has not incurred cash losses during the financial year covered by our audit and the immediately preceding financial year.
18. There has been no resignation of the statutory auditors of the Company during the year.
19. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

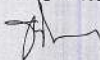
For PEE CEE REALTY BUILDERS PVT. LTD.


Authorised Signatory



20. The provisions of section 135 of the Companies Act, 2013 are not applicable to the company. Accordingly, reporting under clause 3(xx) of the Order is not applicable to the company.

FOR DOOGAR & ASSOCIATES
Chartered Accountants
(Firm Reg No-000561N)



(CA. UDIT BANSAL)
Partner

M. No. 401642

UDIN: 24401642BKDAON3536



Place: Agra
Dated: 1st July, 2024

For PEE CEE REALTY BUILDERS PVT. LTD.


Authorised Signatory

Annexure - B to the Independent Auditors' Report (Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

Report on the Internal Financial Controls over Financial Reporting under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of **Pee Cee Realty Builders Private Limited** ("the Company") as of 31 March 2024 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.



For PEE CEE REALTY BUILDERS PVT. LTD.

[Signature]
Authorised Signatory

Meaning of Internal Financial Controls over Financial Reporting

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

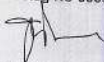
Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2024, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

FOR DOOGAR & ASSOCIATES
Chartered Accountants
(Firm Reg No-000561N)



(CA. UDIT BANSAL)
Partner

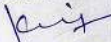
M. No. 401642

UDIN: 24401642BKDAON3536



Place: Agra
Dated: 1st July, 2024

For PEE CEE REALTY BUILDERS PVT. LTD.


Authorised Signatory

FORM NO. 3CA
[See rule 6G(1)(a)]

Audit report under section 44AB of the Income-tax Act, 1961, in a case where the accounts of the business or profession of a person have been audited under any other law

1. We report that the statutory audit of
M / s. PEE CEE REALTY BUILDERS PRIVATE LIMITED
H-3, 1st Floor, PADAM PLAZA, Plot No. 5, Sector 16-B, Avas Vikas, Sikandra, Agra
PAN AAFCP6960J

was conducted by us DOOGAR AND ASSOCIATES in pursuance of the provisions of the Companies Act, 2013 Act, and we annex hereto a copy of our audit report dated 01-Jul-2024 along with a copy each of -

- (a) the audited Profit and Loss Account for the period beginning from 1-APR-2023 to ending on 31-Mar-2024
(b) the audited Balance Sheet as at 31-Mar-2024; and
(c) documents declared by the said Act to be part of, or annexed to, the Profit and Loss Account and Balance Sheet.
2. The statement of particulars required to be furnished under section 44AB is annexed herewith in Form No. 3CD.
3. In our opinion and to the best of our information and according to examination of books of account including other relevant documents and explanations given to us, the particulars given in the said Form No. 3CD are true and correct subject to the following observations/qualifications, if any:

SN	Qualification Type	Observations/Qualifications
1	Others	It is not possible to determine break-up of total expenditure of entities registered or not registered under the GST, as necessary information is not maintained by the assessee in its books of accounts

Place : AGRA
Date : 30/06/2024
UDIN : 24401642BKDARR1831

For DOOGAR AND ASSOCIATES
Chartered Accountants
(Firm Regn No.: 0000561N)

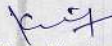


(UDIT BANSAL)
PARTNER

Membership No: 401642



For PEE CEE REALTY BUILDERS PVT. LTD.


Authorised Signatory

FORM NO. 3CD

[See rule 6G(2)]

Statement of particulars required to be furnished under section 44AB of the Income-tax Act, 1961

Part A

01	Name of the assessee		PEE CEE REALTY BUILDERS PRIVATE LIMITED	
02	Address		H-3, 1st Floor, PADAM PLAZA, Plot No. 5, Sector 16-B, Avas Vikas, Sikandra, Agra	
03	Permanent Account Number (PAN)		AAFCP6960J	
04	Whether the assessee is liable to pay indirect tax like excise duty, service tax, sales tax, goods and service tax, customs duty, etc. If yes, please furnish the registration number or GST number or any other identification number allotted for the same		Yes	
	Name of Act	State	Other	Registration No.
	Goods and service tax	UTTAR PRADESH		09AAFCP6960J12W
06	Status		Company	
06	Previous year		from 1-APR-2023 to 31-Mar-2024	
07	Assessment year		2024-25	
08	Indicate the relevant clause of section 44AB under which the audit has been conducted		Relevant clause of section 44AB under which the audit has been conducted	
08a	Whether the assessee has opted for taxation under section 115BA/115BAA/115BAB/115BAC/115BAD/115BAE?		Yes (section : 115BAA)	

Part B

09	a)	If firm or association of persons, indicate names of partners/members and their profit sharing ratios		Name	Profit sharing ratio (%)
	b)	If there is any change in the partners or members or in their profit sharing ratio since the last date of the preceding year, the particulars of such change		NA	No
10	a)	Name of Partner/Member	Date of change	Type of change	Old profit sharing ratio
					New profit sharing Ratio
10	b)	Nature of business or profession (if more than one business or profession is carried on during the previous year, nature of every business or profession)		Remarks	
		Sector	Sub Sector	Code	
10	b)	REAL ESTATE AND RENTING SERVICES		Other real estate/renting services	07005
		Business	Sector	Sub Sector	Code
11	a)	Whether books of account are prescribed under section 44AA, if yes, list of books so prescribed.		As Per Annexure "A"	
		List of books of account maintained and the address at which the books of accounts are kept. (In case books of account are maintained in a computer system, mention the books of account generated by such computer system. If the books of accounts are not kept at one location, please furnish the addresses of locations along with the details of books of accounts maintained at each location.)		As Per Annexure "A"	
11	c)	List of books of account and nature of relevant documents examined.		As Per Annexure "A"	

For PEE CEE REALTY BUILDERS PVT. LTD.

Authorised Signatory



12	Whether the profit and loss account includes any profits and gains assessable on presumptive basis, if yes, indicate the amount and the relevant section (44AD, 44ADA, 44AE, 44AF, 44B, 44BB, 44BBA, 44BBD, Chapter XII-G, First Schedule or any other relevant section.)			No
	Section	Amount	Remarks if any:	
13	a) Method of accounting employed in the previous year			Mercantile system
	b) Whether there had been any change in the method of accounting employed vis-a-vis the method employed in the immediately preceding previous year.			No
	c) If answer to (b) above is in the affirmative, give details of such change, and the effect thereof on the profit or loss.			
	Particulars	Increase in profit (Rs.)	Decrease in profit (Rs.)	Remarks if any:
	d) Whether any adjustment is required to be made to the profits or loss for complying with the provisions of income computation and disclosure standards notified under section 145(2).			No
	e) If answer to (d) above is in the affirmative, give details of such adjustments.			
	Particulars	Increase in profit (Rs.)	Decrease in profit (Rs.)	Net Effect (Rs.)
	Remarks if any:			
	f) Disclosure as per ICDS			As Per Annexure "B"
14	a) Method of valuation of closing stock employed in the previous year.			Raw Material and Finished Goods :- Cost or NRV Whichever is lower
	b) In case of deviation from the method of valuation prescribed under section 145A, and the effect thereof on the profit or loss, please furnish:			No
	Particulars	Increase in profit (Rs.)	Decrease in profit (Rs.)	Remarks if any:
15	Give the following particulars of the capital assets converted into stock-in-trade:-			NA
	Description of Capital Assets	Date of Acquisition	Cost of Acquisition	Amount at which capital assets converted into stock
	Remarks if any:			
16	Amounts not credited to the profit and loss account being, -			
	a) the items falling within the scope of section 28:			Nil
	Description	Amount		Remarks if any:
	b) the proforma credits, drawbacks, refunds of duty of customs or excise or service tax or refunds of sales tax or value added tax or Goods & Service Tax, where such credits, drawbacks or refunds are admitted as due by the authorities concerned:			Nil
	Description	Amount		Remarks if any:
	c) escalation claims accepted during the previous year:			Nil
	Description	Amount		Remarks if any:
	d) any other item of income:			Nil
	Description	Amount		Remarks if any:
	e) capital receipt, if any.			Nil
	Description	Amount		Remarks if any:
17	Where any land or building or both is transferred during the previous year for a consideration less than value adopted or assessed or assessable by any authority of a State Government referred to in section 43CA or 50C, please furnish:			No

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Details of property	Consideration received or accrued	Value adopted or assessed or assessable	Remarks if any:	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Apply 2nd proviso of 43CA(1) or 4th proviso to 56(2)(x) ?
18 Particulars of depreciation allowable as per the Income-tax Act, 1961 in respect of each asset or block of assets, as the case may be, in the following form :- As Per Annexure "C"												
a) Description of asset/block of assets.												
b) Rate of depreciation.												
c) Actual cost or written down value, as the case may be.												
ca) Adjustment made to the written down value under section 115BAC/115BAD (for assessment year 2021-2022 only)												
cb) Adjustment made to written down value of intangible asset due to excluding value of goodwill of a business or profession												
cc) Adjusted written down value												
d) Additions/deductions during the year with dates, in the case of any addition of an asset, date put to use; including adjustment on account of :-												
i) Central Value Added Tax credit claimed and allowed under the Central Excise Rules, 1944, in respect of assets acquired on or after 1st March, 1994.												
ii) change in rate of exchange of currency, and												
iii) Subsidy or grant or reimbursement, by whatever name called.												
e) Depreciation allowable.												
f) Written down value at the end of the year.												
19 Amounts admissible under sections												
Section	Others	Amount debited to P&L	Amount admissible as per the provisions of the Income-tax Act, 1961	Remarks if any:								
20 a) Any sum paid to an employee as bonus or commission for services rendered, where such sum was otherwise payable to him as profits or dividend. [Section 36(1)(ii)]												
Description		Amount		Remarks if any:								
b) Details of contributions received from employees for various funds as referred to in section 36(1)(va).												
Name of Fund		Amount	Actual Date	Due Date	The actual amount paid							

21 a) Please furnish the details of amounts debited to the profit and loss account, being in the nature of capital, personal, advertisement expenditure etc.			
1 expenditure of capital nature:			
Particulars	Amount in Rs.	Remarks if any:	
Nil			
2 expenditure of personal nature:			
Particulars	Amount in Rs.	Remarks if any:	
Nil			
3 expenditure on advertisement in any souvenir, brochure, tract, pamphlet or the like, published by a political party:			
Particulars	Amount in Rs.	Remarks if any:	
Nil			
4 Expenditure incurred at clubs being entrance fees and subscriptions			
Particulars	Amount in Rs.	Remarks if any:	
Nil			

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5	Expenditure incurred at clubs being cost for club services and facilities used. Nil																
	Particulars					Amount in Rs.					Remarks if any.						
6	Expenditure for any purpose which is an offence or is prohibited by law or expenditure by way of penalty or fine for violation of any law (enacted in India or outside India) Nil																
	Particulars					Amount in Rs.					Remarks if any.						
7	Expenditure by way of any other penalty or fine not covered above Nil																
	Particulars					Amount in Rs.					Remarks if any.						
8	Expenditure incurred to compound an offence under any law for the time being in force, in India or outside India Nil																
	Particulars					Amount in Rs.					Remarks if any.						
9	Expenditure incurred to provide any benefit or perquisite, in whatever form, to a person, whether or not carrying on a business or exercising a profession, and acceptance of such benefit or perquisite by such person is in violation of any law or rule or regulation or guideline, as the case may be, for the time being in force, governing the conduct of such person Nil																
	Particulars					Amount in Rs.					Remarks if any.						
b)	Amounts inadmissible under section 40(a) :-																
	i) as payment to non-resident referred to in sub-clause (i)																
	A) Details of payment on which tax is not deducted: Nil																
	Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Remarks if any.		
	B) Details of payment on which tax has been deducted but has not been paid during the previous year or in the subsequent year before the expiry of time prescribed under section 200(1) Nil																
	Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Amount of tax deducted	Remarks if any.	
	ii) as payment to resident referred to in sub-clause (ia)																
	A) Details of payment on which tax is not deducted: Nil																
	Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Remarks if any.		
	B) Details of payment on which tax has been deducted but has not been paid on or before the due date specified in sub-section (1) of section 139 Nil																
	Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Amount of tax deducted	Amount out of (VI) deposited, if any	Remarks if any.

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is payment referred to in sub-clause (ib)																
A) Details of payment on which levy is not deducted: Nil																
Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Remarks if any.		
B) Details of payment on which levy has been deducted but has not been paid on or before the due date specified in sub-section (1) of section 109: Nil																
Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Amount of tax deducted	Amount out of (VI) deposited, if any	Remarks if any.
iv Fringe benefit tax under sub-clause (ic)																
v Wealth tax under sub-clause (iia)																
vi Royalty, license fee, service fee etc. under sub-clause (iib)																
vii Salary payable outside India to a non resident without TDS Nil																
etc. under sub-clause (iii)																
Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Remarks if any.		
viii Payment to PF/other fund etc. under sub-clause (iv)																
ix Tax paid by employer for perquisites under sub-clause (vi)																
c) Amounts debited to profit and loss account being interest, NA salary, bonus, commission or remuneration inadmissible under section 40(b)(40(ba)) and computation thereof.																
Particulars	Section	Amount debited to P/L A/C	Description	Amount admissible	Amount inadmissible	Remarks										
d) Disallowance/deemed income under section 40A(3):																
A) On the basis of the examination of books of account and other relevant documents/evidence, whether the expenditure covered under section 40A(3) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. If not, please furnish the details: Yes																
Date of payment	Nature of payment	Amount	Name of the payee	PAN of the payee	Aadhaar no	Remarks if any.										
B) On the basis of the examination of books of account and other relevant documents/evidence, whether the payment referred to in section 40A(3A) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. If not, please furnish the details of amount deemed to be the profits and gains of business or profession under section 40A(3A). Yes																
Date of payment	Nature of payment	Amount	Name of the payee	PAN of the payee	Aadhaar no	Remarks if any.										
e) provision for payment of gratuity not allowable under section 40A(7): Nil																
f) any sum paid by the assessee as an employer under section 40A(9): Nil																
g) particulars of any liability of a contingent nature: Nil																
Nature of Liability	Amount	Remarks if any.														

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h) amount of deduction inadmissible in terms of section 14A in respect of the expenditure incurred in relation to income which does not form part of the total income.		Nil	
Particulars	Amount	Remarks if any:	
i) amount inadmissible under the proviso to section 36(1)(aj).		Nil	
22 (i) Amount of interest inadmissible under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006		Nil	
(ii) any other amount not allowable under clause (h) of section 43B of the Income-tax Act, 1961		In the course of our audit, for the purpose of verifying disallowances under section 43B(h) of the Income-tax Act, 1961 as per clause 22, we have conducted verification on a test check basis. We have relied on the MSME classification provided by the auditee and the representations made by the management. We have not independently verified the accuracy of the MSME classification. Consequently, our verification of the compliance with section 43B(h) is based on the information and representations provided by the auditee's management, and our opinion is formed based on the selected samples reviewed. Our opinion is thus dependent on the correctness of these classifications, representations, and the sample's adequacy. Due to these limitations, the amount of disallowance mentioned in clause 22 may not be accurate or complete.	
23 Particulars of payments made to persons specified under section 40A(2)(b).		As Per Annexure "D"	
24 Amounts deemed to be profits and gains under section 32AC or 32AD or 33AB or 33ABA or 33AC.		Nil	
Section	Description	Amount	Remarks if any.
25 Any amount of profit chargeable to tax under section 41 and computation thereof.		Nil	
Name of Party	Amount of Income	Section	Description of transaction
		Computation if any	Remarks if any:
26 i) In respect of any sum referred to in clause (a), (b), (c), (d), (e), (f) or (g) of section 43B, the liability for which:-			
A pre-existed on the first day of the previous year but was not allowed in the assessment of any preceding previous year and was			
a) paid during the previous year.			
Nature of Liability		Amount	Remarks if any:
			Section
b) not paid during the previous year.			
Nature of Liability		Amount	Remarks if any:
			Section
B was incurred in the previous year and was			
a) paid on or before the due date for furnishing the return of income of the previous year under section 139(1).			
			As Per Annexure "E"
b) not paid on or before the aforesaid date.			
Nature of Liability		Amount	Remarks if any.
			Section
ii) State whether sales tax, goods & service Tax, customs duty, excise duty or any other indirect tax, levy, cess, impost etc. is passed through the profits and loss account.			
No			
27 a) Amount of Central Value Added Tax credits availed of or utilised during the previous year and its treatment in the profit and loss account and treatment of outstanding Central Value Added Tax credits in the accounts.			
No			
b) Particulars of income or expenditure of prior period credited or debited to the profit and loss account.			
Type	Particulars	Amount	Prior period to which it relates (Year in yyyy-yy format)
			Remarks if any:

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28	Whether during the previous year the assessee has received any property, being share of a company not being a company in which the public are substantially interested, without consideration or for inadequate consideration as referred to in section 56(2)(vii), if yes, please furnish the details of the same.										No						
	Name of the person from which shares received	PAN of the person	Aadhaar no	Name of the company whose shares are received	CIN of the company	No. of Shares Received	Amount of consideration paid	Fair Market value of the shares	Remarks if any.								
29	Whether during the previous year the assessee received any consideration for issue of shares which exceeds the fair market value of the shares as referred to in section 56(2)(viii), if yes, please furnish the details of the same.										No						
	Name of the person from whom consideration received for issue of shares	PAN of the person	Aadhaar no	No. of Shares issued	Amount of consideration received	Fair Market value of the shares	Remarks if any.										
29	A Whether any amount is to be included as Income Chargeable under the head Income from other sources as referred to in clause (ix) of sub section 2 of section 56										NA						
	Nature of Income			Amount			Remarks if any.										
29	B Whether any amount is to be included as Income chargeable under the head Income from other sources as referred to in clause (x) of sub section 2 of section 56										NA						
	Nature of Income			Amount			Remarks if any.										
30	Details of any amount borrowed on funds or any amount due thereon (including interest on the amount borrowed) repaid, otherwise than through an account payee cheque (Section 69D)										No						
	Name of the person from whom amount borrowed or repaid on funds	Amount borrowed	Remarks if any:	PAN of the person	Aadhaar no	Country	Address Line 1	Address Line 2	Pin code	City or Town or District	Locality or Area	Post Office	State	Date of Borrowing	Amount due including interest	Amount repaid	Date of Repayment
30	A Whether primary adjustments to transfer price as referred to in sub section (1) of section 92CE, has been made during the previous year?										NA						
	Clause under which of Sub section(1) of 92CE primary adjustments is made	Amount in Rs of primary adjustment	Whether the excess money available with associated enterprise is required to be repatriated to India as per the provision of sub section (2) of Section 92CE			Whether the Excess money has been repatriated within the prescribed time			Amount(Rs) of imputed interest income on such excess money which has not been repatriated within the prescribed time	Expected Date	Remarks if any.						
30	B Whether the assessee has incurred expenditure during the previous year by way of interest or of similar nature exceeding one crore rupees as referred to in sub section (1) of section 94B										NA						



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Amount (in Rs) of interest or similar nature incurred	Earnings before interest, tax, depreciation and amortization (EBITDA) during the previous year (in Rs)	Amount (in Rs) of expenditure by way of interest of similar nature as per (i) above which exceeds 30% of EBITDA as per (ii) above	Ass Year of interest expenditure brought forward as per sub section (4) of section 94B	Amount of interest expenditure brought forward as per sub section (4) of section 94B	Ass Year of interest expenditure carried forward as per sub section (4) of section 94-B	Amount of interest expenditure carried forward as per sub section (4) of section 94-B	Remarks if any:		
30	C Whether the assessee has entered into avoidance arrangement, as referred to in section 96 during the previous year. (This Clause is kept in abeyance till 31st March, 2022)		an impermissible	No					
Nature of the impermissible avoidance arrangement.			Amount (in Rs) of tax benefit in the previous year arising, in aggregate, to all parties to the arrangement.		Remarks if any:				
31	a) Particulars of each loan or deposit in an amount exceeding the limit specified in section 269SS taken or accepted during the previous year		Nil						
	Name of the lender or depositor	Address of the lender or depositor	PAN of the lender or depositor	Aadhaar no	Amount of loan or deposit taken or accepted	Whether the loan/deposit was squashed up during the Previous Year	Maximum amount outstanding in the account at any time during the Previous Year	whether the loan or deposit was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account	In case the loan or deposit was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft.
	b) Particulars of each specified sum in an amount exceeding the limit specified in section 269SS taken or accepted during the previous year :-		Nil						
	Name of the person from whom specified sum is received	Address of the Name of the person from whom specified sum is received	PAN of the Name of the person from whom specified sum is received	Aadhaar no	Amount of specified sum taken or accepted	Whether the specified sum was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account	In case the specified sum was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft		
	b) a) Particulars of each receipt in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion from a person, during the previous year, where such receipt is otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account		Nil						
	Name of the payer	Address of the payer	PAN of the payer	Aadhaar no	Nature of transaction	Amount of receipt	Date of receipt		

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b)	Particulars of each receipt in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of single transaction or in respect of transaction relating to one event or occasion from a person, received by cheque or bank draft, not being an account payee cheque or an account payee bank draft, during the previous year							Nil
	Name of the payer	Address of the payer	PAN of the payer	Aadhaar no	Amount of receipt			
c)	Particulars of each payment made in an amount exceeding the limit specified in section 269ST, in aggregate to a person in a day or in respect of single transaction or in respect of transaction relating to one event or occasion to a person, otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year							Nil
	Name of the Payee	Address of the Payee	PAN of the Payee	Aadhaar no	Nature of transaction	Amount of payment	Date of payment	
d)	Particulars of each payment in an amount exceeding the limit specified in section 269ST, in aggregate to a person in a day or in respect of single transaction or in respect of transaction relating to one event or occasion to a person, made by a cheque or bank draft, not being the an account payee cheque or an account payee bank draft, during the previous year							Nil
	Name of the Payee	Address of the Payee	PAN of the Payee	Aadhaar no	Amount of payment			
e)	Particulars of each repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T made during the previous year							Nil
	Name of the payee	Address of the payee	PAN of the payee	Aadhaar no	Amount of the repayment	Maximum amount outstanding in the account at any time during the Previous Year	Whether the repayment was made by cheque or bank draft or use of electronic clearing system through a bank account	In case the repayment was made by cheque or bank draft, whether the same was repaid by an account payee cheque or an account payee bank draft
f)	Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year							Nil
	Name of the payer	Address of the payer	PAN of the payer	Aadhaar no	Amount of repayment of loan or deposit or any specified advance received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year			
g)	Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received by a cheque or bank draft which is not an account payee cheque or account payee bank draft during the previous year							Nil
	Name of the payer	Address of the payer	PAN of the payer	Aadhaar no	Amount of repayment of loan or deposit or any specified advance received by a cheque or a bank draft which is not an account payee cheque or account payee bank draft during the previous year			

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32	a) Details of brought forward loss or depreciation allowance, in the following manner, to the extent available:							
	Serial No	Assessment Year	Nature of loss / Depreciation allowance	Amount as returned	All losses/allowances not allowed under section 115BAA/115BAC/115BAE/115BAC/115BAE	Amount as adjusted by withdrawal of additional depreciation on account of opting for taxation under section 115BAC/115BAE	Amount as assessed (give reference to relevant order)	
							Amount	Order U/S
							date	
	b) Whether a change in shareholding of the company has taken place in the previous year due to which the losses incurred prior to the previous year cannot be allowed to be carried forward in terms of section 79.					No		
	c) Whether the assessee has incurred any speculation loss referred to in section 73 during the previous year. If yes, please furnish the details of the same.					No		
	d) Whether the assessee has incurred any loss referred to in section 73A in respect of any specified business during the previous year. If yes, please furnish details of the same.					No		
	e) In case of a company, please state that whether the company is deemed to be carrying on a speculation business as referred in explanation to section 73, if yes, please furnish the details of speculation loss if any incurred during the previous year.					No		
33	Section-wise details of deductions, if any, admissible under Chapter VIA or Chapter III (Section 10A, Section 10AA)							
	Section		Amount		Remarks if any:			
34	a) Whether the assessee is required to deduct or collect tax as per the provisions of Chapter XVII-B or Chapter XVII-BB, if yes please furnish:							
	b) Whether the assessee is required to furnish the statement of tax deducted or tax collected. If yes please furnish the details:					Yes		
	Tax deduction and collection Account Number (TAN)	Type of Form	Due date for furnishing	Date of furnishing, if furnished	Whether the statement of tax deducted or collected contains information about all transactions which are required to be reported	If not, please furnish list of details/transactions which are not reported		
	AGR11357D	26Q	30-Sep-2023	28-Sep-2023	Yes			
	AGR11357D	26Q	31-Oct-2023	26-Oct-2023	Yes			
	AGR11357b	26Q	31-Jan-2024	28-Jan-2024	Yes			
	AGR11357D	26Q	31-May-2024	23-May-2024	Yes			
	c) whether the assessee is liable to pay interest under section 201(1A) or section 208C(7), if yes, please furnish:					NA		
	Tax deduction and collection Account Number (TAN)	Amount of interest under section 201(1A)/208C(7) is payable	Amount paid out of column (2)	date of payment.	Remarks if any:			
35	a) In the case of a trading concern, give quantitative details of principal items of goods traded:							
	Item Name	Unit	opening stock	purchases during the previous year	sales during the previous year	closing stock	shortage / excess, if any	
	NA							
	b) In the case of a manufacturing concern, give quantitative details of the principal items of raw materials, finished products and by-products:							
	A. Raw Materials:							
	Item Name	Unit	opening stock	purchases during the previous year	consumption during the previous year	sales during the previous year	closing stock	* yield of finished products
								percentage of yield, shortage / excess, if any.

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NA								
B Finished products :								
Item Name	Unit	opening stock	purchases during the previous year	quantity manufactured during the previous year	sales during the previous year	closing stock	shortage / excess, if any.	

NA								
C By products :								
Item Name	Unit	opening stock	purchases during the previous year	quantity manufactured during the previous year	sales during the previous year	closing stock	shortage / excess, if any.	

NA								
36	A Whether the assessee has received any amount in the nature of dividends as referred to in sub-Clause (a) of clause (22) of section 2				NA			
Amount Received (in Rs.)		Date of receipt			Remarks if any:			

37	Whether any cost audit was carried out, if yes, give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the cost auditor.				No			
----	--	--	--	--	----	--	--	--

38	Whether any audit was conducted under the Central Excise Act, 1944, if yes, give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the auditor.				No			
----	---	--	--	--	----	--	--	--

39	Whether any audit was conducted under section 72A of the Finance Act, 1994 in relation to valuation of taxable services, if yes, give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the auditor.				No			
----	--	--	--	--	----	--	--	--

40	Details regarding turnover, gross profit, etc., for the previous year and preceding previous year.				As Per Annexure "G"			
----	--	--	--	--	---------------------	--	--	--

41	Please furnish the details of demand raised or refund issued during the previous year under any tax laws other than Income-tax Act, 1961 and Wealth tax Act, 1957 along with details of relevant proceedings.				Nil			
----	---	--	--	--	-----	--	--	--

Financial year to which demand/refund relates to	Name of other Tax law	State	Other	Type (Demand raised/Refund issued)	Date of demand raised/refund issued	Amount	Remarks

42	a Whether the assessee is required to furnish statement in Form No.61 or Form 61A or Form No.61B				NA			
Income tax Department Reporting Entity Identification Number	Type of Form	Due date of furnishing	Date of furnishing, if furnished	Whether the form contains information about all details/transactions which are required to be reported	if not, please furnish the list of details/transactions on which are not reported	Remarks if any:		

43	a Whether the assessee or its parent entity or alternate reporting entity is liable to furnish the report as referred to in sub section 2 of section 289				NA			
----	--	--	--	--	----	--	--	--

Whether report has been furnished by the assessee or its parent entity or an alternate reporting entity	Name of parent entity	Name of the Alternative reporting entity (if Applicable)	Date of Furnishing the Report	Expected Date	Remarks if any:

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44	Break-up of total expenditure of entities registered or not registered under the GST (This Clause is kept in abeyance till 31st March 2022)	No	As Per Annexure "H"
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For DOOGAR AND ASSOCIATES
Chartered Accountants
(Firm Regn No.: 0000561N)



Place : AGRA
Date : 30/09/2024
UDIN : 24401642BKDARR1831

(UDIT BANSAL)
PARTNER
Membership No: 401642

For PEE CEE REALTY BUILDERS PVT. LTD.


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PEE CEE REALTY BUILDERS PRIVATE LIMITED

Annexure "A"

List of Books of Accounts Maintained

(A) Books of Accounts Prescribed under section 44AA
Not Prescribed

(B) Books of Accounts Maintained

H-3, 1st Floor, PADAM PLAZA, Plot No.5, Sector 16-B, Agra, UTTAR PRADESH

1. Cash Book
2. Journal
3. Ledger (Computerized)

(C) Books of Accounts and relevant documents examined by us

1. Cash Book
2. Journal
3. Ledger



For PEE CEE REALTY BUILDERS PVT. LTD.

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PEE CEE REALTY BUILDERS PRIVATE LIMITED
Annexure "C"

Particulars of Depreciation allowable as per the Income-Tax Act, 1961 in respect of each asset or block of assets in the following form.

Description of asset/block of assets.	Rate of Dep %	Actual cost or written down values	Adjustment made to the written value of the asset (1) or written value of the asset (2) as per section 115BAC(1) or 115BAD (for assessment year 2021-2022 only)	Adjustment made to the written value of the asset (3) or written value of the asset (4) as per section 115BAC(1) or 115BAD (for assessment year 2021-2022 only)	Adjusted written value	Additions during the year with effect from 1st April 1944, in respect of assets acquired on or after 1st March, 1984	Change in rate of exchange of currency	Subsidy or grant or reimbursement, by whatever name called	Other Adjustments	Depreciation allowable	Written down value at the end of the year	B/F Add. Dep added in depreciation allowable
Building	10%	4,78,213	0	0	4,78,213	6,48,593	0	0	0	30,968	10,45,638	0
Total		4,78,213	0	0	4,78,213	6,48,593	0	0	0	30,968	10,45,638	0

Addition/Deduction in Fixed Assets During the Financial Year

Block 10% Building

S.No.	Particulars	More Than 180 Days	Less Than 180 Days	Total	Date of Accounting	Date of Put to the Use
1	Building	0	3,96,020	3,96,020	19/02/2024	19/02/2024
2	Building	4,13,000	0	4,13,000	24/07/2023	24/07/2023
3	Building	4,01,800	0	4,01,800	25/07/2023	25/07/2023
4	Building	3,96,900	0	3,96,900	11/08/2023	11/08/2023
5	Building	0	2,36,250	2,36,250	19/02/2024	19/02/2024
6	Building	49,585	0	49,585	02/09/2023	02/09/2023
Total		12,61,285	6,34,270	18,95,555		

Block 10% Building

S.No.	Particulars	Sale Amount	Date of Sale
1	Building	5,07,951	20/09/2023
2	Building	4,70,393	12/07/2023
3	Building	2,68,578	07/07/2023
Total		12,46,962	

For PEE CEE REALTY BUILDERS PVT. LTD.

[Signature]
Authorised Signatory



Annexure "B"

13 (f) Disclosure as per ICDS

ICDS	Disclosure
ICDS I - Accounting Policies	As per accounting policies & notes to financial statements
ICDS II - Valuation of Inventories	As per accounting policies & notes to financial statements
ICDS III - Construction Contracts	NA
ICDS IV - Revenue Recognition	As per accounting policies & notes to financial statements
ICDS V - Tangible Fixed Assets	As per Fixed Assets and Depreciation Chart annexed in FORM 3CD
ICDS VI - Changes in Foreign Exchange Rates	NA
ICDS VII - Governments Grants	NA
ICDS VIII - Securities	NA
ICDS IX - Borrowing Costs	As per accounting policies & notes to financial statements
ICDS X - Provisions, Contingent Liabilities and Contingent Assets Total	Provision, Contingent Liabilities and Assets have been disclosed by way of notes in the notes on accounts if required.

Annexure "D"

23. Particulars of payments made to persons specified under section 40A(2)(b).

Name of Related Party	Relation	Date	Payment made(Amount)	Nature of transaction	PAN of Related Party
Shikha Jain	Relative of Key Management Personnel		5,00,000	Salary	AEPPG0695C
Shivangi Jain	Relative of Key Management Personnel		5,00,000	Salary	AOXPA5562L
Subi Jain	Relative of Key Management Personnel		5,00,000	Salary	ADVPJ0564A
Shree Siddhi Siddhi Buildwell Limited	Entities over which Key Management Personnel or their relatives exercises significant influence		36,36,693	Construction Expenses	AAOCS0943F

Annexure "E"

26.(f)(B)(a) In respect of any sum referred in clauses (a), (b), (c), (d), (e) or (f) of Section 43 B, the liability for which was incurred in the previous year and was paid on or before the due date for furnishing the return of income of the previous year under section 139(1).

Nature of Liability	Amount	Section
TDS	65713	Sec 43B(a) - tax, duty, cess, fee etc.

Annexure "F"

34 (a) Whether the assessee is required to deduct or collect tax as per the provisions of Chapter XVII-B or Chapter XVII-BB, if yes please furnish:

Tax deduction and collection Account Number (TAN)	Section	Nature of payment	Total amount of payment or receipt of the nature specified in column (3)	Total amount on which tax was required to be deducted or collected at specified rate out of (4)	Total amount on which tax was deducted or collected at specified rate out of (5)	Amount of tax deducted or collected out of (6)	Total amount on which tax was deducted or collected at less than specified rate out of (7)	Amount of tax deducted or collected on (8)	Amount of tax deducted or collected not deposited to the credit of the Central Government out of (6) and (8)	Remarks if any:
1	2	3	4	5	6	7	8	9	10	11
AGR11357D	194C	Payments to contractors	5894459	5894459	5894459	91313				
AGR11357D	194H	Commission or brokerage	1956409	1956409	1956409	57921				

For FEE CEE REALTY BUILDERS PVT. LTD.

[Signature]
Authorised Signatory



AGRP/1132/70	194J	Fees for professional or technical services	820000	820000	820000	820000						
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Annexure "G"

40. Details regarding turnover, gross profit, etc., for the previous year and preceding previous year:

Particulars	Previous Year		%	Preceding previous Year		%
Total turnover of the assessee		2,36,18,675			0	
Gross profit/turnover	1,32,03,626	2,36,18,675	55.28	0	0	0
Net profit/turnover	2,27,43,208	2,36,18,675	95.29	0	0	0
Stock-in-trade/turnover	8,17,84,412	2,36,18,675	269.59	0	0	0
Material consumed/finished goods produced	0	0	0	0	0	0

Annexure "H"

44. Break-up of total expenditure of entities registered or not registered under the GST (This Clause is kept in abeyance till 31st March, 2022)

Total Amount of expenditure incurred during the year	Expenditure in respect of entities registered under the GST				Expenditure relating to entities not registered under GST	Remarks if any
	Relating to the goods or services exempt from GST	Relating to the entities falling under composition scheme	Relating to the other registered entities	Total Payment to Registered entities		
						We have been informed by the Assessee that the statistical information required under Clause 44 of the Tax Audit Report has not been maintained in the absence of any statutory requirement under Goods and Service Tax statute. Further the standard accounting software used by the Assessee is not configured to generate any report in respect of such historical data in absence of any prevailing statutory requirement regarding maintenance of requisite information in this clause



For PEE CEE REALTY BUILDERS PVT. LTD.

[Signature]
Authorised Signatory

PEE CEE REALTY BUILDERS PVT. LTD.

CIN: U70102UP2010PTC041979 , GSTIN : 09AAFCP6960J1ZW

REGD. OFFICE : H-3, 1st Floor, PADAM PLAZA, Plot No.5, Sector 16-B, Avas Vikas Sikandra, Agra – 282 007 (U.P.)

Ph.No. 0562-2527331 , Email:bmverma@doctorsoap.com

STATEMENT OF PROFIT AND LOSS FOR THE PERIOD ENDED 31ST MARCH, 2024

(Amount in ₹ Thousand unless otherwise stated)

PARTICULARS	NOTE	Year Ended March 31, 2024	Year Ended March 31, 2023
I INCOME			
1 Revenue from Operation	13	23,618.67	-
2 Other Income	14	16,984.63	72,474.24
Total Income		40,603.30	72,474.24
II EXPENSES			
1 Cost of Plots Sold		10,325.05	-
2 Employee Benefit Expenses	15	3,422.31	1,220.00
3 Finance Cost	16	0.69	1.37
4 Depreciation & Amortisation Expenses		61.71	131.17
5 Other Expenses	17	4,050.33	21,150.68
Total Expenses		17,860.09	22,503.21
III PROFIT BEFORE TAX		22,743.21	49,971.03
IV Tax Expense			
i. Current Tax		4,831.97	5,126.84
ii Tax related to earlier years		(10.80)	414.81
iii Deferred Tax		(666.98)	250.27
V PROFIT AFTER TAX		18,589.02	44,179.11
VI EARNINGS PER EQUITY SHARE	18		
(Nominal value of share Rs. 10/- each)			
Basic Earnings Per Share (in Rs)		1,311.67	3,117.33
Diluted Earnings Per Share (in Rs)		1,311.67	3,117.33
VII. Notes forming part of the financial statements	1-27		

as per our report of even date attached

For DOOGAR & ASSOCIATES

Chartered Accountants

(Firm Reg No.000561N)



CA. UDIT BANSAL

(Partner)

M. NO. - 401642

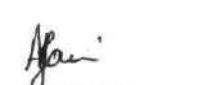


For PEE CEE REALTY BUILDERS PVT. LTD.

FOR AND ON BEHALF OF THE BOARD


Mayank Jain
(Director)
DIN: 00112947


Anuj Jain
(Director)
DIN: 00041288


Ankit Jain
(Director)
DIN: 05343684

Place : Agra

Dated: 1st July, 2024


Authorised Signatory

(Amount in ₹ Thousand unless otherwise stated)

13- Revenue from Operations	Year Ended March 31, 2024	Year Ended March 31, 2023
a. Sale of Plots	23,618.67	-
Total	23,618.67	-

14- Other Income	Year Ended March 31, 2024	Year Ended March 31, 2023
a. Rent Received	-	330.00
b. Interest Received on Unsecured Loans	3658.14	4929.75
c. Profit on Sales of Fixed Assets	13326.49	67214.29
d. Miscellaneous Expenses	-	0.20
Total	16,984.63	72,474.24

(Amount in ₹ Thousand unless otherwise stated)

15- Employee Benefit Expenses	Year Ended March 31, 2024	Year Ended March 31, 2023
a. Salary, Wages and Allowances	3420.00	1220.00
b. Staff Welfare Expenses	2.31	-
Total	3,422.31	1,220.00

(Amount in ₹ Thousand unless otherwise stated)

16- Finance Cost	Year Ended March 31, 2024	Year Ended March 31, 2023
a. Bank Charges and Commission	0.69	1.37
Total	0.69	1.37

(Amount in ₹ Thousand unless otherwise stated)

17- Other Expenses	Year Ended March 31, 2024	Year Ended March 31, 2023
a. Rent	6.00	6.00
b. Rates & Taxes	74.78	0.00
c. Audit Fees	25.00	25.00
d. Travelling Expenses	0.22	0.00
e. Legal & Professional Fee	921.10	285.60
f. Postage & Telegram Exp.	0.64	0.32
g. Electricity & Water Charge	87.89	0.00
h. Other Expenses	155.01	357.64
i. Sundry debit balance w/off	0.00	12949.81
j. Commission Expenses	1958.41	1550.00
k. Registry Expenses	821.28	5976.31
Total	4,050.33	21,150.68

18- Earning Per Share	As At MARCH 31, 2024	As At MARCH 31, 2023
Profit/(Loss) after tax in Rs	18,589,016.42	44,178,859.78
Equity Shares outstanding at the year end	14,172	14,172
Nominal Value Per Share (Rs)	10.00	10.00
Basic Earnings Per Share (Rs)	1,311.67	3,117.33
Diluted Earnings Per Share (Rs)	1,311.67	3,117.33

(Amount in ₹ Thousand unless otherwise stated)

19- Auditors Remuneration	Year Ended March 31, 2024	Year Ended March 31, 2023
a. Audit Fees	25.00	25.00
Total	25.00	25.00

For PEE CEE REALTY BUILDERS PVT. LTD.



Authorised Signatory

20 A. Related Party Disclosure

Details of disclosure as required by "Accounting Standard (AS) -18 on Related Party Disclosures" are as under:-

Key Management Personnel

Name of Key Management Personnel

Mr. Mayank Jain

Mr. Anuj Jain

Mr. Ankit Jain

Designation

Director

Director

Director

Relatives of Key Management Personnel

Mrs. Divya Jain

Mrs. Shikha Jain

Mrs. Shivangi Jain

Mrs. Stuti Jain

Director's Wife

Director's Wife

Director's Wife

Director's Brothers Wife

Entities over which key managerial personnel or their relatives exercises significant influence

Pee Cee Cosma Sope Limited

Suraj Bhan Agencies Limited

Jai Gopal Investment and Trading Co (P) Ltd

Shree Riddhi Siddhi Edutech Private Limited

Shree Riddhi Siddhi Constructions

Shree Riddhi Siddhi Realtech Pvt Ltd

Shree Riddhi Siddhi Buildwell Limited

M2 Reality Pvt. Ltd.

Maya Infracon Pvt. Ltd.

Pee Cee Raj Developers (P) Ltd.

B. The following transactions were carried out with the related parties in the ordinary course of business:

(Amount in ₹ Thousand unless otherwise stated)

S.No	Name of Related Party	Entities over which Key Managerial Personnel or their relatives exercises significant influence	Key Management Personnel	Relatives Of Key Management Personnel
1	Advance Given for Immovable Property			
a	Pee Cee Raj Developers Pvt Ltd	12,350.00 (100.00)		
b	Shree Riddhi Siddhi Realtech Pvt Ltd	- (6,000.00)		
2	Advance received for Immovable Property (Net)			
a	M2 Reality Pvt. Ltd.	11,000.00 -		
3	Advance Received Back			
a	Jai Gopal Investment and Trading Co (P) Ltd	7,200.00 -		
b	Shree Riddhi Siddhi Realtech Pvt Ltd	16,500.00 -		
4	Investment in Debentures			
a	M2 Reality Pvt. Ltd.	36,000.00 (47,000.00)		
b	Maya Infracon Pvt. Ltd.	32,600.00 (47,000.00)		
c	Shree Riddhi Siddhi Realtech Pvt Ltd	50,000.00 (47,000.00)		



Authorised Signatory

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5	Salary Given			
a	Mrs.Shikha Jain			500.00 (300.00)
b	Mrs.Shivangi Jain			600.00 (500.00)
c	Mrs.Stuti Jain			500.00 (300.00)
6	Construction Expenses Paid			
a	Shree Riddhi Siddhi Buildwell Limited	3,636.69	-	
Balances Outstanding as at 31.03.2024				
1.	Advance Received			
a	Pee Cee Cosma Sope Limited	46,000.00 (46,000.00)		
2	Advance Given			
a	Pee Cee Raj Developers Pvt Ltd	55,345.89 (42,995.89)		
b	Jai Gopal Investment and Trading Co (P) Ltd	- (7,200.00)		
c	Shree Riddhi Siddhi Realtech Pvt Ltd	- (16,500.00)		
3	Advance received for Immovable Property (Net)			
a	M2 Reality Pvt. Ltd.	11,000.00 -		
4	Non Current Investments			
a	M2 Reality Pvt. Ltd.	83,000.00 (47,000.00)		
b	Maya Infracon Pvt. Ltd.	79,600.00 (47,000.00)		
c	Shree Riddhi Siddhi Realtech Pvt Ltd	97,000.00 (47,000.00)		

Note : Amount in brackets shown the previous year figures.



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For PEE CEE REALTY BUILDERS PVT. LTD.

[Handwritten signature]
Authorised Signatory

21 Additional regulatory information

No.	Ratios	Numerator	Denominator	Mar-24	Mar-23	Change in ratio as compared to preceding year	Reason for change in ratio by more than 25% as compared to preceding year
1	Current Ratio (in times)	Total Current Assets	Total Current Liabilities	1.08	1.54	-29.42	Due to decrease in current assets
2	Debt-Equity Ratio (in times)	Debts Consists of long borrowings and lease liabilities (except short term borrowing)	Total Equity	-	-	-	-
3	Debt Service Coverage Ratio (in times)	Earning for Debt Service = Net Profit after taxes + Non-cash operating expenses + Interest + other non-cash adjustments	Debt Service = Interest and lease payments + Principal repayments	-	-	-	-
4	Return on Equity Ratio (%)	Profit for the year less Preference dividend (if any)	Average Total Equity	13116.72%	31173.34%	-57.92	Due to decrease in profit for the year
5	Trade Receivables Turnover Ratio (in times)	Revenue from Operations	Average Trade receivables	161.12	287.60	-43.98	Due to decrease in revenue from operations
6	Trade Payables Turnover Ratio (in times)	Direct Operating Cost+Other expenses	Average Trade Payables	32.58 : 1	319.58 : 1	2,057.34	Due to decrease in cost
7	Net Capital Turnover Ratio (in times)	Revenue from operations	Average Working Capital (i.e. Total current assets less Total current liabilities)	1.67 : 1	1.43 : 1	1,457.14	Average working capital deployed has decreased.
8	Net Profit Ratio (in %)	Profit for the year	Revenue from Operations	45.78%	60.96%	-24.90	Due to decrease in profit for the year
9	Return on Capital Employed (in %)	Profit before tax and finance cost	Capital employed = Net worth + Lease liabilities + Deferred tax liabilities	6.87%	17.43%	-60.59	Due to decrease in profit before tax
10	Return on Investment (in %)	Income generated from invested funds	Average invested funds in treasury investments	-	-	-	

22 OTHER STATUTORY INFORMATION

(i) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.

(ii) The Company do not have any transactions with companies struck off.

(iii) The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period,

(iv) The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.

(v) The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall: (a) 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 (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries

(vi) The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall: (a) 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 (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(vii) The Company have not any such transaction which is not recorded in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.

(viii) The Company has no borrowings above 5 crore from banks or financial institutions on the basis of security of current assets.

(viii) The Company has not been declared a wilful defaulter by any bank or financial institution or government authorities during the year

(ix) During the year there is no scheme or arrangement approved by the competent authority in terms of section 230 to 237 of Companies Act, 2013.

For PEE CEE REALTY BUILDERS PVT. LTD.

Authorised Signatory

23 Audit Trail:

The company has used an accounting software for maintaining its books of accounts for the financial year ended 31.03.2024, which has a feature of recording audit trail (Edit log) facility and the same has been operating for all relevant transactions recorded in the software. Although the accounting software has inherent limitations, there were no instances of the audit trail feature being tempered.



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24. Inventories, loans & advances , trade receivables and other current/non current assets are in the opinion of the management do not have a value on realization in the ordinary course of the business, less than the amount at which they are stated in the Balance Sheet.
25. Balance in trade receivables, trade payables, current / non current advances given / received are subject to reconciliation and confirmation from respective Parties. The balance of said trade receivables, trade payables, current / non current advances given / received are taken as shown by the books of accounts.
26. Previous year figures have been re-grouped and re-arranged wherever so required.
27. All notes number 1-26 forms an integral part of the financial statements.

As per our Report of even date attached

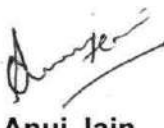
FOR DOOGAR & ASSOCIATES
Chartered Accountants
Firm Reg No. 000561N

For & on behalf of the Board


(CA. UDIT BANSAL)
Partner
M.No. 401642




Mayank Jain
(Director)
DIN No. 00112947


Anuj Jain
(Director)
DIN No.00041288


Ankit Jain
(Director)
DIN No.05343684

Place: Agra
Dated: 1st July, 2024

For PEE CEE REALTY BUILDERS PVT. LTD.


Authorised Signatory

PEE CEE REALTY BUILDERS PVT. LTD.

CIN: U70102UP2010PTC041979 , GSTIN : 09AAFCP6960J1ZW

REGD. OFFICE : H-3, 1st Floor, PADAM PLAZA, Plot No.5, Sector 16-B, Avas Vikas Sikandra, Agra – 282 007 (U.P.)

Ph.No. 0562-2527331 , Email:bmverma@doctorsoap.com

BALANCE SHEET AS AT 31ST MARCH, 2024

(Amount in ₹ Thousand unless otherwise stated)

PARTICULARS	NOTE	As At MARCH 31, 2024	As At MARCH 31, 2023
1. EQUITY AND LIABILITIES			
1 SHAREHOLDERS' FUNDS			
a. Share Capital	2	141.72	141.72
b. Reserves and Surplus	3	348,917.88	330,328.86
2 NON CURRENT LIABILITIES			
a. Deferred Tax Liabilities(Net)	4	4.29	671.27
3 CURRENT LIABILITIES			
a. Trade Payables	5		
i total outstanding dues of micro enterprises and small enterprises		-	-
ii total outstanding dues of creditors other than micro enterprises and small enterprises		79.68	35.00
b. Other Current Liabilities	6	59,765.71	47,225.20
TOTAL		408,909.28	378,402.05
II. ASSETS			
1 NON CURRENT ASSETS			
a. Property, Plant & Equipments	7	1,994.15	2,583.81
b. Non-Current Investments	8	259,600.00	141,000.00
c. Long Term Loans & Advances	9	82,385.94	162,170.27
2 CURRENT ASSETS			
a. Inventories	10	61,784.41	67,646.35
b. Trade Receivables	11	252.00	252.00
c. Cash and Cash Equivalents	12	2,892.78	4,749.62
TOTAL		408,909.28	378,402.05
III. Notes forming part of the financial statements	1-27		

as per our report of even date attached

For DOOGAR & ASSOCIATES

Chartered Accountants

(Firm Reg No.000561N)

CA. UDIT BANSAL
(Partner)

M. NO. - 401642



For PEE CEE REALTY BUILDERS PVT. LTD.

FOR AND ON BEHALF OF THE BOARD

Mayank Jain
(Director)
DIN: 00112947

Anuj Jain
(Director)
DIN: 00041288

Ankit Jain
(Director)
DIN: 05343684

Place : Agra

Dated: 1st July, 2024

Authorised Signatory

PEE CEE REALTY BUILDERS PVT. LTD.

CIN: U70102UP2010PTC041979 , GSTIN : 09AAFCP6960J1ZW

REGD. OFFICE : H-3, 1st Floor, PADAM PLAZA, Plot No.5, Sector 16-B, Avas Vikas Sikandra, Agra – 282 007 (U.P.)

Ph.No. 0562-2527331 , Email:bmverma@doctorsoap.com

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2024

(Amount in ₹ Thousand unless otherwise stated)

Particulars	As At MARCH 31, 2024	As At MARCH 31, 2023
A. CASH FLOW FROM OPERATING ACTIVITIES:		
Net Profit before tax, appropriations and extraordinary items	22,743.21	49,971.03
Adjustment for :		
Interest Received	3,658.14	4,929.75
Depreciation	61.71	131.17
Profit/Loss on Sale of Fixed Assets	(13,326.49)	(67,214.29)
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	13,136.57	(12,182.35)
ADJUSTMENTS FOR WORKING CAPITAL CHANGES:		
Inventories	5,861.94	-
Trade Receivable	-	77.76
Other Current and Non-Current Assets	(38,811.39)	(53,325.49)
Trade Payables	44.69	10.00
Other Current and Non-Current Liabilities & Provisions	11,869.24	(5,918.04)
CASH GENERATED FROM OPERATING ACTIVITIES:	(21,035.52)	(59,155.77)
Direct Taxes Paid	(4,154.19)	(5,791.92)
NET CASH FROM OPERATING ACTIVITIES	(12,053.15)	(77,130.03)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Sale of Fixed Asset	15,750.00	68,229.10
Purchase of Fixed Asset	(1,895.56)	(188.92)
NET CASH USED IN INVESTING ACTIVITIES	13,854.44	68,040.18
C. CASH FLOW FROM FINANCING ACTIVITIES		
Interest paid	(3,658.14)	(4,929.75)
NET CASH USED IN FINANCING ACTIVITIES	(3,658.14)	(4,929.75)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(1,856.84)	(14,019.60)
CASH AND CASH EQUIVALENTS (OPENING BALANCE)	4,749.62	18,769.22
CASH AND CASH EQUIVALENTS (CLOSING BALANCE)	2,892.78	4,749.62

Note: The above Cash flow statement has been prepared under the 'Indirect Method' as set out in the Accounting Standard 3 on 'Cash Flow Statements'.

Previous year's figures have been restated, wherever necessary, to conform to this year's classification.

As per our report of even date attached

For and on Behalf of the Board

For DOOGAR & ASSOCIATES

Chartered Accountants
(Firm Reg No.000561N)

For PEE CEE REALTY BUILDERS PVT. LTD.

FOR AND ON BEHALF OF THE BOARD

CA. UDIT BANSAL
(Partner)
M. NO. - 401642



Authorised Signatory

Mayank Jain
(Director)
DIN: 00112947

Anuj Jain
(Director)
DIN: 00041288

Ankit Jain
(Director)
DIN: 05343684

Place : Agra
Dated: 1st July, 2024

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2024

1. SIGNIFICANT ACCOUNTING POLICIES:

i. Basis of Accounting

Financial Statements have been prepared under the historical cost convention in accordance with the generally accepted accounting principles and to comply with Accounting Standards referred to in Section 133 of the Companies Act 2013 read with Rule 7 of Company (Accounts) Rules 2014, to the extent applicable.

The Company follows the mercantile system of accounting and recognizes the income & expenditure on accrual basis.

All assets and liabilities have been classified as Current or Non-current as per Company's normal operating cycle. Based on the nature of products and time between acquisition of assets/materials for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle being a period of one year for the purpose of classification of assets and liabilities as current and non-current.

The company's functional currency and presentation currency is Indian Rupees (INR). All amounts disclosed in the financial statements and notes are in thousands except otherwise indicated.

ii. Use of Estimates

The preparation of financial statements requires estimates and assumptions to be made that affect the reported amount of assets and liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Difference between the actual results and estimates are recognised in the period in which the results are known / materialised.

iii. Accounting Policies:

a. Fixed Assets

Fixed assets are stated at historical cost less accumulated depreciation. Cost includes purchase price and all other attributable cost to bring the assets to its working condition for the intended use.

b. Depreciation

Depreciation on fixed assets is provided on written down value method based on the useful life of the asset as specified in Schedule II to the Companies Act, 2013. The management estimates the useful life of the assets as prescribed in Schedule II to the Companies Act, 2013.

Intangible assets are amortized over their estimated useful life. In respect of Computer Software as 5 years.

c. Investments

Long term investments are stated at cost less permanent diminution, if any, in value of such investments.

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d. Borrowing costs

Borrowing costs that are attributable to the acquisition or construction of qualifying assets are capitalized as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for intended use. All other borrowing costs are charged to revenue.

e. Accounting for taxes on income

The accounting treatment followed for taxes on income is to provide for current and deferred tax. Provision for current tax is made after taking into consideration benefits admissible under the provisions of the Income Tax Act, 1961. Deferred Tax resulting from the difference between book and taxable profits is accounted for using the tax rates and laws that have been enacted or substantially enacted as on Balance Sheet date. The Deferred Tax is recognised and carried forward only to the extent that there is a reasonable certainty that the assets will be realised in future.

f. Earnings Per Share

Earning per shares(EPS) are computed on the basis of net profit after tax. The number of shares used in computing basic EPS is weighted average number of shares outstanding during the year.

The diluted EPS is calculated on the same basis as basic EPS, after adjusting for the effect of potential diluted equity shares.

g. Contingent Liabilities

Contingent liability if any is disclosed by way of notes on account. Provision is made in accounts in respect of those contingencies which are likely to materialize in to liabilities after the year-end till the adoption of accounts by the Board of Directors and which have material effect on the position stated in the balance sheet. Contingent Assets are neither recognized nor disclosed in the financial statements.

h. Cash & Cash Equivalents

For the purpose of Cash Flow Statement cash and cash equivalents include cash in hand, demand deposits with bank, other short term highly liquid investments within original maturities of 3 months or less.



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(Amount in ₹ Thousand unless otherwise stated)

2-Share Capital	As At MARCH 31, 2024		As At MARCH 31, 2023	
	Number	Amount	Number	Amount
Authorised				
Equity Shares of Rs 10/- each	345,000	3,450.00	345,000	3,450.00
Preference Shares of Rs 10/- each	2,315,000	23,150.00	2,315,000	23,150.00
Issued, Subscribed & Fully Paid up				
Equity Shares of Rs 10/- each	14,172	141.72	14,172	141.72
Total Issued, Subscribed & Fully Paid up	14,172	141.72	14,172	141.72

2.1 Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the year

Particulars	As At MARCH 31, 2024		As At MARCH 31, 2023	
	Number	Amount	Number	Amount
Equity Shares				
Shares outstanding at the beginning of the year	14,172	141.72	14,172	141.72
Shares issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	14,172	141.72	14,172	141.72

2.2 Terms/ Rights Attached to Equity Shares

The Company has only one class of Equity Shares having a par value of Rs. 10 per share. Each holder of Equity Shares is entitled to one vote per share and ranks pari passu. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

Company had modified the Authorized Share Capital of the Company by canceling 2,95,000 Preference shares of Rs. 10 each aggregating to Rs. 29,50,000 and creating 2,95,000 Equity shares having face value of Rs.10 each amounting to Rs. 29,50,000/- After such modification the Authorised Share Capital of the Company is Rs. 2,66,00,000 (Rupees Two Crore Sixty Six Lakh) divided into 3,45,000 (Three Lakh Forty Five Thousand) Equity Shares of Rs. 10 each aggregating Rs. 34,50,000 (Rupees Thirty Four Lakh and Fifty Thousand) and 23,15,000 (Twenty Three lac Fifteen Thousand) Preference Shares of Rs. 10 each aggregating Rs. 2,31,50,000 (Rupees Two Crore Thirty One Lakh Fifty Thousand). The same is approved in Extra Ordinary General Meeting of the Equity Shareholders held on 20.12.2016.

Preference Shares

The Company has only one class of Preference Shares having a par value of Rs. 10 per share. Each holder of Preference Shares is not be entitled to vote at any General Meeting of the members of the Company in relation to any of the matters solely by virtue of Preference Shares. The Preference shares shall be eligible for Dividend at the rate Prescribed by the Board of the Company at the time of issuance. The Preference Shares shall be redeemed as per the terms of the issue.

2.3 Company has issued 2603250 12% Non Cumulative Compulsorily Redeemable Preference Shares of Rs. 10 each on 20.05.2013, redeemable at par within a period of 10 years from the date of issue, with a call option available to the company for early redemption, have been issued without payment being received in cash, in pursuance of Scheme of Arrangement as approved by Hon'ble Allahabad High Court on 5th July 2011.

2.4 Company had redeemed 288844 12% Non Cumulative Compulsorily Redeemable Preference Shares of Rs. 10 each .The same is approved by Board of Directors in their meeting held at 22.12.2015. In respect to above Capital Redemption Reserve of Rs. 2888440/- has been created by debiting Rs. 577688/- from Preference Share Redemption Reserve and Rs. 2310752/- from surplus in the Statement of Profit and Loss.

Company had converted 345000 12% Non Cumulative Compulsorily Redeemable Preference Shares of Rs.10/- each in to 2172 Equity shares of Rs. 10/- each at a conversion price of Rs. 10625/- per Equity Share .The same is approved in Extra Ordinary General Meeting of Preference Shareholders held on 20.12.2016. In respect to above Rs. 21720/- is credited to Equity Share Capital and Securities Premium Account of Rs.23055780/- has been created by crediting Securities Premium Account and debiting 12% Non-Cumulative Compulsorily Redeemable Preference Shares account by Rs. 2077500/-. The balance payment of Rs. 66560/- is paid in cash to respective shareholders.



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2.5 Details of Shareholders holding more than 5% shares in Equity Capital of the Company.#

Name of Shareholder	As At MARCH 31, 2024		As At MARCH 31, 2023	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Smt Asha Lata Jain	4,724	33.33%	4,724	33.33%
Smt Maya Jain	4,724	33.33%	4,724	33.33%
Smt Lajja Jain	4,724	33.34%	4,724	33.34%
Total	14,172	100.00%	14,172	100.00%

#The aforesaid disclosure is based upon percentages computed separately for class of shares outstanding as at the balance sheet date. As per records of the company, including its register of shareholders/members and other declaration received from shareholders regarding beneficial interest, the above shareholding represents both legal & beneficial ownership of shares.

2.6 Disclosure of Shareholding of Promoters

Disclosure of shareholding of promoters as at March 31, 2024 is as follows:

Promoter name	As At MARCH 31, 2024		As At MARCH 31, 2023		% Change during the year
	No. of shares	% of total shares	No. of shares	% of total shares	
Smt Asha Lata Jain	4724	33.33%	4724	33.33%	0.00%
Smt Maya Jain	4724	33.33%	4724	33.33%	0.00%
Smt Lajja Jain	4724	33.34%	4724	33.34%	0.00%
Total	14172	100.00%	14172	100.00%	0.00%

Disclosure of shareholding of promoters as at March 31, 2023 is as follows:

Promoter name	As At MARCH 31, 2023		As At MARCH 31, 2022		% Change during the year
	No. of shares	% of total shares	No. of shares	% of total shares	
Smt Asha Lata Jain	4724	33.33%	4724	33.33%	0.00%
Smt Maya Jain	4724	33.33%	4724	33.33%	0.00%
Smt Lajja Jain	4724	33.34%	4724	33.34%	0.00%
Total	14172	100.00%	14172	100%	0.00%

The Company has not allotted any fully paid up equity shares pursuant to contracts without payment being received in cash during the period of five years immediately preceeding the balance sheet date.

(Amount in ₹ Thousand unless otherwise stated)

3- Reserves & Surplus		As At MARCH 31, 2024	As At MARCH 31, 2023
a. Security Premium			
As Per Last Balance Sheet		130,217.67	130,217.67
Closing Balance		130,217.67	130,217.67
b. Capital Redemption Reserve			
As Per Last Balance Sheet		9,831.66	9,831.66
Closing Balance		9,831.66	9,831.66
c. Surplus in the Statement of Profit & Loss			
As Per Last Balance Sheet		190,279.53	146,100.42
Add/(Less): Profit /(Loss) for the Year		18,589.02	44,179.11
Closing Balance		208,868.55	190,279.53
Total		348,917.88	330,328.86

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(Amount in ₹ Thousand unless otherwise stated)			
4- Deffered Tax Liabilities (Net)	Deffered tax Asset/(Liability) As At MARCH 31, 2023	Current year (charge)/Credit	Deffered tax Asset/(Liability) As At MARCH 31, 2024
Difference in depreciation for accounting and income tax	671.27	(666.98)	4.29
Total	671.27	(666.98)	4.29

5- Trade Payables	As At MARCH 31, 2024	As At MARCH 31, 2023
Total outstanding dues of micro enterprises and small enterprises	-	-
Total outstanding dues of trade payables other than micro enterprises and small	79.68	35.00
Total	79.68	35.00

The information as required to be disclosed under The Micro, Small and Medium Enterprises Development Act, 2006 ("the Act") has been determined to the extent such parties have been identified on the basis of information received from the suppliers regarding their status under the MSME Development Act, 2006. This information has been relied upon by the auditors.

Ageing of Trade Payable as at 31.03.2024 from the date of transaction

(Amount in ₹ Thousand unless otherwise stated)					
As At MARCH 31, 2024	Outstanding for following periods from the date of transaction				Total
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	
Undisputed Trade Payable					
-MSME					-
- Others	79.68	-	-	-	79.68
Disputed Trade Payable					
-MSME					-
- Others					-
Total	79.68	-	-	-	79.68
Total Trade Payable	79.68	-	-	-	79.68

Ageing of Trade Payable as at 31.03.2023 from the date of transaction

(Amount in ₹ Thousand unless otherwise stated)					
As At MARCH 31, 2023	Outstanding for following periods from the date of transaction				Total
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	
Undisputed Trade Payable					
-MSME					-
- Others	35.00	-	-	-	35.00
Disputed Trade Payable					
-MSME					-
- Others					-
Total	35.00	-	-	-	35.00
Total Trade Payable	35.00	-	-	-	35.00



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(Amount in ₹ Thousand unless otherwise stated)

S.NO.	Particulars	As At MARCH 31, 2024	As At MARCH 31, 2023
a	the principal amount and the interest due thereon (to be shown separately) remaining unpaid to any supplier at the end of each accounting year;		
	- Principal Amount	-	-
	- Interest due	-	-
b	the amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year;	NIL	NIL
c	the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006	NIL	NIL
d	the amount of interest accrued and remaining unpaid at the end of each accounting year; and	NIL	NIL
e	the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.	NIL	NIL

* The Company has not received informations from vendors regarding their status under the Micro, Small and Medium Enterprises Development Act, 2006 and hence disclosure relating to amounts unpaid as at the year end together with interest paid/ payable under the Act has not been given.

(Amount in ₹ Thousand unless otherwise stated)

6- Other Current Liabilities	As At MARCH 31, 2024	As At MARCH 31, 2023
Advance from Customers & Other Statutory Liabilities	59700.00 65.71	47200.00 25.20
Total	59,765.71	47,225.20



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7- Property Plant & Equipments

(Amount in ₹ Thousand unless otherwise stated)											
S.No	Particulars	GROSS BLOCK				DEPRECIATION			NET BLOCK		
		As At 01/04/2023	Addition During the year	Deduction/ Adjustments	As At 31/03/2024	Up To 01/04/2023	For the year	Deduction/ Adjustments	Up To 31/03/2024	As At 31/03/2024	As At 31/03/2023
1	Office Building	6,209.52	1,895.56	4,068.32	4,036.75	3,625.71	61.71	1,644.82	2,042.61	1,994.15	2,583.81
Total		6,209.52	1,895.56	4,068.32	4,036.75	3,625.71	61.71	1,644.82	2,042.61	1,994.15	2,583.81
	Previous Year Figures	9,671.02	188.92	3,650.42	6,209.52	6,130.15	131.17	2,635.61	3,625.71	2,583.81	3,540.87

(Amount in ₹ Thousand unless otherwise stated)

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(Amount in ₹ Thousand unless otherwise stated)

8- Non-Current Investments	As At MARCH 31, 2024	As At MARCH 31, 2023
Unquoted, at cost, fully paid up		
Investment in Compulsory Convertible Debentures		
a. M2 Reality Private Limited (83,00,000 0% Unsecured Compulsory Convertible Debentures of Rs. 10/- each) previous year 47,00,000	83,000.00	47,000.00
b. MAYA INFRACON Private Limited (79,60,000 0% Unsecured Compulsory Convertible Debentures of Rs. 10/- each) previous year 47,00,000	79,600.00	47,000.00
c. Shree Riddhi Siddhi Realtech Private Limited (97,00,000 0% Unsecured Compulsory Convertible Debentures of Rs. 10/- each) previous year 47,00,000	97,000.00	47,000.00
Total	259,600.00	141,000.00

(Amount in ₹ Thousand unless otherwise stated)

9- Long Term Loans & Advances	As At MARCH 31, 2024	As At MARCH 31, 2023
Unsecured, considered good		
Advance against Immovable Property	63,720.89	83,570.89
Other Loans & Advances	17,127.46	77,902.60
Direct Tax Refundable(Net of Provisions)	1,350.93	613.48
Advance to Others	186.66	83.30
Total	82,385.94	162,170.27

(Amount in ₹ Thousand unless otherwise stated)

10- Inventories	As At MARCH 31, 2024	As At MARCH 31, 2023
Land at Sushant City, Jaipur	50,424.66	50,424.66
Plots of Land at Sushant Taj City, Shastripuram, Agra*	10,164.86	16,026.80
Shop/Office at Padam Plaza, Agra	1,194.89	1,194.89
Total	61,784.41	67,646.35

* Conveyance deed of the above immovable property is still pending

(Amount in ₹ Thousand unless otherwise stated)

11- Trade Receivables	As At MARCH 31, 2024	As At MARCH 31, 2023
(Unsecured considered good unless otherwise stated)		
Trade Receivable considered good	252.00	252.00
Total	252.00	252.00

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(Amount in ₹ Thousand unless otherwise stated)

Ageing of Trade Receivable as at 31-03-2024 from the transaction date

31st March, 2024	Outstanding for following periods from date of Transactions					Total
	Less than 6 Months	6 Months to 1 Year	1-2 Years	2-3 Years	More than 3 Years	
Trade Receivable - Billed						
Undisputed Trade receivables – considered good	-	-	-	-	252.00	252.00
Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-
Disputed Trade receivables – considered good	-	-	-	-	-	-
Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
Disputed Trade Receivables – credit impaired	-	-	-	-	-	-
Total	-	-	-	-	252.00	252.00
Total Trade Receivable	-	-	-	-	252.00	252.00

Ageing of Trade Receivable as at 31-03-2023 from the transaction date

(Amount in ₹ Thousand unless otherwise stated)

31st March, 2023	Outstanding for following periods from date of Transactions					Total
	Less than 6 Months	6 Months to 1 Year	1-2 Years	2-3 Years	More than 3 Years	
Trade Receivable - Billed						
Undisputed Trade receivables – considered good	-	-	-	-	252.00	252.00
Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-
Disputed Trade receivables – considered good	-	-	-	-	-	-
Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
Disputed Trade Receivables – credit impaired	-	-	-	-	-	-
Total	-	-	-	-	252.00	252.00
Total Trade Receivable	-	-	-	-	252.00	252.00

(Amount in ₹ Thousand unless otherwise stated)

12- Cash And Bank Balances	As At MARCH 31, 2024	As At MARCH 31, 2023
Cash & Cash Equivalents		
Balances with Banks:		
-In Current Account	2,881.84	4,673.74
Cash on Hand	10.95	75.88
Total	2,892.78	4,749.62

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