



SAMARTH M. SURANA & CO.

Chartered Accountants

B.O. -1001, KLJ Tower North, NetajiSubhash Place, Pitampura, Delhi-110034

Phone No.: 11 -49029696, 49065859

E-Mail: casmsbrs@gmail.com

INDEPENDENT AUDITORS' REPORT

To the Members of
EPack Prefab Solutions Private Limited
(Formerly Knowns as *EPack Buildcon Private Limited*)

Report on the Audit of Financial Statements

Opinion

We have audited the financial statements of **M/s EPack Prefab Solutions Private Limited** ("the Company"), which comprise the balance sheet as at 31st March 2024, and the statement of Profit and Loss and for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, and profit for the year ended on that date.

Basis for Opinion

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

Emphasis of Matter

We draw attention to note no. 19 of the financial statements; the Company's net worth is fully eroded and has a negative net worth of Rs.69146.31 Hundreds, indicating the existence of uncertainty that may cast doubt about the Company's ability to continue as a going concern. Considering the matters set out in the said note, this financial statement is prepared on a going concern basis. Our opinion is not qualified in respect of these matters.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Company's Annual Report, but does not included in the financial statements and our auditor's report thereon.





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

Responsibility of Management for 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 and financial performance of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

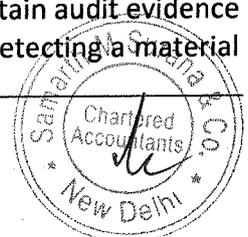
Those Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material





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misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness 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.
- 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. Provision of the companies (Auditor's Report) Order, 2020 ("the Order") issued by the central government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013 are not applicable to the company.
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 purpose of our audit;





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- (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 except for the matters stated in paragraph 2(f) below, on reporting under Rule 11(g) of the Companies (audit and auditors) Rules, 2014
- (c) The Balance Sheet, the Statement of Profit and Loss dealt with by this Report are in agreement with the books of account;
- (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rule, 2014;
- (e) On the basis of the written representations received from the directors as on March 31, 2024 and taken on record by the board of Directors, none of the directors is disqualified as on March 31, 2024 from being appointed as a director in terms of sub section (2) of section 164 of the Companies Act 2013 and ;
- (f) The modifications relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph 2(b) above on reporting under Section 143(3)(b) of the Act and paragraph 2(g)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
- (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, 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.
 - iv) (a) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries (Refer Note 23(vii) to the financial statements);





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(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 (Refer Note 23(viii) to the financial statements); and

(c) Based on such audit procedures that we considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.

v) The Company has not declared or paid any dividend during the year and has not proposed final dividend for the year.

vi) Based on our examination which included test checks, the company has used an accounting software for maintenance of books of accounts which did not have a feature of recording audit trail (edit log) facility throughout the year for all relevant transactions recorded in the respective software, hence we were unable to comment on audit trail features of the said software.

For Samarth M. Surana & Co.

Chartered Accountants

FRN-010295N

CA Sumit Bharunt

Membership No. 538472

UDIN No.



Place : Delhi

Date : 04-09-2024



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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 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, and profit for the year ended on that date.

Basis for Opinion

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

Emphasis of Matter

We draw attention to note no. 19 of the financial statements; the Company's net worth is fully eroded and has a negative net worth of Rs.69146.31 Hundreds, indicating the existence of uncertainty that may cast doubt about the Company's ability to continue as a going concern. Considering the matters set out in the said note, this financial statement is prepared on a going concern basis. Our opinion is not qualified in respect of these matters.

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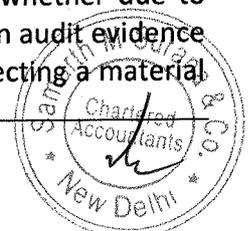
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- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- 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.

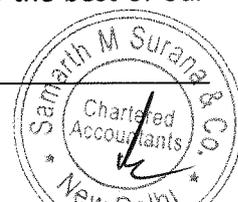
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We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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.

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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 purpose of our audit;





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- (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 except for the matters stated in paragraph 2(f) below, on reporting under Rule 11(g) of the Companies (audit and auditors) Rules, 2014
- (c) The Balance Sheet, the Statement of Profit and Loss dealt with by this Report are in agreement with the books of account;
- (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rule, 2014;
- (e) On the basis of the written representations received from the directors as on March 31, 2024 and taken on record by the board of Directors, none of the directors is disqualified as on March 31, 2024 from being appointed as a director in terms of sub section (2) of section 164 of the Companies Act 2013 and ;
- (f) The modifications relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph 2(b) above on reporting under Section 143(3)(b) of the Act and paragraph 2(g)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
- (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, 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.
 - iv) (a) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries (Refer Note 23(vii) to the financial statements);





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(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 (Refer Note 23(viii) to the financial statements); and

(c) Based on such audit procedures that we considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.

v) The Company has not declared or paid any dividend during the year and has not proposed final dividend for the year.

vi) Based on our examination which included test checks, the company has used an accounting software for maintenance of books of accounts which did not have a feature of recording audit trail (edit log) facility throughout the year for all relevant transactions recorded in the respective software, hence we were unable to comment on audit trail features of the said software.

For Samarth M. Surana & Co.

Chartered Accountants

FRN-010295N



CA Sumit Bharunt

Membership No. 538472

UDIN No.

Place : Delhi

Date : 04-09-2024



SAMARTH M. SURANA & CO.

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To
The Board of Directors
EPACK Prefab Solutions Private Limited

Intimation of UDIN of financials for Financial Year 2023-24

We have signed the financials for year ended 31.03.2024 of Epack Prefab Solutions Private Limited on 04-09-2024 and UDIN for the same was generated on 19-09-2024 which is 24538472BKCBNM8291 This is for your kind information.

Kindly acknowledge the receipt and ensure that UDIN is communicated by you while circulating the same.

Kindly note the same.

For Samarth M. Surana & Co.
Chartered Accountants
Firm Regn. No.: 010295N

Sumit

CA Sumit Bharunt
Partner
Membership No.538472



Place : Delhi
Date : 19-09-2024

EPack Prefab Solution Pvt. Ltd.

UDIN: 245384728KCBNM8291

MRN/Name: 538472/SUMIT BHARUNT

Firm Registration No.: 010295N

Document type: Audit and Assurance Functions

Document sub type: Statutory Audit - Corporate

Document Date: 04-09-2024

Create Date/Time: 19-09-2024 | 14:45:56

Financial Figures/Particulars: 01-04-2023-31-03-2024

Financial Year: There is no financial figure

Gross Turnover/Gross Receipt: (-) 69146.31 (Rs. in hundreds)

Shareholder Fund/Owners Fund: 166645.28 (Rs. in hundreds)

Net Block of Property, Plant & Equipment:

Document description: FINANCIAL STATEMENT FOR FY 2023-24



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN : U27106DL2005PTC134579

Financial Year 2023-24

Assessment Year 2024-25

COMPUTATION OF TAXABLE INCOME

Part-A Computation under General Provision

Income From Business/ Profession

Net profit/(loss) before tax as per Profit & Loss account		14,21,587
Add: Amortization expenses		-
Add: Expenses Disallowed		3,78,414
		<u>18,00,000</u>

Less :

Interest received on Income tax refund		-
Rental Income		<u>18,00,000</u>
		-

Income From Other Sources

Rental Income	18,00,000	
	<u>18,00,000</u>	
Less: Lease rent paid	3,21,260	
Less: Interest on Loan	-	14,78,740
Interest received on Income tax refund	-	-
		<u>14,78,740</u>
Gross Total Income		14,78,740
Taxable Income		14,78,740
Income Tax		3,25,323

Final Liability of Income Tax

Tax as per General Provision	A	3,25,323
Surcharge		32,532
Add : Education cess @ 4%		14,314
Total Tax		<u>3,72,169</u>
Less : TDS		<u>1,80,000</u>
Tax Payble/(Refundable)		<u>1,92,169</u>

EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN : U27106DL2005PTC134579

BALANCE SHEET AS AT 31st MARCH, 2024

(All Amounts are in Rs. Hundreds, except per share value and figures stated otherwise)

Particulars	Note No	As at 31st March, 2024	As at 31st March, 2023
I. EQUITY AND LIABILITIES			
(1) Shareholder's Funds			
(a) Share Capital	2	1,250.00	1,250.00
(b) Reserves and Surplus	3	(70,396.31)	(80,890.49)
(2) Current Liabilities			
(a) Trade payable			
Due to Micro & Small Enterprises		-	-
Due to Others	4	295.00	-
(b) Other current liabilities	5	3,29,190.72	3,26,535.62
(c) Short term provision	6	1,921.69	1,839.47
Total		2,62,261.10	2,48,734.60
II. ASSETS			
(1) Non-current assets			
(a) Property, Plant & Equipment and Intangible Assets			
(i) Property, Plant & Equipment	7	1,66,645.28	1,66,645.28
(2) Current assets			
(a) Trade Receivable	8	86,402.79	71,993.79
(b) Cash and Bank Balance	9	9,123.03	9,223.03
(c) Short Term Loan & Advances	10	90.00	872.50
Total		2,62,261.10	2,48,734.60
See Accompanying Notes forming part of the Financial Statements	1-26		

As per our report of even date attached.

For Samarth M. Surana & Co.

Chartered Accountants
Firm Regn. No.: 010295N

Sumit

CA Sumit Bharunt
(Partner)

Membership No. 538472

UDIN: 24538472

Place : New Delhi

Date : 04-09-2024



For and on behalf of board of Director
EPACK PREFAB SOLUTIONS PRIVATE LIMITED

Abhishek Singhania

Abhishek Singhania
(Director)
DIN: 01995390
J-4103, Gaur Green
City, Indirapuram,
Ghaziabad, UP

Neha Bothra

Neha Bothra
(Director)
DIN: 07327321
B-114, Sector-40,
Noida, UP

EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN : U27106DL2005PTC134579

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

(All Amounts are in Rs. Hundreds, except per share value and figures stated otherwise)

Particulars	Note no	Year ended 31st March, 2024	Year ended 31st March, 2023
Revenue			
Revenue from operations	11	-	-
Other Income	12	18,000.00	18,000.00
Total Income		18,000.00	18,000.00
Expenses			
Amortization		-	-
Other expenses	13	3,784.14	4,074.40
Total		3,784.14	4,074.40
Profit before extraordinary items and tax		14,215.87	13,925.60
Extraordinary items		-	-
Profit before tax		14,215.87	13,925.60
Less: Tax expense			
(1) Current tax		3,721.69	3,639.47
Total Tax Expenses		3,721.69	3,639.47
Profit/(Loss) for the period		10,494.18	10,286.12
Earning per equity share (Face value Rs. 10/- of each)			
(1) Basic		83.95	82.29
(2) Diluted		83.95	82.29
See Accompanying Notes forming part of the Financial Statements	1-26		

As per our report of even date attached.

For Samarth M. Surana & Co.

Chartered Accountants

Firm Regn. No.: 010295N

Sumit



CA Sumit Bharunt

(Partner)

Membership No. 538472

UDIN:

Place : New Delhi

Date : 04-09-2024

For and on behalf of Board of Directors
EPACK PREFAB SOLUTIONS PRIVATE LIMITED

Abhishek

Abhishek Singhania

(Director)

DIN: 01995390

J-4103, Gaur Green

City, Indirapuram,

Ghaziabad, UP

Neha

Neha Bothra

(Director)

DIN: 07327321

B-114, Sector-40,

Noida, UP

EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN : U27106DL2005PTC134579

Cash Flow statement

(All Amounts are in Rs. Hundreds, except per share value and figures stated otherwise)

Particulars	Year ended 31st March, 2024	Year ended 31st March, 2023
A. Cash from Operating Activities		
Net profit as per P&L A/c before tax provision	14,215.87	13,925.60
<u>Adjustments for:</u>		
Depreciation	-	-
Operating profit before Working Capital changes	14,215.87	13,925.60
<u>Adjustments for:</u>		
Increase/(Decrease) in Trade & other receivable	(14,409.00)	(9,744.16)
Increase/ (Decrease) in Short term loan & advances	782.50	(45.00)
Increase/ (Decrease) in Trade Payable	295.00	(295.00)
Increase/ (Decrease) in Current Liabilities	2,655.10	(270.00)
Cash generated from Operations	3,539.46	3,571.44
Direct taxes paid	(3,639.47)	(3,651.43)
Net Cash generated from Operations	(100.01)	(79.99)
B. Cash from Investing Activities		
Purchase of fixed assets	-	-
Cash generated from investing activities	-	-
C. Cash from Financing Activities		
Long term Borrowings	-	-
Finance costs	-	-
Cash generated from financing activities	-	-
Net Increase/(Decrease) in Cash & Cash equivalents (A+B+C)	(100.01)	(79.99)
Opening cash & cash equivalents	9,223.04	9,303.03
Closing cash & cash equivalents	9,123.03	9,223.04

As per our report of even date attached.

For SAMARTH M. SURANA & CO.

Chartered Accountants

Firm Regn. No.: 010295N

Sumit

CA Sumit Bharunt
(Partner)

Membership No. 538472

UDIN:

Place : New Delhi

Date : 04-09-2024



For and on behalf of board of Director

EPACK PREFAB SOLUTIONS PRIVATE LIMITED

Abhishek Singhania

Abhishek Singhania
(Director)

DIN: 01995390

J-4103, Gaur Green City,
Indrapuram, Ghaziabad,
UP

Neha Bothra

Neha Bothra
(Director)

DIN: 07327321

B-114, Sector-40, Noida,
UP

EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN NO:-U27106DL2005PTC134579

Notes Forming Part of the Financial Statements as at 31st March, 2024

(All Amounts are in Rs. Hundreds, except per share value and figures stated otherwise)

Note No. 1 :Corporate Information and Significant Accounting Policies

- a) **Corporate Information**
 Epack Prefab Solutions Private Limited (Formerly Known as Epack Buildcon Private Limited) is a private limited company domiciled in India, incorporated under the provisions of Companies Act, 1956. Due to non availability of suitable business opportunity no business could be carried out during the year under report.
- b) **Basis of Accounting**
 The financial statement of the company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 the Companies Act, 2013, read with Rule 7 of the Companies Accounting Rules, 2014 and the relevant provisions of the Companies Act, 2013 ("the 2013Act"). The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.
- c) **Property, Plant & Equipment**
 The company held only leasehold Land. Land measured at cost model. Land is Leasehold for a period of 90 Years.
- d) **Revenue Recognition**
 Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured.
- Service Income
 Rental income is the Substantial part of the revenue of the company and is accounted for on accrual basis.
- Other Income
 Other Income is accounted on accrual basis
- e) **Expenditure**
 All Expenditure are accounted on accrual basis and provision is made for all known losses and liabilities.
- f) **Taxation**
- a. Current Tax is determined on the profit of the year in accordance with the provisions of the Income Tax Act, 1961.
- b. Deferred Tax is calculated at the rates and laws that have been enacted or substantively enacted as at the Balance Sheet date and is recognized on timing difference that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax assets, subject to consideration of prudence, are recognized and carried forward only to the extent that they can be realized.
- g) **Provisions, Contingent Liabilities and Contingent Assets**
 Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be outflow of resources. Contingent Liabilities are not recognized, but are disclosed in the notes. Contingent assets are neither recognized nor disclosed in the financial statements.
- h) **Use of estimates**
 The preparation of financial statements in conformity with Indian GAAP requires managements to make judgments, estimates and assumption that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.
- i) **Operating Cycling**
 Based on the nature of products/activity of the company and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.
- j) **Earnings Per share**
 The Company reports basic and diluted earnings per share in accordance with Accounting standard-20 Earnings Per Share. Basic earnings per share is computed by dividing the net profit after tax by the weighted average number of equity shares outstanding during the period.

Note No.

14 Contingent liability not provided for

	2023-2024	2022-2023
a) Claim against the company not acknowledged as debt	NIL	NIL
b) Estimated amount of contracts remaining to be executed on capital account & not provided for	NIL	NIL
c) Other Commitments	NIL	NIL



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)

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Notes Forming Part of the Financial Statements as at 31st March, 2024

15 In the opinion of the board of directors the current assets, loan & advances are realisable in ordinary course of business at least equal to the amount at which they are stated in the Balance Sheet.

16 Details of dues to Micro, Small & Medium Enterprises

The company has not received information from vendor and service provider regarding their status under the Micro, Small and Medium Enterprises Development Act, 2006 and hence, disclosures relating to amounts unpaid as at the year end together with interest paid/payable under this Act have not been given.

17 Related Party Disclosure:

1) List of related parties with whom transaction have taken place during the reporting period:-

a. Entities over which Company, or key management personnel or their relatives, exercise significant influence:

Name of Related Party	Nature of relationship
E-Pack Polymers Private Limited	Holding Company

b. Key Managerial Personnel of the company

Name of Related Party	Nature of relationship
3) Sh. Abhishek Singhania	Director
4) Smt. Neha Bothra	Director

2) Balances outstanding/transactions with related parties:

Related Party	Outstanding balance as on 31.03.24	Outstanding balance as on 31.03.23	Nature of transactions	Year ended 31.03.24	Year ended 31.03.23
E-Pack Polymers Pvt. Ltd	3,26,285.62 Payable	3,26,285.62 Payable	Loan Taken	NIL	NIL
			Loan Repaid	NIL	NIL
			TDS on Interest	NIL	NIL
	86,402.79 Receivable	71,993.80 Receivable	Rent Received	18,000.00	18,000.00
		TDS on Rent	1,800.00	1,800.00	

18 There are no indications of impairment on any individual cash generating assets or on cash generating units in the opinion of management and therefore no test of impairment is carried out.

19 The company's accumulated losses are much higher at Rs.70,396.31 (Previous Year Rs.80,890.49) compared to its paid up capital of Rs.1,250.00 (Previous Year Rs.1,250.00). Despite this the going concern is not effected. Company is a wholly owned subsidiary company of M/s E-Pack Polymers Pvt. Ltd. which has sufficient net worth. The Substantial part of its liability is towards its holding company only so the management does not see any financial crises on the company.

20 Net Profit after tax for the year has been used as the numerator and number of shares has been used as denominator for calculating the basic and diluted earnings per shares.

Particulars	2023-24	2022-23
Face Value Per Share	10	10
Net Profit/(Loss) after tax	10,494.18	10,286.12
Weighted average number of Equity Share	12,500	12,500
Basic and Diluted Earnings per share	83.95	82.29

21 The Directors have waived off their right to claim the sitting fees for the Board Meeting attended by them.

22 Details of loans given, investments made and security provided covered under section 186(4) of the Companies Act,2013:-

a) Loan given :-No Loan has been made during the Year and in Previous Year.....

b) Investment made :-No Investments has been made during the Year and in Previous Year.....

c) Security provided :-No Security has been made during the Year and in Previous Year.....



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN NO:-U27106DL2005PTC134579

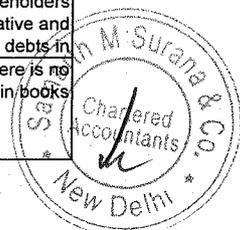
Notes Forming Part of the Financial Statements as at 31st March, 2024

23 Additional Disclosure Requirements

- (i) There is no immovable properties other than properties held on lease where the lease agreement is duly executed in favour of the lessee.
 The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any
- (ii) Benami property.
- (iii) The Company does not have any transactions with companies struck off.
- (iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial years 2023-2024 and 2022-2023.
 During the financial years, the Company does not have any charges or satisfaction of charges which are yet to be registered with Registrar of
- (v) Companies beyond the statutory period .
 The Company has not taken any Term Loan from Bank/Financial Institutions during the Financial years. Hence, there is no case of wilful default
- (vi) on part of the company in repayment of principal and/or Interest. Furthermore, there is no wilful default against any Government or government authority.
 The Company has 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:
- (vii) (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
 The Company has 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 Group shall:
- (viii) (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
 The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as
- (ix) 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
 (x) The Company has not revalued its property, plant and equipment or intangible assets or both during the current or previous year.
 (xi) The Company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year.
 (xii) The company has not taken any borrowings from Bank or Financial institutions on the basis of security of current assets.

24 Ratios:

No.	Ratio	Numerator	Denominator	March 31, 2024	March 31, 2023	% Variance	Reason for variance
1	Current Ratio	Current Assets	Current Liabilities	0.29	0.25	15.41%	Due to increase in Current assets and decrease in current liabilities.
2	Debt-equity ratio	Total Debt (Non-current borrowings + Current Borrowings)	Shareholder's Equity	NA	NA	NA	Ratio is not calculated as shareholders equity is negative
3	Debt service coverage ratio	Net profit after taxes + Exception items + Noncash operating expenses (depreciation) + Finance costs	Debt Service	NA	NA	NA	Ratio is not calculated as there is no debts.
4	Return on equity ratio (%)	Net Profits after taxes	Closing Shareholder's Equity	NA	NA	NA	Ratio is not calculated as shareholders equity is negative
5	Inventory turnover ratio	Sales	Closing Inventory	NA	NA	NA	Ratio is not calculated as there is no Inventory no sales
6	Trade receivables turnover ratio	Net Credit Sales	Closing Accounts Receivable	NA	NA	NA	Ratio is not calculated as there is no sales
7	Trade payables turnover ratio	Net Credit Purchases	Closing Trade Payables	NA	NA	NA	Ratio is not calculated as there is no trade payable and purchases
8	Net capital turnover ratio (in times)	Net Sales	Closing Working Capital	NA	NA	NA	Ratio is not calculated as there is no sales
9	Net profit ratio (in %)	Net Profit	Net Sales	NA	NA	NA	Ratio is not calculated as there is no sales
10	Return on capital employed (in %)	Earning before interest and taxes	Capital Employed	NA	NA	NA	Ratio is not calculated as shareholders equity is negative and there is no debts in books
11	Return on investment	Income Generated from invested Funds	Closing Investment	NA	NA	NA	There is no Investment in books



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
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Notes Forming Part of the Financial Statements as at 31st March, 2024

- 25 Previous year's figures have been regrouped/ reclassified wherever necessary to correspond with the current year's classification/disclosure.
- 26 The company has accumulated losses at the end of the financial year. The accumulated losses have surpassed the amount of Share Capital & have resulted in erosion of Share Capital. However, company received financial support from promoters and their relatives, the financial statements have been prepared on the basis that the Company is a going concern and that no adjustments are required to the carrying value of assets and liabilities.

As per our report of even date attached.

For **Samarth M Surana & Co.**

Chartered Accountants

Firm Regn. No. 010295N



CA Sumit Bharunt

(Partner)

Membership No. 538472

UDIN:

Place : New Delhi

Date : 04-09-2024



For and on behalf of the Board of Directors
EPACK PREFAB SOLUTIONS PRIVATE LIMITED



Abhishek Singhanian

(Director)

DIN: 01995390

J-4103, Gaur Green

City, Indirapuram,

Ghaziabad, UP

Neha Bothra

(Director)

DIN: 07327321

B-114, Sector-40,

Noida, UP

EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN : U27106DL2005PTC134579

Notes Forming Part of the Financial Statements as at 31st March, 2024

(All Amounts are in Rs. Hundreds, except per share value and figures stated otherwise)

Note No.	Particulars	As at 31st March, 2024	As at 31st March, 2023
2	Share Capital		
2.1	Authorized Capital		
	500000 (P.Y 500000) Equity Shares of Rs. 10/- each.	50,000.00	50,000.00
	Total	50,000.00	50,000.00
2.2	Issued, Subscribed & Paid Up Capital		
	12500 Equity shares (P.Y. 12500) of Rs. 10/- each, fully paid up	1,250.00	1,250.00
	Total	1,250.00	1,250.00
2.3	Reconciliation Of Number of Shares		
	Number Of Equity Shares at the beginning	12,500	12,500
	Add:- Number of Shares Issued	-	-
	Number Of Equity Shares at the end of financial years	12,500	12,500

2.4 List of Equity Shareholders holding more than 5% of Equity Shares issued by the company

Name	2023-24		2022-23	
	No. of shares	% of Holding	No. of shares	% of Holding
E-Pack Polymers Pvt. Ltd.	12500	100.00%	12500	100.00%

Promoter Name	No of Shares	% of total shares	No. of shares	% of Holding
E-Pack Polymers Pvt. Ltd.	12500	100.00%	12500	100.00%
% of Change				

- 2.5 The company has only one class of equity shares at a par value of Rs. 10 per share. Each holder of Equity share is entitled to one vote per share. Whenever company will declare dividend, it will be paid in Indian Rupees.
- 2.6 In the event of liquidation of the Company, the holders of Equity Shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. However, no such preferential amounts exist currently. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.

3 Reserves & Surplus

3.1	Surplus (Statement of Profit & Loss)		
	Opening balance	(80,890.49)	(91,176.61)
	Add : Profit during the year	10,494.18	10,286.12
	Total	(70,396.31)	(80,890.49)

4 Trade Payables

4.1	Due to Micro & Small Enterprises	-	-
4.2	Due to Others	295	-
	Total	295	-

FY - 2023-24

Particulars	MSME	Others	Disputed - MSME	Disputed - Others
Unbilled	-	-	-	-
Undue	-	-	-	-
< 1year	-	295	-	-
1-2 years	-	-	-	-
2-3 years	-	-	-	-
> 3 years	-	-	-	-
Total	-	295	-	-



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
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CIN : U27106DL2005PTC134579

Notes Forming Part of the Financial Statements as at 31st March, 2024

(All Amounts are in Rs. Hundreds, except per share value and figures stated otherwise)

FY - 2022-23

Particulars	MSME	Others	Disputed - MSME	Disputed - Others
Unbilled	-	-	-	-
Undue	-	-	-	-
< 1year	-	-	-	-
1-2 years	-	-	-	-
2-3 years	-	-	-	-
> 3 years	-	-	-	-
Total	-	-	-	-

4.3 Based on the information available with the company, the balance due to micro, Small and Medium enterprises as defined under the MSMED Act, 2006 is Rs. Nil/- (Previous Year Rs.Nil)

Note No.	Particulars	As at 31st March, 2024	As at 31st March, 2023
5	<u>Other Current Liabilities</u>		
5.1	Security Deposit (Refer note no.5.4)	3,26,285.62	3,26,285.62
5.2	Expenses Payable	2,635.10	250.00
5.3	Duties & Taxes	270.00	0.00
	Total	3,29,190.72	3,26,535.62
5.4	Amount payable to director , firm ,company in which any director is director, partner or members is Rs. 2,39,88,283/- (P.Y. Rs.3,26,28,562/-). The aforesaid amount has been received against the land which has been given to holding company M/s E-pack Polymers Private limited on monthly rent of Rs. 1,50,000. This arrangement is in terms of agreement dated 06/02/2020.		
6	<u>Short Term Provision</u>		
6.1	Provision for Income tax	1,921.69	1,839.47
	Total	1,921.69	1,839.47
8	<u>Trade Receivables</u>		
	<u>Unsecured, Considered Goods</u>		
	- With related parties (Refer note no. 8.3)	86,402.79	71,993.79
	- With Other	-	-
	Total	86,402.79	71,993.79

Trade Receivable ageing :

Particulars	Undisputed Trade Receivables – considered good	Undisputed Trade Receivables – considered doubtful	Disputed Trade Receivables : considered good	Disputed Trade Receivables : considered doubtful
Outstanding for following periods from due date of payment (2023-24):				
Unbilled	-	-	-	-
Not Due	-	-	-	-
< 6 months	8,200.00	-	-	-
6month-1 years	3,995.06	-	-	-
1-2 years	5,749.10	-	-	-
2-3 years	21,240.00	-	-	-
> 3 years	47,218.63	-	-	-
Total	86,402.79	-	-	-



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
(Formerly known as EPACK BUILDCON PRIVATE LIMITED)

CIN : U27106DL2005PTC134579

Notes Forming Part of the Financial Statements as at 31st March, 2024

(All Amounts are in Rs. Hundreds, except per share value and figures stated otherwise)

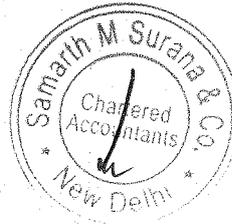
Trade Receivable ageing :

Particulars	Undisputed Trade Receivables – considered good	Undisputed Trade Receivables – considered doubtful	Disputed Trade Receivables : considered good	Disputed Trade Receivables : considered doubtful
Outstanding for following periods from due date of payment (2022-23):				
Unbilled	-	-	-	-
Not Due	-	-	-	-
< 6 months	3,995.06	-	-	-
6month-1 years	5,749.10	-	-	-
1-2 years	21,240.00	-	-	-
2-3 years	21,240.00	-	-	-
> 3 years	19,769.63	-	-	-
Total	71,993.79	-	-	-

8.3 Amount of Rs. NIL (P.Y.- Rs. 71,99,379) is due by directors or other officers of the company or any of them either severally or jointly with any other person or debts due by firms or private companies respectively in which any director is a partner or a director or a member.

9 Cash & Cash Equivalent

9.1 <u>Balance with Bank</u>		
-In current account	8,609.48	8,609.48
9.2 <u>Cash-on-Hand</u>		
-Cash Balance	513.55	613.55
Total	9,123.03	9,223.03
10 Short Term Loan & Advance		
10.1 Prepaid Lease Rent	-	827.50
IGST Input	90.00	45.00
Total	90.00	872.50



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
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Notes Forming Part of the Financial Statements as at 31st March, 2024

(All Amounts are in Rs. Hundreds, except per share value and figures stated otherwise)

Note No.	Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
11	<u>Revenue from operations</u>		
	Revenue from operations	-	-
	Total	-	-
12	<u>Other Income</u>		
	Rent Received	18,000.00	18,000.00
	Total	18,000.00	18,000.00
13	<u>Other Expenses</u>		
	Lease Rent	3,212.60	3,491.78
	Interest on Lease Rent	-	47.51
	Interest on Income Tax	221.53	204.47
	Interest on TDS/ GST	-	0.64
	Payment to Auditor		
	- As Statutory Auditor	250.00	250.00
	Miscellaneous Expenses	100.01	80.00
	Total	3,784.14	4,074.40



EPACK PREFAB SOLUTIONS PRIVATE LIMITED
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Notes Forming Part of the Financial Statements as at 31st March, 2024

(All Amounts are in Rs. Hundreds, except per share value and figures stated otherwise)

7.1 'Property, Plant and Equipment

Particulars	Land	Total
Gross block		
As at 1 April, 2021	2,02,063.25	2,02,063.25
Additions	-	-
Deductions/Adjustments	-	-
Balance at 31 March, 2022	2,02,063.25	2,02,063.25
Additions	-	-
Deductions/Adjustments	-	-
Balance at 31 March, 2023	2,02,063.25	2,02,063.25
Accumulated depreciation		
Balance at 1 April, 2021	33,172.82	33,172.82
Depreciation	2,245.15	2,245.15
Deductions/Adjustments	-	-
Balance at 31 March, 2022	35,417.97	35,417.97
Depreciation	-	-
Deductions/Adjustments	-	-
Balance at 31 March, 2023	35,417.97	35,417.97
Depreciation	-	-
Deductions/Adjustments	-	-
Balance at 31 March, 2024	35,417.97	35,417.97
Carrying value at 1 April, 2021	1,68,890.43	1,68,890.43
Carrying value at at 31 March, 2022	1,66,645.28	1,66,645.28
Carrying value at at 31 March, 2023	1,66,645.28	1,66,645.28
Carrying value at at 31 March, 2024	1,66,645.28	1,66,645.28

Note 7.2 The Land is leashold land and the period of lease is 90 years.

