EAST BUILDTECH LIMITED-MANAGEMENT AND COMMITTEES

The Board of Directors

Mr. Madhusudan Chokhani
Chairman and Managing Director

Mr. Suresh Kumar Goenka
Independent Director

Mrs. Lakshmi Devi Chokhani
Independent Director (Women)

Mr. Madhusudan Agarwal
Non-Executive Director

Statutory Auditors

B. K. Shroff & Co.
(Chartered Accountants)
F. R. No. – 302166E
3/7 B, Asaf Ali Road
1st Floor, Flat No. – 4
New Delhi-110002

Registered Office

D-3/2, Okhla Industrial Area
Phase-II, New Delhi-110020

Registrar and Share Transfer Agent

M/s. Beetal Financial & Computer Services Pvt. Ltd.
Beetal House, 99, Madangir
Behind Local Shopping Complex
New Delhi-110062

The Board Committees

Audit Committee

Mr. Suresh Kumar Goenka
Member

Mr. Madhusudan Chokhani
Member

Mrs. Lakshmi Devi Chokhani
Member

Nomination and Remuneration Committee

Mr. Madhusudan Agarwal
Member

Mrs. Lakshmi Devi Chokhani
Member

Mr. Suresh Kumar Goenka
Member

Stakeholder's Relationship Committee

Mr. Suresh Kumar Goenka
Member

Mrs. Lakshmi Devi Chokhani
Member

Mr. Madhusudan Chokhani
Member

Report of the Directors

To the Members,

The Directors are pleased to present their 39th Annual Report along with the audited accounts of the Company for the year ended on 31st March, 2023.

Financial Performance

The Company's financial performance for the year ended on 31st March, 2023 is summarized below:

(In Lakhs)

Particulars	2022-2023	2021-2022
Total Revenue including other Income	45.50	59.76
Total Expenses	40.75	56.76
Profit / (Loss) before Tax	4.75	3.00
Profit / (Loss) after Tax	4.24	1.70
Total Comprehensive Income / Loss	4.24	1.71
Earning Per Share		
Basic and Diluted (Rs)	0.23	0.09

Performance Overview

The Total Revenue including other income of the Company stood at Rs. 45.50 Lakhs in 2022-23 as against Rs.59.76 Lakhs in 2021-22. The Company posted profit after tax of Rs. 4.24 Lakhs in 2022-23 against Rs. 1.71 in the previous year.

During the year under review no material changes and commitments have occurred between the end of the financial year and the date of the report affecting the financial position of the Company.

Subsidiaries and Associates

The Company doesn't have any Subsidiaries or Associates Company.

Material Subsidiaries

Pursuant to Regulation 24 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, Itis required to formulate a policy for determining material subsidiaries but the same Clause is not applicable on Company as Company doesn't have any Subsidiary Company.

Management Discussion and Analysis

A separate chapter on Management Discussion and Analysis is given in this Annual Report.

Dividend

Considering the facts and prevailing circumstances, your Directors have not recommended any dividend for the financial year 2022-23.

Reserves

The reserve for the financial year of 2022-23 showing in the balance sheet is Rs. 449.81 Lakhs as against Rs. 445.56 Lakhs in previous financial year.

Public Deposits

During the F.Y. 2022-23, your Company has not accepted any deposits within the meaning of Section 73 and 76 of the Companies Act, 2013 read with the Companies (Acceptance of Deposits) Rules, 2014 and as such no amount of principal or interest was outstanding as on date of the Balance Sheet.

Corporate Governance

A separate report on Corporate Governance along with the General Shareholders Information, as prescribed under the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, is annexed as a part of the Annual Report along with the Certificate on Corporate Governance provided by Practicing Company Secretaries.

Annual Return

The Annual Return of the Company as on March 31, 2023 is available on the Company's website and can be accessed at www.ebl.co.in

Particulars of Loans, Guarantees or Investments

The Company has not given any loans or guarantee or investment under the provision of section 186 of the Companies Act, 2013.

Borrowings

During the year under review, the company has taken an unsecured loan from M/s. Kesri Investments Private Limited, a Non-Banking Financial Company (NBFC) of Rs. 65,00,000 (Rs. Sixty Five Lakh) on interest @ 10.50% per annum due to meeting funding requirements of the company repayable on demand.

Meetings of the Board and Committees

The details in respect to the number of Board and Committees meetings of your Company are set out in the Corporate Governance Report which forms part of this Report.

Audit Committee

Pursuant to the provisions of section 177 and applicable provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the composition of an Audit Committee consisting of requisite number of Independent Directors.

Vigil Mechanism

The Company established a Vigil Mechanism/ Whistle Blower Policy. The purpose of this mechanism is to provide a framework to report concerns about unethical behavior, actual or suspected fraud or violation of the Company's code of conduct or ethics policy and provide adequate safeguards against victimization of the person availing this mechanism. This Policy has been appropriately communicated within the organization and is effectively operational. The policy provides mechanism whereby whistle blower may send protected disclosures directly to the Chairman of Audit Committee or Ethics Officer.

Risk Management

As per the requirement of Regulation 17 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015**,** the company laid down the procedures to inform Board members about the risk assessment and minimization procedures and the Board was responsible for framing, implementing and monitoring the risk management plan for the company. The Company has developed and implemented a Risk Management Policy to identify and mitigate key risks that may threaten the existence of the Company.

Internal Financial Controls

Your Company has put in place adequate internal financial controls with reference to financial statements. Such system has been designed to provide for :

- Adoption of accounting policies in line with applicable accounting standards.
- Proper recording of transactions with internal checks and reporting mechanism.
- Compliance with applicable statutes, policies, management policies and procedures.

The management of your Company periodically reviews the financial performance against the approved plans across various parameters and takes necessary action, wherever necessary.

Fraud Reported By Auditor

There was no fraud by the Company during the financial year 2022-23, which has been noticed (or) reported during the course of our Audit by the Auditors under section 12 of section 143 of Companies Act, 2013.

Declaration of Independence

Your Company received declaration from all the Independent Directors confirming that they meet the criteria of Independence as prescribed under the provisions of Companies Act, 2013 read with the Schedules and Rules made there under as well as Regulation 25 & 26 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The details of the familiarization program for the Independent Directors have been uploaded on the website of the Company and may be accessed through the link: http://www.ebl.co.in/EBL/Policy/Familiarisation_Programme%20for%20Independent%20Directors.pdf

Details of Significant and material orders passed by the Regulators or Courts or Tribunals impacting going concern status and Company's operation in future.

No significant and material order was passed by Regulators or Courts or Tribunals during the year under review impacting the going concern status of your Company.

Change in Directors and Key Managerial Personnel

Appointments and Resignations

During the financial year 2022-23,Mr. Suresh Kumar Goenka(DIN:00137986)was appointed as an Independent Director w.e.f. 30thSeptember 2022 who was appointed as additional Non executive Independent Director on 10th Feb, 2022.

Further during the year, Ms. Aditi Singh, has tendered his resignation w.e.f. 06thApril, 2022 from the position of Company Secretary cum Compliance Officer (Key Managerial Personnel) and Chief Financial Officer of the Company due to personal reasons and the Board has accepted her resignation and relieved her from her duties. She was appointed as Company Secretary cum Chief Financial Officer on 12th August 2021.

On 12th August 2022, Ms. Jyoti Sachdeva was appointed as Company Secretary and Chief Financial Officer of the Company. Whereas she has also resigned on 18th March, 2023 from both the position.

On 26th May, 2023, Ms. Yogita was appointed as Company Secretary and Chief Financial Officer of the Company.

In accordance with the provisions of Section 149, 152 and other applicable provisions, if any, of the Companies Act, 2013 read with Companies (Appointment and Qualification of Directors) Rules, 2014, Mr. Madhusudan Aggarwal is liable to retire by rotation at the forthcoming Annual General Meeting.

None of the directors of the Company are disqualified under Section 164 (2) of the Companies Act, 2013. Your directors have made necessary disclosures as required under various provisions of the Companies Act, 2013.

Composition of Key Managerial Personnel (KMP)

Pursuant to the provisions of Section 203 of the Act, during the financial year 2022-23, the Company has the following KMPs:

S. No.	Name	Designation
1.	Mr. Madhusudan Chokhani	Managing Director
2.	Ms. Aditi Singh (*)	Company Secretary cum Compliance Officer & Chief Financial Officer (CFO)
3.	Ms. Jyoti Sachdeva (**)	Company Secretary cum Compliance Officer & Chief Financial Officer (CFO)

(*) Appointed with effect from 12th August 2021 and resigned on 6th April 2022.

(**) Ms. Jyoti Sachdeva was appointed on 12th August 2022and resigned on 18thMarch, 2023.

Number of Meetings of Board of Directors

During the year 2022-23, Four Board Meetings were convened and held. Details of the same are given in the Corporate Governance Report which forms part of this report. The intervening gap between any two meetings was within the period prescribed under the Act and the Listing Regulations.

Directors' Responsibility Statement

Pursuant to Section 134(3)(c), the Directors hereby state and confirm that :

(a) in the preparation of the annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures;
(b) the directors have selected such accounting policies and applied them consistently and made judgements and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit and loss of the company for that period;
(c) the directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
(d) the directors have prepared the annual accounts on a going concern basis; and
(e) the directors have laid down internal financial controls to be followed by the company and that such internal financial controls are adequate and were operating effectively.
(f) the directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

Statement indicating the manner in which formal annual evaluation has been done

In terms of provisions of Companies Act, 2013 and Regulation 17 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, Independent Directors at their meeting without participation of the Non-Independent Directors and Management, considered/evaluated the Boards' performance, Performance of the Chairman and other Non-Independent Directors. The Board subsequently evaluated the performance of Independent Directors as per the criteria laid down and has recommended their continuation on the Board of the Company. The working of its Committees (Audit, Nomination and Remuneration and Stakeholders Relationship Committee) and Independent Directors (without participation of the Director being evaluated) were also evaluated. Nomination and Remuneration Committee have laid down the criteria for performance evaluation of all directors and Directors whose performance are subject to evaluation have not participated in the meeting.

The evaluation criteria as laid down by the Nomination & Remuneration Committee included various aspects of the functioning of Board such as composition, process & procedures including adequate & timely information, attendance, delegation of responsibilities, decision-making; roles & responsibilities including monitoring, benchmarking, feedback; stakeholder relationship and committees.

The performance of individual Directors including the Chairman was evaluated on various parameters such as knowledge & experience, interest of stakeholders, time devoted etc. The evaluation process has been explained in the Corporate Governance Report of the Annual Report. The evaluation of Independent Directors was based on aspects like participation in & contribution to the Board decisions, knowledge & experience and judgment.

The Company recognizes and embraces the importance of diversity in the Board in its success. We believe that a truly diverse Board will leverage difference in thought, perspective, knowledge, skill, regional and industry experience, culture and geographical background, age, ethnicity which will help us retain our competitive advantage.

Companies Ceased or Become Subsidiaries, Joint Ventures or Associate during the year

No Company is either ceased or become subsidiaries, joint ventures or associate Company during the financial year 2022-23.

Particulars of Remuneration

The information as required in accordance with Section 197(12) of the Companies Act, 2013, read with the Companies (Appointment & Remuneration of Managerial Personnel) Rules, 2014, as amended is set out in **Annexure 'A'** to this Report. However, as per the provision of Section 136 of the Companies Act, 2013, the Report and the Accounts are being sent to all members of the Company.

Nomination and Remuneration Policy

The Nomination & Remuneration Policy as approved by the Board on the recommendation of the Nomination & Remuneration Committee is annexed with this Report as **Annexure "B".**

Corporate Social Responsibility

Provision of Section 135 of Companies Act, 2013 is not applicable on the Company hence there is no requirement to constitute corporate social responsibility (CSR) committee and corporate social responsibility policy.

Internal Complaints Committee (Anti-Sexual Harassment Policy)

During the period under review, no complaints were received by the Internal Complaints Committee established under the Policy for Prohibition, Prevention and Redressal of Sexual Harassment of Women at Workplace.

Maintenance of Cost Records

During the period under review, maintenance of cost records as specified by the Central Government under sub section (1) of 148 of the Companies Act, 2013 is not required to be maintained by the company.

Related party transactions

The Board has accorded its approval for entering into any related party transactions which are in the ordinary course of business and at arm's length basis. The Company has formulated a policy on Related Party Transactions which is available on website of the Company and can be accessed through the mentioned link http://www.ebl.co.in/EBL/Policy/Related%20Party%20Policy.pdf.

Related party transactions (Form AOC- 2)pursuant to Section 134 (3)(h) of the Companies Act, 2013 read with Rule 8(2) of the Companies (Accounts) Rules, 2014 as entered by the Company during financial year 2022-23 is annexed herewith as **'Annexure C'** to this Report.

Conservation of Energy, Technology Absorption and Foreign Exchange Earnings and Outgo

Information as required by Section 134 (3) (m) read with relevant rules of the Companies Act, 2013, is set out as under:

Conservation of Energy

Provision for Conservation of Energy is not applicable on the Company.

Technology absorption, adoption & innovations

There is no Technology absorption, adoption & innovation in the Financial Year 2022-23 by the Company.

Foreign Exchange Earnings & outgo

	Current Year (2022-23)	Previous Year (2021-22)
Earnings	Nil	Nil
Outgo	Nil	Nil

Auditor and Auditor's Report:

Statutory Auditors

M/s. B. K. Shroff & Co., Chartered Accountants, was appointed as Statutory Auditors of the Company at the 35th Annual General Meeting of the Company to hold office till conclusion of 40th Annual General Meeting.

Accounts and Audit

The observations of the Auditors in the Statutory Auditor's Report are explained, wherever necessary, in the appropriate Notes to the Accounts. Notes to accounts referred to in the Auditor's Report are self-explanatory and therefore, do not require call for any further explanation.

Secretarial Auditor

In accordance with the provisions of Section 204 of the Companies Act, 2013 read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Company has appointed M/s. SSPK & Co., Company Secretaries (Peer Reviewed Firm – Certificate No. 2882/2023), to conduct the Secretarial Audit of the Company. The Secretarial Audit Report is annexed herewith as **"Annexure D"** to this Report. The Secretarial Audit Report does not contain any qualifications, reservations or adverse remark.

Acknowledgements

The Board hereby places on record its sincere appreciation for the continued assistance and support extended to the Company by its collaborators, customers, bankers, vendors, Government authorities and employees.

Your Directors acknowledge with gratitude the encouragement and support extended by our valued Shareholders.

On behalf of the Board of Directors

Sd/-

Place: New Delhi
Dated: 23rd August 2023

Madhusudan Chokhani
(Chairman)
[DIN: 00307234]

Annexure [A] to Board's Report

Information required under Section 197 of the Companies Act, 2013 read with Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

A. Ratio of remuneration of each Director to the median remuneration of all the employees of your Company for the financial year 2022-23 is as follows:

Name of Director	Total Remuneration	Ratio of remuneration of director to the median Remuneration
Mr. Madhusudan Chokhani	Nil	Nil

Notes:

1. The information provided above is on standalone basis.
2. There is no remuneration given to any Director of the Company during the financial year 2022-23.
3. The remuneration to Directors does not include sitting fees paid to them for the financial year 2022-23.

B. Details of percentage increase in the remuneration of each Director and Chief Financial Officer & Company Secretary in the financial year 2022-23 are as follows:

Name	Annual Remuneration		Total Increase	Increase (%)
	2022-23	2021-22		
Mr. Madhusudan Chokhani	0	0	0	0%

Ms. Aditi Singh (CS & CFO) (*)	0	204,516	204,516	0%
Ms. Jyoti Sachdeva (CS & CFO)(**)	3,26,233	0	3,26,233	0%

(*) Appointed with effect from 12th August 2021 and resigned on 6th April 2022.

(**) Ms. Jyoti Sachdeva was appointed on 12th August 2021 and resigned on 18th March, 2023.

C. Percentage increase in the median remuneration of all employees in the financial year 2022-23:

	2022-23	**2021-22**	**Total Increase**	**Increase (%)**
Median Remuneration of all employees per annum	0*	0*	-	-

D. Number of permanent employees on the rolls of the Company as on 31st March 2023
(Other than Director & KMP) :

Designation	**Numbers**
Executive/Manager cadre	0
Staff	0
Operators/Workmen	0
Total	**0**

E. Comparison of average percentage increase in salary of employees other than the key managerial personnel and the percentage increase in the key managerial remuneration:

	2022-23	2021-22	Increase (%)
Average Salary of all Employees (Other than KMP)	0	0	0
Key Managerial Personnel			
Salary of MD & CEO	0	0	0
Salary of CFO & CS	3,26,233	204,516	59.51

F. Affirmation :

Pursuant to Rule 5(1)(xii) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, it is affirmed that the remuneration paid to the Directors, Key Managerial Personnel and senior management is as per the Remuneration Policy of your Company.

G. Statement containing the particulars of employees in accordance with Rule 5 (2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014:

There is no employee in the company who is getting remuneration in excess of limits prescribed.

For and on behalf of the Board of Directors

Sd/- **Place: New Delhi**

Madhusudan Chokhani **Date: 23rd August, 2023**

(Chairman)

DIN: 00307234

ANNEXURE B

East Buildtech Limited ("EBL" or the "Company") has adopted this Policy on appointment and remuneration of the Directors, Key Managerial Personnels and Senior the Management ("Policy") as required by the provisions of Section 178 of the Companies Act, 2013 (the "Act") and the provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Objective

The objective of this Policy is to provide a consistent framework to the Committee to perform its functions in compliance with the Law pertaining to the appointment remuneration payable and removal of directors, key managerial personnel and senior management personnels and make appropriate recommendations to the Board.

Applicability

This Policy shall be applicable to all Directors, Key Managerial Personnels, Senior Management Personnels and other employees of East Buildtech, wherever applicable.

Definitions

"Key Managerial Personnel (KMP)" means the Managing Director & CEO, Chief Financial Officer and Company Secretary and Whole time Director.

"Senior Management Personnel" shall mean officers/personnel of the listed entity who are members of its core management team excluding board of directors and normally this shall comprise all members of management one level below the chief executive officer/managing director/whole time director/manager (including chief executive officer/manager, in case they are not part of the board) and shall specifically include company secretary and chief financial officer.

Criteria for appointment and removal of Directors, Key Managerial Personnel's & Senior Management Personnel's.

1. Appointment criteria and qualifications

(a) Subject to Law and the HR Policy of the Company, the Committee shall identify and ascertain the integrity, qualification, expertise and experience of the person for appointment as Director and/or KMP in the manner as it deems fit and make appropriate recommendations to the Board.

(b) If required and considered fit by the Committee, appropriate consultations shall be held with East Buildtech Managing Director.

2. Term / Tenure

The Term/ tenure of the Directors shall be governed by and as prescribed under Law.

3. Removal

Due to reasons for any disqualification mentioned under Law or any other justifiable grounds, the Committee may recommend to the Board, with reasons to be recorded in writing, for removal of a Director or KMP.

Purpose

a) To evaluate the performance of the members of the Board.

b) To ensure remuneration to Directors, KMP and Senior Management involves a balance between fixed and incentive pay reflecting short and long-term performance objectives appropriate to the working of the Company and its goals.

c) To retain, motivate and promote talent and to ensure long term sustainability of talented managerial persons and create competitive advantage.

The Committee should ensure that the level and composition of remuneration is reasonable and sufficient to attract, retain and motivate Directors of the quality required to run the Company successfully and the relationship of remuneration to performance is clear and meets appropriate performance benchmarks.

Performance Evaluation

The evaluation of Directors, KMP and Senior Management Personnel shall be conducted yearly or at such intervals as may be considered necessary.

Role of the Nomination and Remuneration Committee:

The Nomination and Remuneration Committee shall:
a) Formulate the criteria for determining qualifications, positive attributes and independence of a Director;
b) Identify persons who are qualified to become Director and persons who may be appointed in Key Managerial and Senior Management positions in accordance with the criteria laid down in this Policy;
c) Lay down the evaluation criteria for performance evaluation of Independent Director and the Board;
d) Recommend to the Board, appointment, remuneration and removal of Director, KMP and Senior Management;

Remuneration payable to Directors, Key Managerial Personnel and other employees

1. Managing Director / Whole-time directors

(a) The Nomination and Remuneration Committee shall make such recommendations to the Board, as it may consider appropriate with regard to remuneration to Managing Director / Whole-time directors.

(b) The Remuneration/ Commission etc. to be paid to Managing Director / Whole- time directors shall be governed by Law read with Management Regulations of the Company and be subject to the approval of shareholders of the Company and Central Government, wherever required.

2. Non-executive / Independent directors

(a) The Non-executive/ Independent directors may receive remuneration by way of fees for attending meetings of Board or Committee thereof. Provided that the amount of such fees shall not exceed such amount as may be prescribed by Law.

(b) The Non-executive/ Independent directors may be entitled to reimbursement of reasonable and direct expenses for participation in the Board and other meetings and profit related commission as may be approved by the shareholders of the Company which shall not exceed 1% of the net profits of the Company.

(c) An Independent director shall not be entitled to any stock option.

(d) The sitting fee paid to Independent Directors and Women Directors, shall not be less than the sitting fee payable to other directors.

3. KMP, Senior Management Personnel and other employees

(a) The remuneration of KMP (excluding the MD & CEO) and Senior Management Personnel shall be governed by the HR Policy of East Buildtech Limited on the basis of recommendation of the MD of the Company.

(b) The remuneration of other employees shall be governed by the HR Policy of East Buildtech Limited.

(c) The remuneration shall be subject to applicable taxes and the Company may withhold there from any amounts as are required to be withheld pursuant to the applicable laws. Any tax liability arising in respect of payments made pursuant to the remuneration shall be borne solely by the respective director, KMP and senior management personnel.

Appointment criteria and qualification:

The Committee shall identify and ascertain the integrity, qualification, expertise and experience of the person for appointment as Director in terms of Diversity Policy of the Board and recommend to the Board his / her appointment.

For the appointment of KMP (other than Managing / Whole time Director) or Senior Management, a person should possess adequate qualification, expertise and experience for the position he/ she is considered for the appointment. Further, for administrative convenience, the appointment of KMP (other than Managing / Whole time Director) or Senior Management, the Managing Director is authorized to identify and appoint a suitable person for such position. However, if the need be, the Managing Director may consult the Committee / Board for further directions/ guidance.

Sd/-

Place: New Delhi
Dated: 23/08/2023

Madhusudan Chokhani
(Chairman)
[DIN: 00307234]

ANNEXURE C

FORM AOC – 2

(Pursuant to Section 134(3)(h) of the Companies Act, 2013 read with Rule 8(2) of the Companies (Accounts) Rules, 2014)(During Financial Year 2022-23)
Form for disclosure of particulars of contracts/arrangements entered into by the Company with related parties referred to in Section 188(1) of the Companies Act, 2013 including certain arms' length transactions under third proviso thereto

1. Details of contracts or arrangements or transactions not at arm's length basis:	N. A.
a) Name(s) of the related party and nature of relationship (b) Nature of contracts/arrangements/transactions (c) Duration of the contracts / arrangements/transactions (d) Salient terms of the contracts or arrangements or transactions including the value, if any (e) Justification for entering into such contracts or arrangements or transactions (f) date(s) of approval by the Board (g) Amount paid as advances, if any (h) Date on which the special resolution was passed (i) Amount paid as advances, if any (j) Date on which (a) the special resolution was passed in general meeting as required under first proviso to Section 188 of the Companies Act, 2013	
2. Details of material contracts or arrangement or transactions at arm's length basis:	NA
(a) Name(s) of the related party and nature of relationship	a.JyotiSachdeva (CFO cum CS) b. JCO Gas Pipe Limited(others) c.Kesri Investments Private Linited (others) d. Madhusudan Chokhani (Director)
(b) Nature of contracts/arrangements/transactions	1. Remuneration paid To CS and CFO 2. Loan taken 3. Loan Repaid 4. Payment of Interest on Loan

(c) Duration of the contracts/arrangements/transactions	NA
(d) Salient terms of the contracts or arrangements or transactions including the value, if any	1. Remuneration or Fees Paid to Key Managerial Personnels/ Directors during the financial year 2022-23. Ms. JyotiSachdeva(Company Secretary and CFO from 12.08.2022 upto 31.03.2023) Rs. 3,26,233.00 /- 2.Commission received from JCO Gas Pipe Limited of Rs.26,58,321.00 3. Loan received from Kesri Investments Private Limited of Rs.55,50,000.00 4.Loan repaid to Madhusudan Chokhani of Rs. 49,50,000.00 5.Loan repaid to Kesri Investments Private Limited of Rs. 12,88,376 6.Interest paid on loan to Madhusudan Chokhani of Rs.4,16,139 7. Interest paid on loan to Kesri Investments Private Limited of Rs.3,47,734
(e) Date(s) of approval by the Board, if any	26/05/2023 (Omnibus Approval)
(f) Amount received as advances, if any	NIL

For and on behalf of the Board

Sd/-

Place: New Delhi
Dated: 23/08/2023

Madhusudan Chokhani
(Chairman)
[DIN: 00307234]

ANNEXURE-D

SECRETARIAL AUDIT REPORT

For the Financial Year ended on 31st March 2023

Pursuant to section 204(1) of the Companies Act, 2013 and Rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

To,
The Members,
EAST BUILDTECH LIMITED
CIN: L74999DL1984PLC018610

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

Based on our verification of the books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the audit period ended on March 31, 2023, complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by **the Company** for the period ended on March 31, 2023 according to the provisions of:

I. The Companies Act, 2013 (**the Act**) and the Rules made thereunder, as applicable;

II. The Secretarial Standards issued by the Institute of Company Secretaries of India;

III. The Securities Contracts (Regulation) Act, 1956 (**'SCRA'**) and the Rules made thereunder;

IV The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

V. Foreign Exchange Management Act, 1999 and the Rules and Regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;

VI. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 (**'SEBI Act'**) to the extent applicable to the Company:-
   a. The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
   b. The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

c. The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;
d. The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
e. The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009;
f. The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018;
g. The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015;
h. The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999; and
i. The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;

We have relied on the representation obtained from the management of the Company and based on the report received, there has been due compliance with the laws applicable specifically to the Company.

During the period under review the Company has generally complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, Listing Regulation etc mentioned above subject to observation noted hereunder:
The outcome of the Board Meeting of the Company held on 30th May, 2022 was submitted with delay of 8 minutes with the Stock Exchange. As per explanation received from the Management such delay was unintentional and was due to inadvertent technical issues.

We further report that compliance of applicable financial laws including Direct and Indirect Tax laws by the Company has not been reviewed in this Audit since the same has been subject to review by the Statutory Auditors and other designated professionals.

We further report that:

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

Majority decision is carried through while the dissenting members' views are captured and recorded as part of the minutes.

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

We further report that during the audit period, the Company has not undertaken such events/actions such as public, rights or preferential issue of shares, debentures or sweat equity; redemption or buy back of securities; major decisions by members pursuant to section 180 of the Companies Act, 2013; merger, amalgamation or reconstruction; foreign technical collaboration or other events/actions that has major bearing on the Company affairs in pursuance of above referred laws, rules, regulations, guidelines, standards etc.

Place: Delhi
Date : 10.08.2023

For SSPK & Co.
Company Secretaries
(peer reviewed firm - Cert No. 2882/2023)

Sanjeev Pandey
Partner
Mem No.: F10272
COP No: 17237

UDIN No.: F010272E000781053

Annexure A to Secretarial Audit Report

To,
The Members,
EAST BUILDTECH LIMITED
CIN: L74999DL1984PLC018610

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

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

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

3. We have not verified the correctness and appropriateness of financial record and Books of Accounts of the Company.

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

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

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

Place: Delhi
Date: 10.08.2023

For SSPK & Co.
Company Secretaries
(peer reviewed firm - Cert No. 2882/2023)

Sanjeev Pandey
Partner
Mem No.: F10272
COP No: 17237

REPORT ON CORPORATE GOVERNANCE

CORPORATE PHILOSOPHY

The Corporate Governance refers to a set of policies, principles, laws, regulations and procedures etc. Our Company has made the requisite compliances under Corporate Governance. The Company has been regularly disclosing in its Directors' Report the information concerning the performance, prospects and other relevant matters affecting the operations of the Company. As required under applicable Regulations of Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, the following disclosures are set out towards achievements of good Corporate Governance.

The Company is managed in accordance with most of the requirements prescribed on Corporate Governance. In addition, Shareholders / Investors Grievance Committee, Audit Committee and Nomination and Remuneration Committee of Directors have been constituted.

BOARD OF DIRECTORS

In M/s. East Buildtech Limited, the Board of Directors approve and review the strategies and oversee the actions and result of Management. The Management team of the Company is headed by Managing Director of the Company.

The Composition of Board

In M/s. East Buildtech Limited, the Board is comprised with in accordance with Regulation 17 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015 and the Companies Act, 2013. The present strength of the Board is four, out of which three Directors are Non-Executive Directors and the Company has an Executive Chairman. The Non-Executive Directors includes independent professionals in terms of the requirements of Regulation 17 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015 as required; and the Board comprises more than half of its Directors as an Independent Directors & non-executive directors.

Board Procedures

The Detailed agenda along with explanatory notes and all other related information circulated to the members of the Board in advance of each meeting. Detailed presentations are made to the Board covering all major functions and activities. The requisite strategic and material information is made available to the Board to ensure transparent decision making by the Board.

Number of Board Meetings

During the financial year 2022-23, the Board of Directors of the Company met four times. The maximum time gap between any two Board Meetings was not more than one hundred and twenty days. The details of the Board meetings are as under

Sl. No.	Date	Board Strength	No. of Directors Present
1.	30.05.2022	4	3
2.	12.08.2022	4	3
3.	11.11.2022	3	3
4.	14.02.2023	4	4

Disclosures of relationships between Directors inter-se

None of the Directors are related to each other.

Information relating to Directors

The details relating to the composition and categories of the Directors on the Board, their attendance at Board Meetings during the year and at the last Annual General Meeting, the number of Directorships, Committee Memberships and Chairmanships held by them as on 31st March, 2023 are given below:

Sr. No	Name	Category	Attendance		Last AGM	Outside Directorships, Committee Memberships and Chairmanships		
			No. of Board Meetings			Director ships[1]	Committee Member-ships[2]	Committee Chairman-ships[2]
			Held	Attended				
1.	Mr. Madhusudan Chokhani	Managing Director	4	4	Yes	1	3	0
2.	Mr. Madhusudan Agarwal	Non-Executive Director	4	4	Yes	0	0	0
3.	Mrs. Lakshmi Devi Chokhani	Independent Director	4	1	Yes	0	0	0
4.	Mr. Suresh Kumar Goenka*	Independent Director	4	4	Yes	0	0	0

*Mr. Suresh Kumar Goenka was appointed on 30.09.2022 as an Independent Director from Additional Independent Non Executive Director.

1. The Directorship held by Directors as mentioned above do not include directorships of private companies, foreign companies and Section 8 companies and EBL.

2. In accordance with SEBI (Listing and Obligation and Disclosure Requirements) Regulation, 2015, Memberships / Chairmanship of only the Audit Committee and Stakeholders' Relationship Committee of all public limited companies have been considered except EBL.

No Director is a member of more than 10 Board-level Committees of public limited companies, or is Chairman of more than 5 such Committees.

The Board reviews Compliance Reports of all the laws applicable to the Company, prepared by the Company as well as the steps taken by the Company to revamp instances of such non-compliances wherever and whenever required.

Annual Independent Directors Meeting :

During the year under review, an annual Independent Directors meeting in accordance with the provisions of Section 149(8) read with Schedule IV of the Act and Regulation 25(3) and 25(4) of the SEBI Listing Regulations, was convened on 31ST March, 2023, wherein all Independent Directors were present, to review the performance of the Non-Independent Non-Executive Directors including the Chairman of the Board and performance of the Board as a whole. The Non- Independent Directors did not take part in the meeting.

Shares and convertible instruments held by Non-Executive Directors

None of Non Executive Directors held any shares as on 31st March, 2023.

Code of Conduct

The board of East Buildtech adopted a Code of Conduct for members of the Board and Senior Management ("Code"). The Code lays down, in detail, the standards of business conduct, ethics and governance.

A copy of the Code has been posted on the Company's website

http://www.ebl.co.in/EBL/CODE%20OF%20CONDUCT.pdf

The Code circulated to all the members of the Board and Senior Management and the compliance of the same been affirmed by them. A declaration signed by the Managing Director to this effect is given below:

I hereby confirm that:

The Company has obtained from all the members of the Board and Senior Management an affirmation that they have complied with the Code of Conduct in the financial year 2022-23.

Madhusudan Chokhani

Managing Director

(DIN: 00307234)

Familiarization Programme for Directors

At the time of appointment of Directors, a formal letter of appointment is given to him, which inter alia explains the role, function, duties and responsibilities expected from him as a Director of the Company. The Director is also explained in detail the Compliance required from him under Companies Act, 2013, the Listing Regulations and other various statutes and an affirmation is obtained. The Chairman and Managing Director also have a one to one discussion with the newly appointed Director to familiarize him with the Company's operations.

Further, on an ongoing basis as a part of Agenda of Board / Committee Meetings, presentations are regularly made to the Independent Directors on various matters inter-alia covering the Company's business and operations, industry and regulatory updates, strategy, finance, risk management framework, role, rights, responsibilities of the Independent Directors under various statutes and other relevant matters. The details of the familiarization programme for Directors are available on the Company's website, and the web link of the same area follows:

https://www.ebl.co.in/EBL/Policy/Familiarisation_Programme%20for%20Independent%20Directors.pdf

Chart or Matrix setting out the skills / competencies of Board

S. No.	DIN	Name	Educational Qualifications	Skills Competencies
1.	00307234	Mr. Madhusudan Chokhani	M.B.A.	He has 20 years of rich experience in Industrial Business and Real Estate. He is also a successful entrepreneur.
2.	01060489	Mrs. Lakshmi Devi Chokhani	Graduate	She is Interior Decorator and she has also good knowledge of the industry as a whole.
3.	00338537	Mr. Madhusudan Agarwal	Chartered Accountant	He has rich experience of more than 30 years in field of accounting, taxation, financial management and management audit.
4.	01137986	Mr. Suresh Kumar Goenka	Graduate	He is having rich experience of 40 years in Finance and working capital management.

Confirmation in relation to Independent Directors eligibility

In the opinion of the Board, all the independent directors of the company possess requisite qualifications and fulfills the conditions as specified under applicable regulations and are independent to the management as required under Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Committees of the Board

M/s. East Buildtech has three Board Committees – Audit Committee, Nomination and Remuneration Committee and Stakeholders' Relationship Committee.

Details regarding the role and composition of the Board Committees, including the number of meetings held during the financial year 2022-23 and the attendance of the members are provided below:

AUDIT COMMITTEE

The composition of the Audit Committee meets the requirement of the Section 177 of Companies Act, 2013 and Regulation 18 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015. The present member of the Committee are Mr. Suresh Kumar Goenka, Chairman (Independent Director) and Mrs. Lakshmi Devi Chokhani, Member (Independent Director) and Mr. Madhusudan Chokhani, Member (Executive Director) having expertise in accounting & financial management.

MEETINGS OF THE AUDIT COMMITTEE

During the financial year 2022-23, the Audit Committee of the Company met four times on 30.05.2022, 12.08.2022, 11.11.2022 and 14.02.2023.

The functions of the Audit Committee of the Board include the following:

Oversee the Company's financial reporting process and the disclosure of its financial information to ensure that the financial statement is correct, sufficient and credible.

- Recommending to the Board, the appointment, re-appointment and, if required, the replacement or removal of the Statutory Auditor and the fixation of audit fees.
- Approval of payment to Statutory Auditors for any other services rendered by the Statutory Auditors.
- Reviewing, with the management, the annual financial statements before submission of the same to the Board for approval, with particular reference to:-
    - Matters required to be included in the Directors' Responsibility Statement to be included in the Directors' report in terms of sub-section 5 of Section 134 of the Companies Act, 2013;
    - Changes, if any, in accounting policies and practices and reasons for the same;
    - Major accounting entries involving estimates based on the exercise of judgment by management;
    - Significant adjustments, if any, made in the financial statements arising out of audit findings;
    - Compliance with Listing and other legal requirements relating to financial statements;
    - Disclosure of any related party transactions;
    - Qualifications, if any, in the draft audit report; and
    - Reviewing, with the management, the quarterly financial statements before submission of the same to the Board for approval.
    - Reviewing, with the management, performance of Statutory Auditors and adequacy of the internal control systems.

- Reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit.

- Discussions with management and/or internal auditors, if any, of any significant findings and follow up thereon.

- Reviewing the findings of any internal investigations into matters where there is suspected fraud or irregularity.

- Discussions with Statutory Auditors before the audit commences, about the nature and scope of audit as well as post-audit discussions to ascertain any area of concern.

- To look into the reasons for substantial defaults, if any, in making payments to the specified category of creditors etc.

- Carrying out any other function as is mentioned in the terms of reference of the Audit Committee.

The Audit Committee is empowered, pursuant to its terms of reference, to:

- Investigate any activity within its terms of reference and to seek any information it requires from any employee.

- Obtain legal or other independent professional advice and to secure the attendance of outsiders with relevant experience and expertise, when considered necessary.

Meetings and Attendance for the year 2022-23:

S. No	Name	Held	Attended
1.	Mr. Madhusudan Chokhani	4	4
2.	Mrs. Lakshmi Devi Chokhani	4	4
3.	Mr. Suresh Kumar Goenka	4	4
4.	Lakshmi Devi Chokhani	4	1

NOMINATION AND REMUNERATION COMMITTEE

The composition of the Nomination and Remuneration Committee meets the requirement of the Section 178 of Companies Act, 2013 and Regulation 19 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015.

The present members of the committee are Mr. Suresh Kumar Goenka (Independent Director) as the Chairman of the Committee, Mrs. Lakshmi Devi Chokhani (Independent Director) as Member and Mr. Madhusudan Agarwal (Non-Executive Director) as Member of the company.

The basic function of the committee is mentioned as under:-

1) Formulation of the criteria for determining qualifications, positive attributes and independence of a Director and recommend to the Board a policy, relating to the remuneration of the Directors, Key managerial Personnel and other employees,
2) Formulation of criteria for evaluation of Independent Directors and the Board,

3) Devising a policy on Board Diversity,
4) Identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the Board their appointment and removal. The company shall disclose the remuneration policy and the evaluation criteria in its Annual Report.

Meetings and Attendance during the year 2022-23, the said committee met two times on 30.05.2022 and 12.08.2022.

S.N o	Name	Designation	Held	Attended
2.	Mrs. Lakshmi Devi Chokhani	Member	2	1
3.	Mr.Madhusudan Agarwal	Member	2	2
5.	Mr. Suresh Kumar Goenka	Member	2	2

The Terms of Reference of Nomination and Remuneration Committee are as follows:-

1) To fix the level and composition of remuneration which is reasonable and sufficient to attract, retain and motivate directors of the quality required to run the company successfully,
2) Relationship of remuneration to performance is clear and meets appropriate performance benchmarks,
3) Remuneration to Directors, Key Managerial Personnel and Senior Management involves a balance between fixed and incentive pay reflecting short and long term performance objectives appropriate to the working of the company and its goal.

Nomination and Remuneration Policy

The Company considers the human resources as its invaluable assets. This Remuneration Policy has been formulated to pay equitable remuneration to Directors, KMPs and other employees and to harmonize the aspirations of the human resource consistent to the goals of the company.

Guiding Principles:-

The guiding principle is that the remuneration and the other terms of employment shall be competitive in order to ensure that the Company can attract and retain competent Executives.

- When determining the remuneration policy and arrangements for Executive Directors/ KMP's, the Remuneration Committee considers pay and employment conditions with peers / elsewhere in the competitive market to ensure that pay structures are appropriately aligned and that levels of remuneration remain appropriate in this context.

- The Committee considers that a successful remuneration policy must ensure that a significant part of the remuneration package is linked to the achievement of corporate performance targets and a strong alignment of interest with stakeholders.

- Our remuneration policy is guided by a common reward framework and set of principles and objectives as more fully and particularly envisaged under section 178 of the Companies Act 2013, inter alia principles pertaining to determining qualifications, positives attributes, integrity and independence etc.

Approval of the Remuneration Policy :-

This Remuneration Policy shall apply to all future employment agreements with members of Company's Senior Management including Key Managerial Person and Board of Directors.

The Remuneration Policy is binding for the Board of Directors including its provisions on stock options. In other respects, the Remuneration Policy shall be of guidance for the Board. Any departure from the policy shall be recorded and reasoned in the Board's minutes.

Remuneration Related to Directors

The Remuneration payable to the Directors will be determined by the committee and recommended by the board for approval. The Remuneration and commission paid to the Managing Director, if any shall be in accordance with the Companies Act, 2013. In the current financial year 2022-23, there is no remuneration has been paid to the Managing Director.

Remuneration to KMPs and Other Employees

The policy on remuneration of KMPs and other employees is as below:-

The Remuneration and Reward structure of the employees comprises of two broad based components- annual remuneration and long-term awards.

a) **Annual Remuneration**

Annual Remuneration refers to the Annual Compensation payable to the employees. This comprises of two parts- a fixed component and a performance linked variable component based on the extent of achievement of individual's objectives and performance of the business units.

The objective is to set the total remuneration at levels to attract, motivate and retain high-calibre and high- potential personnel in a global competitive market.

b) **Long- Term Rewards**

Long- Term Rewards may include Long- Term Incentive Plans(LTIP) under which incentives would be granted to eligible employees based on their contribution to the performance of the company, relative position in the organization and the length of service under the supervision and approval of the Committee.

Remuneration of Non- Executive/Independent Directors

The Remuneration payable to each Non-Executive Director is based on the remuneration structure as determined by the Board and is revised from time to time, depending on individual performance, the company's performance and provisions made in the Companies Act, 2013 and the rules made thereunder. However there is no remuneration paid to non-executive & Independent Directors during the financial year under review.

Policy Review

In case of any subsequent changes in the provisions of Companies Act, 2013 or any regulations which makes any of the provisions in the policy inconsistent with the Act or regulations, then the provisions of the Act or regulations would prevail over the policy and the policy would be modified in due course to make it consistent with the law.

STAKEHOLDER'S RELATIONSHIP COMMITTEE

The composition of the Stakeholder's Relationship Committee meets the requirement of Regulation 20 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Section 178 of Companies Act, 2013

The Stakeholder's Relationship Committee comprising one executive and two Independent directors. The present members of the Committee are Mrs. Lakshmi Devi Chokhani (Chairman and Non-Executive Independent Director), Mr. Madhusudan Chokhani (Member and Executive Director) & Mr. Suresh Kumar Goenka (Member and Non-Executive Independent Director) of the company.

The Committee inter-alia oversees and reviews matters pertaining to transfer of securities. The Committee also looks into redressal of Shareholders' Grievances like transfer of securities, non-receipt of Annual Report etc. received from the investors in co-ordination with the Company's Registrar and Share Transfer Agent. The Committee met once during the financial year 2022-23 on 01st December, 2022.

S. No.	Name	Held	Attended
1.	Mr. Madhusudan Chokhani	1	1
2.	Mrs. Lakshmi Devi Chokhani	1	1
3.	Mr. Suresh Kumar Goenka	1	1

Status of complaints received during the period ended on 31st March, 2023 is given hereunder: -

No. of Complaints received - 0

No. of Complaints replied - 0

No. of Complaints pending - 0

Compliance Officer-Ms. Jyoti sachdeva was serving as Company Secretary cum Compliance Officer of the Company. During the financial year 2022-23, he tendered his resignation with effect from closing of business hours of 18th March, 2023. The Company accepted his resignation and relieved him from responsibilities. On 6th April 2022, Ms. Aditi singh was appointed has resigned from Compliance Officer of the Company.

Subsidiary Companies

SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 defines a "material not-listed Indian subsidiary" as an unlisted subsidiary, incorporated in India, whose income or net worth (i.e. paid up capital and free reserves) exceeds 10% of the consolidated turnover or net worth respectively, of the listed holding Company and its subsidiaries in the immediately preceding accounting year.

EBL does not have any material not-listed Indian subsidiary.

Management

Management Discussion and Analysis

A separate chapter on Management Discussion and Analysis is given in this Annual Report

GENERAL BODY MEETINGS (ANNUAL GENERAL MEETING)

The last three Annual General Meetings were held as under :

Financial Year	Date& Time	Location	Special Resolution
2022-2023	30.09.2022 (12:00 Noon)	Through Video Conferencing (VC)	No
2021-2022	30.09.2021 (12:00 Noon)	Through Video Conferencing (VC)	No
2020-2021	29.09.2020 (12:00 Noon)	1, DSIDC Complex, Okhla Industrial Area Phase-I, New Delhi-110020	No

Postal Ballot

There was no special resolution passed by the Company through postal ballot during the year ended 31st March, 2023 and there is no special resolution which is proposed to be conducted through postal ballot.

DISCLOSURES

No significant Related Party Transactions have been entered into by the company that may have potential conflict with the interest of the company at large. And no personnel have been denied access to the Audit Committee.

The Audit Committee and the Board of Directors of the Company have formulated the Policy on dealing with RPTs and Policy on materiality of RPTs which is uploaded on the website of the Company and can be accessed through the following link :

http://www.ebl.co.in/EBL/Policy/Related%20Party%20Policy.pdf.

Details of Non-Compliance by the Company

No penalties/ strictures have been imposed on the Company by any regulatory authority for non-compliance of any law or any matter related to capital market, during the last three years.

Code for prevention of Insider Trading Practices

In compliance of the provisions of SEBI (Prohibition of Insider Trading) Regulations, 2015, the Company has formulated "Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information" and "Code of Conduct to Regulate, Monitor and Report Trading by Insiders".

"Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information" prescribes the framework for fair disclosure of events and occurrences that could impact price discovery in the market for securities of the Company and "Code of Conduct to Regulate, Monitor and Report Trading by Insiders" has been formulated to regulate, monitor and report trading by employees and other connected persons of the Company.

CEO/CFO Certification

The Managing Director have certified to the Board with respect to the financial statements, in controls and other matters as required under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Certificate of Non-Disqualifications of Directors

Pursuant to SEBI Notification dated 9th May, 2018, the Certificate for financial year ended on 31st March, 2023 received from Practicing Company Secretary certifying that none of the directors on Board of the Company have been debarred or disqualified from being appointed by any regulatory authority and all the Directors are eligible to continue as such Director of the Company.

Credit Rating

During the financial year under review, the company has not issued any debt instruments or has not approved any fixed deposit programme or any scheme or proposal involving mobilization of funds where credit rating is required to be taken. Therefore, the company has not taken any credit rating from any Credit Rating Agency.

Shareholders

Disclosure regarding appointment/ re-appointment/ resignation of Directors

Mr. Suresh Kumar Goenka were appointed as an Independent Director w.e.f. 10th February 2022.

Whistle Blower policy of the Company

Section 177 (9) of the Companies Act, 2013 read with Rule 7 of the Companies (Meeting of Board and its Powers) Rules, 2014 mandates the following classes of companies to constitute a vigil mechanism –

- Every listed company;
- Every other company which accepts deposits from the public;
- Every company which has borrowed money from banks and public financial institutions in excess of Rs. 50 crores.

The Company adopted the whistle blower mechanism for directors and employees to report concerns about unethical behavior, actual or suspected fraud, or violation of the company code of conduct and ethics. There has been no change to the whistle blower policy adopted by the Company during financial year 2022-23.

MEANS OF COMMUNICATION

The Quarterly Results of the company were published in 'Financial Express' and 'Jansatta'. Details are as under for the financial year 2022-23:

Sl. No.	Period	News Papers	Date of Publication	Website
1.	Quarter ended on 30th June, 2022	Financial Express(English) and Jansatta (Hindi)	13/08/2022	www.ebl.co.in
2.	Quarter ended on 30th September, 2022	Financial Express(English) and Jansatta (Hindi)	12/11/2022	www.ebl.co.in
3.	Quarter ended on 31st December, 2022	Financial Express(English) and Jansatta (Hindi)	15/02/2023	www.ebl.co.in
4.	Quarter ended on 31st March, 2023	Financial Express(English) and Jansatta (Hindi)	27/05/2023	www.ebl.co.in

Company's Website

The website of the Company, www.ebl.co.in is regularly updated with the financial results, corporate information, shareholding Pattern and other information as specified under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Compliance

Mandatory Requirements

As on 31st March, 2023, the Company has complied with the all applicable mandatory requirements of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Non - Mandatory Requirements

Shareholders' Rights/ Information

Information like financial results, shareholding pattern, press releases and other information etc. are displayed on the Company's website www.ebl.co.in.

Certificate on Corporate Governance

The Company has obtained a Certificate from Practicing Company Secretary of compliance of conditions of corporate governance, as mandated in Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. The certificate is annexed to this Annual Report.

GENERAL INFORMATION FOR SHAREHOLDERS

ANNUAL GENERAL MEETING:

Date and Time : Friday, 29th day of September, 2023 at 12:00 Noon

Venue : Through Video Conferencing

Book Closure Date: Saturday, 23rd September, 2023 to Friday, 29th September, 2023(both days inclusive)

Market Price Data:

High/Low of market price of the Company's shares traded on Bombay Stock Exchange Limited during the financial year 2022-23 is furnished below:

Month	High Price	Low Price	No. of Shares
Apr 22	22.95	20.90	188
May 22	No Data available	No data available	No data available
Jun 22	No Data available	No Data available	No Data available
Jul 22	22.95	20.80	212
Aug 22	21.25	18.95	1188
Sep 22	21.80	20.80	2300

Oct 22	22.85	22.85	100
Nov 22	23.95	23.95	100
Dec 22	26.35	25.10	450
Jan 22	No Data available	No Data available	No Data available
Feb 22	27.65	27.65	50
Mar 23	26.27	26.27	100

The market price data fluctuates during the financial year 2022-23.

Share Transfer system

The Company's shares held in the dematerialized form are electronically traded in the Depository.

As per the SEBI notification dated 08.06.2018 it is required to convert all physical shares into dematerialized. Further it may be noted that as per SEBI notification dated 30.11.2018, the transfer of physical securities was not done with effect from 1st April, 2019. Therefore, the transfer of shares in physical form was not effected during the financial year.

Outstanding ADR's/ GDR's/ Warrant/ Options

The Company has not issued any ADR's or GDR's or Warrants or convertible instruments.

Financial Calendar

Financial Year: 1st April, 2022 to 31st March, 2023.

For the year ended 31stMarch, 2023, financial results were announced on:

First Quarter	12th August, 2022
Second Quarter	11th November, 2022
Third Quarter	14th February, 2023
Fourth Quarter	26thMay, 2023

Listing of Securities: The Securities of the Company are presently listed at BSE Limited. The Address of BSE Limited are BSE Limited, PhirozJeejeebhoy Towers, 25th Floor, Dalal Street, Mumbai-400001.

Stock Code

ISIN: INE706N01017

BSE Code: 507917

Dematerialization: The Company does fulfill the required criteria for dematerialization of its Securities.

Details of Utilization of funds raised

During the financial year 2022-23, no funds has been raised through preferential allotment or qualified institutions placement.

Recommendation of any committee of the Board

During the financial year 2022-23 there was no event / incidence where the Board has not accepted any recommendation of any committee of the Board.

Total Fees paid to the Statutory Auditors

During the financial year under review, the Company has paid Rs. 53,900/- as Audit Fees and Rs. 18,700/- as Certification Charges to M/s. B. K. Shroff & Co., Statutory Auditors of the Company.

Dividend

Keeping in mind the prevailing condition, no dividend has been recommended for the financial year 2022-23.

Listing Fees

The listing fee for the financial year 2022-23 has been paid to BSE.

Shareholders' Issues

The Shareholders may send their queries to the e-mail address - secretarial@chokhani.inand contact@ebl.co.inproactively managed by the Company.

Registrar & Transfer Agent: **M/s Beetal Financial & Computer Services (P) Ltd.**

(Share Transfer and Communications regarding Share Certificates, change of address etc.) Beetal House, 3rd Floor, 99 Madangir, Near Dada Harsukh Das Mandir, New Delhi – 110 062

Market Rates: The share market price of the Company has fluctuated during the financial year 2022-23.

Shareholding Pattern as on 31st March, 2023:

Particulars	No. of Shares Held	%age of Shares Held
1. Promoters (Individual and HUF)	3,35,774	17.89
2. Mutual Funds & UTI	0	0.00
3. Banks, Financial Institution & Insurance Companies & Central Government/State Government	0	0.00
4. Foreign Financial Investors	0	00.00
5. Private Corporate Bodies (Including Promoter group)	7,73,500	41.21
6. Indian Public	7,04,826	37.56
7. NRI/OCBs	0	0.00
8. Any Other (Body Corporates & Individual HUF)	62,700	3.34
Total	18,76,800	100.00

Distribution of Shareholding as on 31st March, 2023:

No. of Shares	No. of Shareholders	No. of Shares	% age to total shares
Up to 5000	2612	679385	36.19
5001 to 10000	5	35400	1.89
10001 to 20000	2	35511	1.89
20001 to 30000	1	21200	1.13
30001 to 40000	0	0	0.00
40001 to 50000	1	50000	2.67
50001 to 100000	0	0	0.00
100001 and above	4	1055304	56.23
Total	**2626**	**1876800**	**100.00**

Plant location:

There is no Plant as on date. Company has diversified its business by entering into trading activity.

Address for Correspondence:

D-3/2 Okhla Industrial Area, Phase–II, New Delhi-110020, Website: www.ebl.co.in, Email-secretarial@chokhani.in, contact@ebl.co.in.

FOR EAST BUILDTECH LIMITED

Sd/-

MadhusudanChokhani

(Managing Director)

[DIN: 00307234]

Place: New Delhi

Date: 23.08.2023

MANAGEMENT DISCUSSION AND ANALYSIS REPORT (EBL)

ECONOMIC OVERVIEW

India has emerged as the fastest-growing major economy in the world and is expected to be one of the top three economic powers in the world over the next 10-15 years, backed by its robust democracy and strong partnerships. Indian economy grew at the rate of 7.2 % in the year 2022-23 showed early signs of growth post various initiatives and reform measures undertaken by the Central Government. The Government has taken measures to boost spending by increasing the Capex allocation towards infrastructure projects by reforms in the budget. The Government is also taking various initiatives to unlock stuck investments in the core and infrastructure projects, revive investments from the private sector by reforming policy environment, improving the ease of doing business and accelerating the project related approvals.

INDUSTRY STRUCTURE AND DEVELOPMENT

The property market is back on the radar as homebuyers are on a shopping spree thanks to limited supply, ample liquidity and rock bottom interest rates. Further with the implementation of Real Estate (Regulation and Development) Act, 2016 it has improved the overall industry in long term and beneficial for all stakeholders of this Industry.

Rental sentiment improved

Even though there has been a noticeable shift towards homeownership, preferences for rental accommodations haven't nosedived post-pandemic. It is now seeing an increasing trend of homebuyers moving out of city Centre towards the suburbs. The reasons for this shift include larger houses at affordable rentals in the suburbs versus the steep rentals in city Centre and improved transportation network.

Government of India is leaving no stone unturned for reviving the economy of the Country. It is either by promoting Make in India, Innovations, development of new start up, self reliant in all sectors especially Defense Sector or promoting export. Indian economy is of now $ 3.2 Trillion and targeting to $ 5 Trillion by the year 2025. It will be fastest growing economy in the World.

FINANCIAL PERFORMANCE WITH RESPECT TO OPERATIONAL PERFORMANCE

The financial statements have been prepared in accordance with the requirements of the Companies Act, 2013 and the applicable accounting standards issued by the ICAI. The management of East Buildtech Limited accepts the integrity and objectivity of these financial statements as well as the various estimates and judgments used therein.

CAUTIONARY STATEMENT

Certain Statements made in this report relating to Company's objectives, outlook, future plans etc. may constitute "forward looking statement" within the meaning of applicable laws and regulations. Actual performance may differ from such estimates, whether express or implied. Important factors that could make a difference to the Company's operations; include Government Regulations, Tax regimes, Economic developments and other allied factors.

CERTIFICATE ON CORPORATE GOVERNANCE COMPLIANCE

To,

The Members,

East Buildtech Limited

We have examined the compliance of conditions of Corporate Governance by M/s. East Buildtech Limited (the "Company"), for the year ended March 31, 2023 as stipulated in Chapter IV and Schedule V of the Securities & Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time ("Listing Regulation"), as applicable.

The Compliance of conditions of Corporate Governance is the responsibility of the Management. This responsibility includes the design, implementation and maintenance of internal control and procedures to ensure compliance with the conditions of the Corporate Governance stipulated in the Listing Regulations.

Our examination is limited to procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion and to the best of our information and according to the explanations given to us and the representation made by the management, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in the said Clause of the above mentioned Listing Regulations .

We further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For SSPK & Co.
Company Secretaries

(peer reviewed firm - Cert No. 2882/2023)

Sanjeev Pandey
Partner
Mem No.: F10272
COP No.: 17237

Date: 23.08.2023
Place: Delhi

UDIN: F010272E000842609

CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS
(pursuant to Regulation 34(3) and Schedule V Para C clause (10)(i) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,

The Members of
EAST BUILDTECH LIMITED
D-3/2 Okhla Industrial Area, Phase-II,
New Delhi -110020

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of Lords East Buildtech Limited having CIN L74999DL1984PLC018610 and having registered office at D-3/2 Okhla Industrial Area, Phase-II, New Delhi -110020 (hereinafter referred to as 'the Company'), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In my opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in) as considered necessary and explanations furnished to us by the Company & its officers, We hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ending on 31st March, 2023 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs, or any such other Statutory Authority.

Sr. No.	Name of Director	DIN	Date of appointment in Company
1.	Madhusudan Chokhani	00307234	30/03/1999
2.	Madhusudan Agarwal	00338537	16/03/2017
3.	Lakshmi Devi Chokhani	01060489	30/03/2015
4.	Sureshkumar Goenka	01137986	10/02/2022

Ensuring the eligibility for the appointment / continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For SSPK & CO.
Company Secretaries
(peer reviewed firm - Cert No. 2882/2023)

Sanjeev Pandey
(Partner)
Membership no.: F 10272
COP no.: 17237
UDIN- F010272E000842499

Place: Delhi
Date: 23.08.2023

COMPLIANCE CERTIFICATE FURNISHED BY MANAGING DIRECTOR OF THE COMPANY:

The following compliance certificate have been furnished by Managing Director of the Company for the year ended on 31st March, 2023 :

A. We have reviewed financial statements and the cash flow statements for the year and that to the best of our knowledge and belief :

(1) these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;

(2) these statements together present a true and fair view of the listed entity's affairs and are in compliance with existing accounting standards, applicable laws and regulations.

B. We are, to the best of our knowledge and belief, no transactions entered into by the listed entity during the quarter which are fraudulent, illegal or violative of the listed entity's code of conduct.

C. We have accepted responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of the listed entity pertaining to financial reporting and we have disclosed to the auditors and the audit committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps we have taken or propose to take to rectify these deficiencies.

D. We have indicated to the auditors and the Audit committee:

(1) significant changes, if any, in internal control over financial reporting during the quarter;

(2) significant changes, if any, in accounting policies during the quarter and that the same have been disclosed in the notes to the financial statements; and

(3) Instances of significant fraud of which we have become aware and the involvement therein, if any, of the management or an employee having a significant role in the listed entity's internal control system over financial reporting.

Sd/-

Mr. Madhusudan Chokhani

(Managing Director)

DIN: 00307234

Dated: 23.08.2023

INDEPENDENT AUDITOR'S REPORT
To

The Members of

EAST BUILDTECH LIMITED

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying financial statements of **EAST BUILDTECH LIMITED** ("the Company"), which comprise the balance sheet as at 31st March 2023, and the statement of Profit and Loss, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the 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, 2023, and profit/loss, changes in equity and its cash flows 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 there under, 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.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

1. Company deals in real estate business. Inventory of Commercial space is appearing since a considerable period, due to slow down. Our audit procedures consisted of evaluating whether any change was required to management's position on these uncertainties and the likelihood of recoverability.

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

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, but does not include the standalone financial statements and our auditor's report thereon. The Board's Report including Annexures to Board's Report is expected to be made available to us after the date of this auditor's report.

Our opinion on the standalone 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 standalone financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

When we read the Board's report including annexures to Board's Report, If, we conclude that there is a material misstatement of this other information; we are required to communicate the matter to those charged with governance.

Responsibilities of Management and Those Charged With Governance for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows 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 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.

Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "Annexure A" statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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, Statement of Changes in Equity and the Cash Flow Statement 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) Rules, 2014.

e) On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 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".

g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:
In our opinion and to the best of our information and according to the explanations given to us, during the year, the Company has not paid/provided any remuneration to its directors.

h) 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:

(a) The Company does not have any pending litigations as on 31st March, 2023.

(b) The Company has made provision as required under the applicable law or accounting standards for material foreseeable losses, if any on long-term contracts including derivative contracts.

(c) There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

(d) Omitted.

(e) (i) The management has represented that, to the best of their 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

(ii) The management has represented, that, to the best of their 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.

(iii) Based on such audit procedures that we have 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 (i) and (ii) contain any material mis-statement.

f) In our opinion and based on the information and explanation provided to us, no dividend has been declared or paid during the year by the company.

g) Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company with effect from April 1, 2023, and accordingly,

reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

For B.K. SHROFF & CO.
Chartered Accountants
Firm's Registration No:-302166E

Place: New Delhi
Date: 26.05.2023
UDIN: 23090378BGXOGK5987

(KAVITA NANGIA)

Partner
Membership No.:-090378

Annexure A referred to in paragraph (1) under the heading of "Report on Other Legal and Regulatory requirements" of our report of even date

(i) (a)(A)	The company has maintained proper records showing full particulars including quantitative details and situation of property, plant and equipments.
(i) (a) (B)	The company does not have any intangible assets and hence provisions of clause (i) (a) (B) of the order are not applicable to the company.
(i) (b)	All the property, plant and equipments have been physically verified by the management according to a regular program, which, in our opinion, is reasonable having regard to the size of the company and the nature of its assets. No material discrepancies with respect to book records were noticed on such verification. Discrepancies noticed have been properly dealt with in the books of account.
(i) (c)	The title deeds of immovable properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee) disclosed in the financial statements are held in the name of the company.
(i) (d)	During the year, the company has not revalued its property, plant and equipments (including right to use assets) or intangible assets or both and hence provisions of clause (i) (d) are not applicable to the company
(i) (e)	According to the information and explanation given to us and the records maintaining by the company no proceedings have been initiated or are pending against the company for holding .any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made there under
(ii) (a)	Physical verification of inventory (except material in transit or lying with third party) has been conducted by the management at reasonable intervals. In our opinion, the frequency of verification is reasonable. Discrepancies of 10% or more in the aggregate for each class of inventory with respect to book records were not noticed on such verification. Discrepancies noticed have been properly dealt with in the books of account.
(ii) (b)	During any point of time of the year, the company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets and hence provisions of clause (ii) (b) of the order are not applicable to the company.
(iii)	The company has not granted any loans or advances in the nature of loans either repayable on demand or specifying any terms or period of repayment and hence provisions of clause (iii) (a) to (f) of the order are not applicable to the company.
(iv)	In our opinion and according to the information and explanations given to us, no loans, investments, guarantees and security covered under section 185 and 186 of the Companies Act, 2013 has been given by the company, and as such clause (iv) of the order are not applicable to the company.

(v)	According to the information and explanation given to us, the company has not accepted any deposit or amounts which are deemed to be deposits from the public. Therefore, the provisions of clause (v) of the order are not applicable to the company.
(vi)	The Central Government has not specified maintenance of cost records under sub section (1) of Section 148 of the Companies Act, 2013 in respect of products dealt with by the company. Accordingly clause (vi) of the order are not applicable to the company.
(vii) (a)	The company is generally regular in depositing with the appropriate authorities undisputed statutory dues including goods and services tax, provident fund, employees state insurance, income tax, sales tax, service tax, duty of custom, duty of excise, value added tax, cess and any other statutory dues applicable to it. According to the information and explanations given to us, no undisputed amounts payable in respect thereof were outstanding as at 31st March, 2023 for a period of more than six months from the date they became payable.
(vii) (b)	According to the records of the company, there are no dues referred to in sub clause (a) which have not been deposited on account of any dispute.
(viii)	According to the information and explanations provided to us, there were no transactions which were not recorded in the books of account and have been surrendered or disclosed as income, during the year, in the tax assessments under the Income Tax Act, 1961.
(ix) (a)	In our opinion and according to the information and explanations given to us, the company has not defaulted in repayment of loans or borrowings or in the payment of interest thereon to any lender.
(ix) (b)	According to the records of the company and information or explanation given to us, the company is not a declared willful defaulter by any bank or financial institution or other lender.
(ix) (c)	According to the records of the company and information and explanation given to us term loans received during the year have been applied for the purpose for when they were obtained. .
(ix) (d)	According to the records of the company & information & explanation given to us no short term loans have been raised during the year, Accordingly clause (ix) (d) of the order are not applicable to the company.
(ix) (e)	According to the records of the company and information and explanation given to us, the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint venture.
(ix) (f)	According to the records of the company and information and explanation given to us the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

(x) (a)	In our opinion, no moneys have been raised by way of initial public offer or further public offer (including debt instruments) and accordingly clause (xi) (a) of the order is not applicable to the company.
(x) (b)	According to the records of the company and information and explanation given to us, during the year the company has not made any preferential allotment or private placement of shares or fully, partially or optionally convertible debentures.
(xi) (a)	According to the information and explanations given to us, no fraud by the company or on the company by its officers or employees has been noticed or reported during the year
(xi) (b)	No report filed under sub-section (12) of section 143 of the Companies Act in form ADT-4 as prescribed under rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government during the year and upto date of audit.
(xi) (c)	According to the records of the company and information and explanation given to us, no whistle blower complaints have been received by the company during the year.
(xii)	According to the records of the company and information and explanation given to us, the company is not a Nidhi Company hence provisions of clause (xii) of the order are not applicable to the company.
(xiii)	In our opinion and according to the information & explanation given to us, all transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the financial statements etc. as required by the applicable accounting standards.
(xiv) (a)	According to the information and explanations given to us, in our opinion the company has an internal audit system commensurate with the size and nature of its business.
(xiv) (b)	We have considered the reports of internal auditors for the period under audit, in determining the nature, timing and extent of our audit procedures. According to information & explanation given to us, during the year.
(xv)	The company has not entered into any non cash transactions with directors or persons connected with him.
(xvi) (a)	The Company is not required to be registered under section 45-1A of the Reserve Bank of India Act, 1934. Hence reporting under clause (xvi) a, b, c of the order is not applicable.
(xvi) (b)	According to the records of the company & information & explanation given to us, the group has only one CIC.
(xvii)	The company has not incurred cash losses during the financial year under audit and in the immediately preceding financial year.
(xviii)	During the year there has been no resignation of the statutory auditors of the company and hence provisions of clause (xviii) of the order are not applicable to the company.

(xix)	On the basis of the financial ratio, ageing and expected date of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, the auditors knowledge of the Board of Directors and management plans we are of the opinion that no material/ material uncertainty exists as on the date of audit report that the company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.
(xx) (a)	According to the records of the company and information and explanations given to us, provision of section 135 of the Companies Act, are not applicable to the company.
(xxi)	There are no subsidiaries accordingly provision of clause (xxi) of the Companies (Auditors' Report) order (CARO) are not applicable to the company.

For B. K. Shroff & Co.,

Chartered Accountants

Firm Reg. No. : 302166E

(KAVITA NANGIA)

Partner

Membership Number: 090378

Place: New Delhi

Date: 26.05.2023

UDIN: **23090378BGXOGK5987**

Annexure A referred to in paragraph (1) under the heading of "Report on Other Legal and Regulatory Annexure B to the Auditor's Report

Report on the Internal Financial Controls 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 East Buildtech Limited ("the Company") as of March 31, 2023 in conjunction with our audit of the IND AS 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 (the "Guidance Note") issued by the Institute of Chartered Accountants of India (ICAI)". These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of 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 Act.

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 and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, 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 ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls 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 judgement, 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 my /our audit opinion on the Company's internal financial controls system over financial reporting.

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:

a) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company;

b) 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

c) Provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls 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, 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 2023, 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 issued by the ICAI”.

For B.K. Shroff & Co.

Chartered Accountants

Reg. No. : 302166E

(KAVITA NANGIA)

Partner

Membership Number: 090378

Place: New Delhi

Date: 26.05.2023

UDIN: **23090378BGXOGK5987**

EAST BUILDTECH LIMITED

CIN: L74999DL1984PLC018610

BALANCE SHEET AS AT 31ST MARCH 2023

	Particulars	Note No.	As at 31.03.2023	As at 31.03.2022
			Amount in Lacs	
	ASSETS			
I	**NON CURRENT ASSETS**			
1	Property, Plant and Equipments	4	0.38	0.38
2	Other Non Current Assets	5	0.18	0.18
3	Deferred Tax Assets (net)	6	13.26	14.57
	Total Non-Current Assets		**13.82**	**15.13**
II	**CURRENT ASSETS**			
1	Inventories	7	666.25	666.25
2	Financial Assets			
	Trade receivables	8	8.09	38.17
	Cash and cash equivalents	9 (a)	4.49	3.04
	Bank Balance other than Cash & Cash Equivalent	9 (b)	5.38	-
3	Current Tax Assets (Net)	10	13.75	14.16
4	Other Current Assets	11	2.20	2.93
	Total Current Assets		**700.17**	**724.55**
	Total Assets		**713.99**	**739.68**
	EQUITY AND LIABILITIES			
I	**Equity**			
1	Equity Share Capital	12	190.76	190.76
2	Other Equity		449.81	445.56
	Total Equity		**640.57**	**636.32**
II	**NON-CURRENT LIABILITIES**			
1	Financial liabilities			
2	Provisions	13	-	0.07
	Total Non-Current Liabilities		**-**	**0.07**
III	**CURRENT LIABILITIES**			
1	Financial Liabilities			
	Borrowings	14	65.00	71.88
	Trade Payables			
	(a) Total outstanding dues of Micro and Small Enterprises	15	-	-
	(b) Total outstanding dues of other than Micro and Small Enterprises		-	-
	Other Current Financial Liabilities	16	6.21	9.07
2	Provisions	17	-	12.42
3	Other Current Liabilities	18	2.21	9.92
	Total Current Liabilities		**73.42**	**103.29**
	Total Equity and Liabilities		**713.99**	**739.68**

See Accompanying Notes to the Financial Statements

As per our report of even date annexed
For B.K.SHROFF & CO.,
Chartered Accountants
Reg. No. 302166E

For and on behalf of the Board of Directors of East Buildtech Ltd.

Kavita Nangia
Partner
Membership No. 90378
Place: New Delhi
Date : 26/05/2023

Madhusudan Chokhani
Managing Director
DIN : 00307234

Suresh Kumar Goenka
Director
DIN : 01137986

EAST BUILDTECH LIMITED

CIN : L74999DL1984PLC018610

STATEMENT OF PROFIT & LOSS

FOR THE YEAR ENDED 31ST MARCH 2023

Particulars	Note No.	For the Year 01.04.2022 to 31.03.2023	For the Year 01.04.2021 to 31.03.2022
		Amount in Lacs	
I REVENUE			
Revenue from Operations	19	45.20	59.72
Other Income	20	0.30	0.04
		45.50	**59.76**
II EXPENSES			
Purchases of Stock-in-Trade	21	6.01	21.33
Employee Benefits Expense	22	3.27	2.38
Finance Costs	23	7.79	5.77
Depreciation & Amortization Expenses	24	-	0.01
Other Expenses	25	23.69	27.27
TOTAL EXPENSES		**40.75**	**56.76**
III PROFIT/(LOSS) BEFORE EXCEPTIONAL ITEM AND TAX		**4.75**	**3.00**
IV EXCEPTIONAL ITEM		-	-
V PROFIT/(LOSS) BEFORE EXCEPTIONAL ITEM AND TAX		**4.75**	**3.00**
VI TAX EXPENSE			
Current Tax		0.74	0.47
Earlier Year Taxes		(0.80)	(0.31)
MAT Credit Entitlement		(0.74)	0.34
Deferred Tax		1.31	0.80
VII PROFIT/(LOSS) AFTER TAX		**4.24**	**1.70**
VIII OTHER COMPREHENSIVE INCOME			
Items that will not be reclassified to profit & loss		-	0.02
Income Tax relating to above		-	(0.01)
		-	**0.01**
IX TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		**4.24**	**1.71**
X EARNING PER SHARE			
Basic and Diluted (Rs)	26	0.23	0.09

As per our report of even date annexed
For B.K.SHROFF & CO.,
Chartered Accountants
Reg. No. 302166E

For and on behalf of the Board of Directors of East Buildtech Ltd.

Kavita Nangia	**Madhusudan Chokhani**	**Suresh Kumar Goenka**
Partner	**Managing Director**	**Director**
Membership No. 90378	**DIN : 00307234**	**DIN : 01137986**
Place: New Delhi		
Date : 26/05/2023		

OTHER EQUITY **Amount in Lacs**

Particulars	Equity Share Capital	Other Equity				Total equity attributable to equity holders of the company
		Reserves and surplus		Items of other comprehensive income	Total Other Equity	
		Securities Premium	Retained Earnings	Remeasurements of the net defined benefit plans		
Balance as of 01.04.2021	190.76	-	443.47	0.38	443.84	634.60
Profit/Loss for the period	-	-	1.70	-	1.70	1.70
Other comprehensive Income/(Expenses)	-			0.01	0.01	0.01
Balance as of 31.03.2022	**190.76**	**-**	**445.17**	**0.39**	**445.56**	**636.32**
Balance as of 01.04.2022	190.76	-	445.17	0.39	445.56	636.32
Profit/Loss for the period	-		4.24	-	4.24	4.24
Other comprehensive Income/(Expenses)	-			-	-	-
Balance as of 31.03.2023	**190.76**	**-**	**449.42**	**0.39**	**449.81**	**640.57**

East Buildtech Limited

CIN L74999DL1984PLC018610

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2023

Amount in Lacs

Particulars	For the Year 01.04.2022 to 31.03.2023	For the Year 01.04.2021 to 31.03.2022
Cash Flow From Operating Activities		
Net Profit before exceptional items and tax	4.75	3.00
Adjustments for:-		
Depreciation and amortisation	-	0.01
Dividend / Interest Income	(0.23)	-
Profit/(Loss) on sale of Fixed Assets	-	-
Interest paid	7.76	5.75
Acturial Gain/Loss classified as Other Comprehensive Incor	-	0.02
Operating profit /(loss) before working capital changes	**12.28**	**8.79**
Adjustment for (increase)/decrease in operating assets		
Trade and Other receivables	30.80	(39.04)
Inventories	-	-
Trade Payables & other liabilities	(23.05)	7.06
Cash Generated From operations	**20.04**	**(23.19)**
Direct Tax paid	0.41	(1.72)
Net income tax(paid)/refunds	0.80	(0.49)
Net Cash Flow From /(used in) operating activities(A)	**21.25**	**(25.40)**
Cash Flow From Investing Activities		
Purchase/Sale of fixed assets	-	-
Bank Balance other than cash and cash equivalents	(5.38)	-
Dividend / Interest received	0.23	-
Net Cash Flow From/(used in) Investing Activities(B)	**(5.16)**	**-**
Cash flow From Financing Activities		
(Repayment)/Proceeds from current borrowings	-	-
(Repayment)/Proceeds from non current borrowings	(6.88)	26.38
Interest paid	(7.76)	(5.75)
Net Cash Flow from /(used in) Financing Activities (C)	**(14.64)**	**20.63**
Net Increase /(decrease) in Cash and Cash Equivalents (A+B+C)	1.45	(4.77)
Cash and cash equivalents at the beginning of the year	3.04	7.81
Cash and cash equivalents at the end of the year	**4.49**	**3.04**
Notes: Figures in bracket represent cash outflow.		

As per Our Report of Even Date Annexed

For and on behalf of the Board of Directors of East Buildtech Ltd.

For B.K.SHROFF & CO.,
Chartered Accountants
Firm Reg. No. 302166E

	Madhusudan Chokhani	**Suresh Kumar Goenka**
	Managing Director	**Director**
Kavita Nangia	**DIN : 00307234**	**DIN : 01137986**
Partner		
Membership No. 90378		
Place: New Delhi		
Date : 26/05/2023		

1 Company Overview

East Buildtech Limited is a public limited company incorporated in India and has its registered office in New Delhi, India. The main business of the Company is to acquire land and to erect and construct houses, flats, shops, offices, stores, apartments, buildings etc. and Infrastructure Development.

2 Significant Accounting Policies

2.1 Basis of Preparation of financial statements

Compliance with Ind AS

Ministry of Corporate Affairs notified roadmap to implement Indian Accounting Standards [Ind AS] notified under the companies (Indian Accounting Standard)Rules, 2015 as amended by the Companies(Indian Accounting Standards)(Ammendment) Rules, 2016. As per the said road map, the company is required to apply Ind AS starting from financial year begining on or after 1st April, 2017. Accordingly, the financial statements of the Company have been prepared in accordance with the Ind AS.

The Standalone Financial Statements have been prepared on the historical cost basis except for certain financial instruments measured at fair values at the end of each reporting period, as explained in the accounting policies.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique.

Reporting Presentation Currency

All amounts in the standalone financial statements and notes thereon have been presented in Indian Rupees (INR) (reporting and primary functional currency of the company) and rounded off to the nearest lakh with two decimals, unless otherwise stated.

2.2 Classification of Assets and Liabilities

All assets and liabilities are classified as current or non-current as per the Company's normal operating cycle and other criteria set out in Ind-AS 1 notified under the Companies (Indian Accounting Standards) Rules,2015. Based on the nature of products and the time between the acquisition of assets for processing and their realization in cash and cash equivalents, twelve months has been considered by the Company for the purpose of current/ non-current classification of assets and liabilities. However certain liabilities such as trade payables and some accruals for employee and other operating costs are part of the working capital used in the Company's normal operating cycle, accordingly classified as current liabilities even if they are due to be settled more than twelve months after the reporting period.

2.3 Property, Plant and Equipment

The cost of property, plant and equipment comprises its purchase price net of any trade discounts and rebates, any import duties and other taxes (other than those subsequently recoverable from the tax authorities), any directly attributable expenditure on making the asset ready for its intended use, including relevant borrowing costs for qualifying assets and any expected costs of decommissioning. Expenditure incurred after the property, plant and equipment have been put into operation, such as repairs and maintenance, are charged to the Statement of Profit and Loss in the period in which the costs are incurred. Major shut-down and overhaul expenditure is capitalised as the activities undertaken improves the economic benefits expected to arise from the asset.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognized in Statement of Profit and Loss.

Depreciation on the property, plant and equipment is provided over the useful life of assets as specified in schedule II to the Companies Act, 2013.
Property, plant and equipments which are, acquired /capitalised/ disposed off during the year is provided on pro-rata basis with reference to the date of addition/capitalization/ disposal. Individual assets costing less than Rs.5,000/- are fully depreciated in the year of purchase. Lease hold land is amortized over the period of lease.

Transition to Ind AS
On transition to Ind AS, the Company has elected to continue with the carrying value of all of its property, plant and equipment recognised as at 1 April 2016 measured as per the previous GAAP and use that carrying value as the deemed cost of the property, plant and equipment.

2.4 Revenue Recognition

Rvenue 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, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

Rendering of services

Revenue from sale of services is recognised as per terms of the contract with customers when the outcome of the transactions involving rendering of services can be estimated reliably.

Interest income from deposits and others is recognized on accrual basis. Dividend income is recognized when the right to receive the dividend is unconditionally established. Profit/loss on sale/redemption of investments is recognized on the date of transaction of sale/redemption and is computed with reference to the original cost of the investment sold.

Insurance claims are recognized in the books only after certainity of its realization.

2.5 Leases

Finance leases that transfer substantially all of the risks and benefits incidental to ownership of the leased item, are capitalised at the commencement of the lease at the fair value of the leased property or if lower at the present value of the minimum lease payments. Lease opayments are apportioned between finance charges and a reduction in the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised in finance costs in the statement of profit and loss.

A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the Company will obtain owenership by the end of the lease term, the asset is depreciated over shorter of the estimated useful life of the asset and the lease term.

Assets acquired on lease where a significant portion of the risks and rewards of ownership are retained by lessor are classified as operating leases. Lease rentals are charges to the statement of profit and loss on straight line basis.

2.6 Borrowing Costs

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale. Transaction cost in respect of long-term borrowings are amortised over the tenure of respective loans using effective interest method. All other borrowing costs are recognised in the statement of profit and loss in the period in which they are incurred. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

2.7 Employee Benefits

(i) Short Term Employee Benefits

All employee benefits payable within twelve months of rendering the service are classified as short term employee benefits. Benefits such as salaries, wages etc. and the expected cost of bonus, exgratia, incentives are recognized in the period during which the employee renders the related service.

(ii) Post-Employment Benefits

(a) **Defined Contribution Plans**

State Government Provident Fund Scheme is a defined contribution plan. The contribution paid/payable under the scheme is recognized in the profit & loss account during the period during which the employee renders the related service.

(b) **Defined Benefit Plans**

The present value of obligation under defined benefit plan is determined based on actuarial valuation under the projected unit credit method which recognizes each period of service as giving rise to additional unit of employees benefits entitlement and measures each unit separately to build up the final obligation.

(c) Remeasurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and the return on plan assets (excluding interest), is reflected in the balance sheet with a charge or credit recognised in other comprehensive income in the period in which they occur. Past service cost is recognised in the statement of profit and loss in the period of plan amendment.

Net Interest is calculated by applying the discount rate to the net defined benefit liability or asset.

The Company recognizes the following changes in the net defined benefit obligation under employee benefit expenses in the statement of profit and loss.

- Service costs comprising current Service costs, past Service costs, gain and losses on curtailments and non-routine settlements

-Net interest expense or income

Long term employee benefit

Compensated absenses which are not expected to occur whithin twelve months after the end of the period in which the employee renders the related services are recognised as a liability at the present value of the defined benefit obligation at the balance sheet date.

Termination benefits

Termination benefits are recognised as anexpenses in the period in which they are incurred.

2.8 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

Current tax is the amount of tax payable based on the taxable profit for the year as determined in accordance with the applicable tax rates and the provisions of the Income Tax Act, 1961 and other applicable tax laws in the countries where the Company operates and generates taxable income.

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax. Accordingly, MAT is recognised as an asset in the Balance Sheet when it is highly probable that future economic benefit associated with it will flow to the Company.

Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit. In addition, deferred tax liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax asset against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Current and deferred tax for the period

Current and deferred tax are recognised in profit or loss, except when they are relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

2.9 Impairment of Property, plant and equipment and intangible assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. Where a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in the Statement of Profit and Loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Any reversal of the previously recognised impairment loss is limited to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined if no impairment loss had previously been recognised.

2.10 Inventories

Inventories are valued at the lower of cost determined on FIFO basis and net realisable value. Costs incurred in bringing each product to its present location and condition is accounted for as follows:-

a) Raw material, packing material, construction material, stores & spares:
Cost includes cost of purchases and other costs incurred in bringing the inventories to their present location and condition. Cost is determined on weighted average basis.

b) Finished goods and work in progress:
Cost includes cost of purchases and other costs incurred in bringing the inventories to their present location and condition. Cost is determined on weighted average basis.

c) Traded goods:
Cost includes cost of purchases and other costs incurred in bringing the inventories to their present location and condition. Cost is determined on weighted average basis.

d) Wastage and rejections are valued at estimated realisable values.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

2.11 Provisions.

Provisions are recognised when the company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

Provisions in the nature of long term are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value is a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

2.12 Investment in subsidiaries, associates and joint ventures

Investment in subsidiaries, associates and joint ventures are shown at cost. On disposal of investment, the difference between the net disposal proceeds and the carrying amount is charged or credited to the Statement of Profit and Loss.

2.13 Borrowings.

Borrowings are recognized initially at fair value, less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortized cost with any difference between cost and redemption value being recognized in the statement of profit or loss over the period of the borrowings using the effective interest method.

2.14 Cash and Cash Equivalents

Cash and cash equivalents comprise cash at bank and in hand, short-term deposits and highly liquid investments with an original maturity of three months or less which are readily convertible in cash and subject to insignificant risk of change in value.

2.15 Earnings Per Share

Earnings per share is calculated by dividing the net profit for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

2.16 Contingent Liability and Contingent Assets

A contingent liability is a possible obligation that arises from a past event, with the resolution of the contingency dependent on uncertain future events, or a present obligation where no outflow is probable. Major contingent liabilities are disclosed in the financial statements unless the possibility of an outflow of economic resources is remote. Contingent assets are not recognized in the financial statements but disclosed, where an inflow of economic benefit is probable.

2.17 Trade Receivables

Trade receivables are amounts due from customers for goods sold in the ordinary course of business. If collection is expected to be collected within a period of 12 months or less from the reporting date, they are classified as current assets otherwise as non-current assets.

2.18 Investments and other financial assets

Financial assets are initially measured on trade date at fair value, plus transaction costs. All recognised financial assets are subsequently measured in their entirety at either amortized cost or at fair value.

(a) Classification

The Investments and other financial assets has been classified as per Company's business model for managing the financial assets and the contractual terms of the cash flows.

(b) Measurement

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in debt instruments, this will depend on the business model in which the investment is held. For investments in equity instruments, this will depend on whether the Company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income.

b.1 Debt Instruments

Subsequent measurement of debt instruments depends on the Company's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Company's classifies its debt instruments:

Amortised Cost:
Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method.

Fair value through other comprehensive income (FVOCI):
Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.

Fair value through profit or loss:
Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss is recognised in profit or loss and presented net in the statement of profit and loss within other gains/(losses) in the period in which it arises.

b.2 Equity instruments

The Company subsequently measures all equity investments at fair value. Where the Company's management has elected to present fair value gains and losses on equity investments in other comprehensive income, there is no subsequent reclassification of fair value gains and losses to profit or loss. Dividends from such investments are recognised in profit or loss as other income when the Company's right to receive payments is established.

(c) Impairment of financial assets

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk.
For trade receivables, the company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(d) Derecognition of financial assets

A financial asset is derecognised only when
- The Company has transferred the rights to receive cash flows from the financial asset or
- retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

(e) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the Financial Statements when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously.

(f) Income recognition

Interest Income

Interest income from debt instruments is recognised using the effective interest rate method. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of a financial asset. When calculating the effective interest rate, the Company estimates the expected cash flows by considering all the contractual terms of the financial instrument but does not consider the expected credit losses.

3 Use of Estimates

The preparation of financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected. In particular, information about significant areas of estimation, uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements is included in the following notes:

3.1 Property, Plant and Equipments

Property, Plant and Equipments represent a significant proportion of the asset base of the company. The management of the Company makes assumptions about the estimated useful lives, depreciation methods or residual values of items of property, plant and equipment, based on past experience and information currently available. In addition, the management assesses annually whether any indications of impairment of intangible assets and tangible assets. The management of the Company believe that on balance sheet date no impairment indications were existing.

3.2 Trade Receivables

Furthermore, the management believe that the net carrying amount of trade receivables is recoverable based on their past experience in the market and their assessment of the credit worthiness of debtors at balance sheet date. Such estimates are inherently imprecise and there may be additional information about one or more debtors that the management are not aware of, which could significantly affect their estimations.

3.3 Defined Benefit Plans

The provisions for defined benefit plans have been calculated by a actuarial expert. The basic assumptions are related to the mortality, discount rate and expected developments with regards to the salaries. The discount rate have been determined by reference to market yields at the end of the reporting period based on the expected duration of the obligation. The future salary increases have been estimated by using the expected inflation plus an additional mark-up based on historical experience and management expectations.

3.4 Taxes

Deferred tax assets are recognized for unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilized. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits.

3.5 Provisions and liabilities

Provisions and liabilities are recognized in the period when it becomes probable that there will be a future outflow of funds resulting from past operations or events that can reasonably be estimated. The timing of recognition requires application of judgement to existing facts and circumstances which may be subject to change. The amounts are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

3.6 Contingencies

In the normal course of business, contingent liabilities may arise from litigation and other claims against the Company. Potential liabilities that are possible but not probable of crystalising or are very difficult to quantify reliably are treated as contingent liabilities. Such liabilities are disclosed in the notes but are not recognized.

4 PROPERTY, PLANT and EQUIPMENTS

Amount in Lacs

Particulars	Furniture & Fixtures	Vehicle	Office equipment	Total
Gross Carrying Value as on 01.04.2021	1.04		7.79	**8.83**
Addition	-	-	-	**-**
Deletions	-		-	**-**
Gross Carrying Value as on 31.03.2022	**1.04**	**-**	**7.79**	**8.83**
Accumulated Depreciation as on 01.04.2021	0.99		7.44	**8.43**
Depreciation for the period	-		0.01	**0.01**
Deductions/Adjsutments	**-**		-	
Accumulated Depreciation as on 31.03.2022	**0.99**	**-**	**7.45**	**8.45**
Carrying Value as on 31.03.2022	**0.04**	**-**	**0.34**	**0.38**
Gross Carrying Value as on 01.04.2022	1.04	-	7.79	**8.83**
Addition	-	-	-	**-**
Deletions	-	-	-	**-**
Gross Carrying Value as on 31.03.2023	**1.04**	**-**	**7.79**	**8.83**
Accumulated Depreciation as on 01.04.2022	0.99	-	7.45	**8.45**
Depreciation for the period	-		-	**-**
Deductions/Adjsutments	-		-	**-**
Accumulated Depreciation as on 31.03.2023	**0.99**	**-**	**7.45**	**8.45**
Carrying Value as on 31.03.2023	**0.04**	**-**	**0.34**	**0.38**

5 OTHER NON CURRENT ASSETS

Particulars	Amount in Lacs	
	As at 31.03.2023	As at 31.03.2022
(Unsecured-considered good)		
Security Deposits	0.18	0.18
Total	**0.18**	**0.18**

6 DEFERRED TAX ASSETS

Particulars		Amount in Lacs		
		As at 31.03.2023	Tax effect for the Year	As at 31.03.2022
Deferred Tax Assets				
Property, Plant and Equipments		0.03	(0.02)	0.05
Others				
(i) Gratuity		-	(2.57)	2.57
(ii) Leave Salary		-	(0.67)	0.67
Unabsorbed losses carried forward		13.24	1.95	11.29
	A	**13.26**	**(1.31)**	**14.57**
Deferred Tax Liability				
	B	-	-	-
Net Deferred Tax Assets/(Liability)	**A+B**	**13.26**	**(1.31)**	**14.57**

7 INVENTORIES (As taken, valued and certified by the management)

Particulars	Amount in Lacs	
	As at 31.03.2023	As at 31.03.2022
Finished goods- Commercial Space (Valued at Cost or Net realisation value which ever is less)*	666.25	666.25
Total	**666.25**	**666.25**

8 TRADE RECEIVABLES

Particulars	Amount in Lacs	
	As at 31.03.2023	As at 31.03.2022
Considered good-Secured	-	-
Considered good-Unsecured	8.19	38.26
Less : Allowance for doubtful trade receivables	-	-
Which have significant increase in Credit Risk	-	-
Credit Impaired	-	-
Less: Allowance for Credit Loss	(0.10)	(0.10)
Total	**8.09**	**38.17**

Certain debit balances of sundry debtors are subject to confirmation and reconciliation.Difference , if any, shall be accounted for on such reconciliation.

The Company follows 'simplified approach' for recognition of expected credit loss allowance on trade receivable.Under the simplifies approach, the Company does not track changes in credir risk.Rather, it recognizes expected credit loss allowance based on lifetime ECLs at each reporting date, right from initial recognition.

Credit risk is managed through credit approvals, establishing credit limits , continuous monitoring of creditworthiness of customers to which the company grants credit terms in the normal course of business.The Company also assesses the financial reliability of customers taking into account the financial condition, current economic trends and historical bad debts and ageing of accounts receivable.

COVID-19: The Company do not envisage any financial difficulties resulting in additional credit risks higher than usual credit terms due to COVID-19 outbreak.

Trade Receivables ageing schedule as at 31st March 2023

Particulars	Outstanding for following periods from due date of Payment						
	Not Due	Less than 6months	6 months-1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed trade Receivables - considered good	-	2.61	1.71	3.87	-	-	8.19
(ii) Undisputed trade Receivables - considered doubtful	-	-	-	-	-	-	-
(i) Disputed trade Receivables - considered good	-	-	-	-	-	-	-
(ii) Disputed trade Receivables - considered doubtful	-	-	-	-	-	-	-
	-	**2.61**	**1.71**	**3.87**	-	-	**8.19**
Less: Allowance for doubtful trade receivables	-	-	-	-	-	-	(0.10)
Total :-	-	**2.61**	**1.71**	**3.87**	-	-	**8.09**

Trade Receivables ageing schedule as at 31st March 2022

Particulars	Outstanding for following periods from due date of Payment						
	Not Due	Less than 6months	6 months-1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed trade Receivables - considered good	-	36.27	1.99	-	-	-	38.26
(ii) Undisputed trade Receivables - considered doubtful	-	-	-	-	-	-	-
(i) Disputed trade Receivables -	-	-	-	-	-	-	-
(ii) Disputed trade Receivables -	-	-	-	-	-	-	-
	-	**36.27**	**1.99**	-	-	-	**38.26**
Less: Allowance for doubtful trade receivables	-	-	-	-	-	-	(0.10)
Total :-	-	**36.27**	**1.99**	-	-	-	**38.17**

9 (a) CASH & CASH EQUIVALENTS

Particulars	Amount in Lacs	
	As at 31.03.2023	As at 31.03.2022
a. Cash in hand includes Imprest Amount	0.11	0.15
b. Balances with banks		
Current Account	4.37	2.88
Total	**4.49**	**3.04**

9 (b) BANK BALANCE OTHER THAN CASH & CASH EQUIVALENTS

Particulars	Amount in Rupees	
	As at 31.03.2023	As at 31.03.2022
Fixed Deposits	5.00	-
FDR against BG	0.38	-
Total	**5.38**	-

10 CURRENT TAX ASSETS

Particulars	Amount in Lacs	
	As at 31.03.2023	As at 31.03.2022
Advance Income Tax (Net of Provision for Tax)	1.84	1.74
Income Tax Refundable	-	2.05
MAT Credit Entitlement	11.91	10.37
Total	**13.75**	**14.16**

11 OTHER CURRENT ASSETS

Particulars	Amount in Lacs	
	As at 31.03.2023	As at 31.03.2022
Prepaid Expenses	0.37	0.43
Advances to Creditors	1.66	1.66
GST Receivable	0.14	0.84
Interest Accrued on FD but not due	0.02	-
Total	**2.20**	**2.93**

12 EQUITY SHARE CAPITAL

Particulars	No. of Shares		Amount in Lacs	
	As at 31.03.2023	As at 31.03.2022	As at 31.03.2023	As at 31.03.2022
a) Authorized				
Equity Shares of Rs. 10 each				
At the beginning of the period	45.00	45.00	450.00	450.00
Add: Additions during the period	-	-	-	-
Less: Transfer	-	-	-	-
At the end of the period	45.00	45.00	450.00	450.00
b) Issued				
Equity Shares of Rs. 10 each				
At the beginning of the period	19.38	19.38	193.84	193.84
Add: Additions during the period	-	-	-	-
At the end of the period	**19.38**	**19.38**	**193.84**	**193.84**
c) Subscribed and Paid up				
Equity Shares of Rs. 10 each				
At the beginning of the period	18.77	18.77	187.68	187.68
Add: Additions during the period	-	-	-	-
	18.77	**18.77**	**187.68**	**187.68**
d) Subscribed but not fully Paid up				
Equity Shares of Rs. 10 each	0.62	0.62	6.16	6.16
Forfeited Equity Shares				
At the beginning of the p	0.62	0.62	3.08	3.08
Add: Additions during the period	-	-	-	-
	0.62	**0.62**	**3.08**	**3.08**
Total	**19.38**	**19.38**	**190.76**	**190.76**

a) **Details of Equity Shares/Preference Shares in the company held by each shareholder holding more than 5% of shares is as under:**

Name of the Shareholder	As at 31.03.2023		As at 31.03.2022	
	No of Shares	Percentage	No of Shares	Percentage
Equity Shares				
Udyogika Pvt Ltd	3.66	19.49	3.66	19.49
Samridhi Chokhani U/G Madhusudan Chokhani	1.49	7.91	1.49	7.91
Anita Chokhani	1.76	9.39	1.76	9.39
Okhla Steel Industries Pvt. Ltd.	3.65	19.44	3.65	19.44

b) The Company has not allotted any fully paid up shares pursuant to contract(s) without payment being received in cash nor has allotted any fully paid up shares by way of bonus shares nor has bought back any class of shares during the period of five years immediately preceding the balance sheet date.

Detail of Shares held by promoters at the end of the year

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

S. No		As at March 31,2023		As at March 31,2022		% change during the year
	Promoter name	No. of shares	% of total shares	No. Of shares	% of total shares	
1	Anita Chokhani	1.76	9.39%	1.76	9.39%	0.00%

Detail of Shares held by promoters at the end of the year

Disclosure of shareholding of promoters as at March 31,2022 is as follows:

S. No		As at March 31,2022		As at March 31,2021		% change during the year
	Promoter name	No. Of shares	% of total shares	No. of shares	% of total shares	
1	Anita Chokhani	1.76	9.39%	1.76	9.39%	0.00%

Note : Apart from above there are certain shareholders covered under Promoter Group category under SEBI (ICDR) regulation.

13 NON CURRENT PROVISIONS

Particulars	Amount in Lacs	
	As at 31.03.2023	As at 31.03.2022
Provision forcmployee benefits		
Gratuity (Unfunded)	-	0.06
Leave Encashment (Unfunded)	-	0.01
Total	-	**0.07**

14 BORROWINGS

Particulars	Amount in Lacs	
Loan from Related Party	**As at 31.03.2023**	**As at 31.03.2022**
Corporates	65.00	22.38
Directors	-	49.50
Total	**65.00**	**71.88**

15 Trade Payables

Particulars	As at 31.03.2023	As at 31.03.2022
Due to Micro Small & Medium Enterprises	-	
Due to others	-	-
Total	-	-

Trade Payables Ageing Schedule as at 31st March 2023

Particulars	Outstanding for following periods from due date of payment					Total
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	-	-	-	-	-	-
Others	-	-	-	-	-	-
Disputed dues-MSME	-	-	-	-	-	-
Disputed dues-Others	-	-	-	-	-	-
Total	-	-	-	-	-	-

The information regarding Micro, Small and Medium Enterprises as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006, to the extent such parties have been identified on the basis of information available with the Company, is given below:

Trade Payables Ageing Schedule as at 31st March 2022

Particulars	Outstanding for following periods from due date of payment					Total
	Not Due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME		-	-	-	-	-
Others	-	-	-	-	-	-
Disputed dues-MSME	-	-	-	-	-	-
Disputed dues-Others	-	-	-	-	-	-
Total	-	-	-	-	-	-

Particulars	Amount (Rs. lakh)	
	As at 31.03.2023	As at 31.03.2022
Principal amount due outstanding as at end of year	-	-
Interest due on above and unpaid as at end of year	-	-
Interest paid to the supplier	-	-
Payments made to the supplier beyond the appointed day during the period	-	-
Interest due and payable for the period of delay	-	-
Interest accrued and remaining unpaid as at end of period	-	-

Amount payable in respect of capital goods Rs. (Previous period Rs.)

16 OTHER CURRENT FINANCIAL LIABILITIES

Particulars	Amount in Lacs	
	As at 31.03.2023	As at 31.03.2022
Sales Tax & Withholding taxes	0.21	3.07
Security Deposit (Rent)	6.00	6.00
Total	**6.21**	**9.07**

17 CURRENT PROVISIONS

Particulars	Amount in Lacs	
	As at 31.03.2023	As at 31.03.2022
Employee benefit		
Gratuity (Unfunded)	-	9.84
Leave Encashment (Unfunded)	-	2.58
Total	-	**12.42**

18 OTHER CURRENT LIABILITIES

Particulars	Amount in Lacs	
	As at 31.03.2023	As at 31.03.2022
Interest payable	1.17	8.54
Others	1.04	1.38
Total	**2.21**	**9.92**

* Interest payable includes Rs. 117243/- to related party(Rs.854270/- as on 31.03.2022) & Others includes Rs. Nil to related party (Rs 22724/- as on 31.03.2022) .

There are no amounts due and outstanding to be credited to Investor Education and Protection Fund.

19 REVENUE FROM OPERATIONS

Particulars	Amount in Lacs	
	For the Year 01.04.2022 to 31.03.2023	For the Year 01.04.2021 to 31.03.2022
Sale of services	22.53	15.15
Sale of Products	8.16	30.05
Rent received	14.52	14.52
Net Sales	**45.20**	**59.72**

20 OTHER INCOME

Particulars	Amount in Lacs	
	For the Year 01.04.2022 to 31.03.2023	For the Year 01.04.2021 to 31.03.2022
Interest Income	0.23	-
Liabilities No Longer Required	0.07	-
Others	-	0.04
Total	**0.30**	**0.04**

21 Purchase of Stock-in-Trade

Particulars	Amount in Lacs	
	For the Year 01.04.2022 to 31.03.2023	For the Year 01.04.2021 to 31.03.2022
Purchase of product	6.01	21.33
Total	**6.01**	**21.33**

22 EMPLOYEE BENEFITS EXPENSE

Particulars	Amount in Lacs	
	For the Year 01.04.2022 to 31.03.2023	For the Year 01.04.2021 to 31.03.2022
Salaries and Wages	3.26	2.30
Contribution to Provident fund	0.01	0.01
Gratuity fund contributions	-	0.06
Leave Salary	-	0.01
Total	**3.27**	**2.38**

EAST BUILDTECH LIMITED

(a) As at 31.03.2023, there are no employees in the Company, hence , actuarial valuation as per "Ind AS-19 Employees Benefit" have not been carried out and current year figures are not given,. The disclosures of Employee benefits as defined in the accounting standard are given below:

Period	Gratuity Valuation (Amount in Lakhs)		Leave Encashment value (Amount in Lakhs)	
	For the year ended 31st March 2023	For the year ended 31st March 2022	For the year ended 31st March 2023	For the year ended 31st March 2022
Present value of the obligation at the beginning of the period	-	0.02	-	0.01
Interest Cost	-	0.00	-	0.00
Current Service Cost	-	0.06	-	0.01
Benefits paid (if any)	-	-	-	-
Actuarial (gain)/loss	-	(0.02)	-	(0.01)
Present value of the obligation at the end of the period	-	0.06	-	0.01
Fair value of plan assets at end of period	-	-	-	-
Net liability / (asset) recognized in Balance Sheet and related analysis	-	0.02	-	0.01
Funded Status	-	(0.02)	-	(0.01)
Best estimate for contribution next year				
Interest cost	-	0.00	-	0.00
Current service cost	-	0.06	-	0.01
Expected return on plan asset				
Net actuarial (gain)/loss recognized in the period	-	(0.02)	-	(0.01)
Expenses to be recognized in the statement of profit and loss accounts	-	0.04	-	0.01
Experience adjustment(Gain) loss for plan enabilities	-	(0.02)	-	(0.01)
Number of employees	-	1	-	1
Total monthly salary	-	0.21	-	0.24
Average Past Service (Years)	-	0.8	-	0.8
Expected Average remaining working lives of employees (Years)	-	30.8	-	30.8
Average Age (Years)	-	29.2	-	29.2
Total Number of Leave	-		-	
Discount rate	-	7.25% per anum	-	7.25% per anum
Salary Growth Rate	-	5.00 per anum	-	5.00 per anum
Mortality	-	IALM 2012-14	-	IALM 2012-14
Expected rate of return	-	-	-	
Withdrawal rate 18 to 60 years	-	5.00% per anum	-	5.00% per anum
Normal Retirement Age	-	60 years	-	60 years
Salary	-	Last drawn qualifying salary	-	As per rules of the Company
Benefits on Normal Retirement	-	15/26*salary*Past Service(Yr)	-	1/26*salary*Number of leaves
Vesting Period	-	5 years of service	-	
Benefit on early exit due to death Disability	-	As above except that no vesting conditions apply	-	As above except that no vesting conditions apply
Limit	-	20		

23 FINANCE COSTS

Particulars	Amount in Lacs	
	For the Year 01.04.2022 to 31.03.2023	For the Year 01.04.2021 to 31.03.2022
Interest Expenses	7.76	5.75
Bank Charges	0.03	0.02
Total	**7.79**	**5.77**

24 DEPRECIATION & AMORTISATION EXPENSES

Particulars	Amount in Lacs	
	For the Year 01.04.2022 to 31.03.2023	For the Year 01.04.2021 to 31.03.2022
Depreciation	-	0.01
Total	-	**0.01**

25 OTHER EXPENSES

Particulars	Amount in Lacs	
	For the Year 01.04.2022 to 31.03.2023	For the Year 01.04.2021 to 31.03.2022
Communication Expenses:	0.64	1.37
Travelling & Conveyance:	0.01	0.35
Legal & Professional Charges	2.66	3.34
Staff Recruitment Exps	0.25	0.13
Webhosting Charges	0.15	0.14
Lease Rent	0.44	0.44
Transportation Charges	0.17	0.58
Marketing Expenses	-	0.72
Society Expenses	13.30	13.30
Staffwelfare Exps	0.01	0.01
Secretarial Expenses	5.00	5.53
Misc Expenses	0.24	0.28
Provision for Expected Credit Loss	-	0.10
Rates & Taxes	0.09	0.26
Payment to Auditors(Refer details below*)	0.73	0.73
Total	**23.69**	**27.27**

(c) Details of Auditor Remuneration:

Particulars	Amount in Lacs	
	As at 31.03.2023	As at 31.03.2022
Audit Fees (Statutory)	0.54	0.54
Certification	0.19	0.19
Total	**0.73**	**0.73**

26 EARNING PER SHARE (EPS)

Basic earnings per share is computed using the weighted average number of equity shares outstanding during the year. Diluted earnings per share are computed using the weighted average number of equity and dilutive potential equity shares outstanding during the year :-

Particulars		Amount in Lacs	
		For the Year 01.04.2022 to 31.03.2023	For the Year 01.04.2021 to 31.03.2022
Basic / Dilutive			
Profit after tax as per	(a)	4.24	1.70
No. of equity shares		18.77	18.77
Weighted Average number of equity shares outstanding	(b)	18.77	18.77
Basic and diluted earnings per share	(a/b)	0.23	0.09

27 Contingent Liabilities and Commitments	31.03.2023	31.03.2022
Bank Guarantees issued by bankers	0.38	Nil
Capital Commitments (Net of advances)	Nil	Nil

28 In the opinion of the Management the aggregate values of current assets, loans and advances on realisation in ordinary course of business will not be less than the amount at which they are stated in the balance sheet.

29 Related parties disclosures as required by IND-AS 24 "Related parties disclosures" are given below:-

i) Key Management Personnel and their relatives

Mr. Madhusudhan Chokhani – Managing Director (M.D.)

Mr. Suresh Goenka - Director (Date of joining 10/Feb/2022)

Mrs. Jyoti Sachdeva - Company Secretary & CFO (Date of Joining - 01/08/2022, Date of Resignation - 18/03/2023).

As on date , there is no CS & CFO - A suitable person will be appointed soon.

ii) Enterprises over which key management personnel/relatives have significant influence

Sugan TMT Industries Pvt. Ltd.

Udyogika Pvt. Ltd.

Okhla Steel Industries Pvt. Ltd.

JCO Gas Pipe Limited

Kesri Investments Pvt Ltd

Amount in Lacs

	Current Year			Previous Year		
	Key Management Personnel	Relatives of KMP	Others	Key Management Personnel	Relatives of KMP	Others
Salaries & Allowances	3.26	-	-	2.30	-	-
Sale of services	-	-	26.58	-	-	17.87
Loan received	-	-	55.50	15.00	-	11.38
Other liabilities paid	-	-	-	-	-	-
Salary paid	-	-	-	-	-	-
Loan Repayment	49.50	-	12.88	-	-	-
Interest on loan	4.16	-	3.48	3.63	-	2.12
Outstanding balance at the year end						
Debtors	-	-	-	-	-	17.11
Loan	-	-	65.00	49.50	-	22.38
Interest payable	-	-	1.17	7.54	-	1.01
Salary payable	-	-	-	0.23	-	-

Note: Related party relationship is as identified by the company and relied upon by the auditors

30. Statement of Segment-wise Revenue, Result and Capital Employed for year ended March 31, 2023

Amount in Lacs

Particulars	Current Year Ended	Previous Year Ended
	3/31/2023	3/31/2022
	Audited	Audited
1. Segment Revenue		
(a) Segment –A (Real Estate/Constn)	14.52	14.56
(b) Segment –B	22.53	15.15
(b) Segment –C (Trading)	8.17	30.05
(c) Unallocated	0.28	-
Total	45.50	59.76
Less: Inter Segment Revenue	-	-
Net Sales/Income from Operation	45.50	59.76
2. Segment Results (Profit (+)/Loss(-) before tax and interest		
(a) Segment -A	(1.82)	(2.26)
(b) Segment -B	22.53	15.10
(c) Segment -C	2.00	5.79
(d) Unallocated	(10.17)	(9.86)
Total	12.54	8.77
Less: i) Interest	-	-
ii) Other Un-allocated Expenditure net	0.12	-
ii) Segment-C (Trading)	2.88	2.12
iii) Un-allocated	4.79	3.65
Total Profit Before Tax	4.75	3.00
3. Capital Employed (Segment Assets- Segment Liabilities)		
(a) Segment -A	665.23	663.16
(b) Segment -B	1.13	16.09
(c) Segment -C	(8.81)	(0.32)
(d) Unallocated	(16.98)	(42.61)
Total	640.57	636.32

31. Financial Risk Management

The company's activities expose it to a variety of financial risks: currency risk, interest rate risk credit risk and liquidity risk. The company's overall risk management strategy seeks to minimise adverse effects from the unpredictability of financial markets on the company's financial performance.

Interest rate risk

The company has borrowed from directors and Corporate having fixed rate of interest and therefore less prone to interest risk rate. There is no borrowing from Bank / Financial Institutions.

Credit risk

Credit risk is the risk of financial loss to the company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the company's receivables from customers.

Trade and other receivables

Credit risk is managed through credit approvals, establishing credit limits, continuous monitoring of creditworthiness of customers to which the company grants credit terms in the normal course of business. The Company also assesses the financial reliability of customers taking into account the financial condition, current economic trends and historical bad debts and ageing of accounts receivables.

COVID-19: The Company do not envisage any financial difficulties resulting in additional credit risks higher than

Cash & cash equivalents

With respect to credit risk arising from financial assets which comprise of cash and cash equivalents, the Company s risk exposure arises from the default of the counterparty, with a maximum exposure equal to the carrying amount of these financial assets at the reporting date. Since the counter party involved is a bank, Company considers the risks of non-performance by the counterparty as non-material.

Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they become due. The Company manages its liquidity risk by ensuring, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due. The Company's finance department is responsible for fund management. In addition, processes and policies related to such risks are overseen by senior management.

EAST BUILDTECH LIMITED

32 Ratios

S.No.	Particulars	Numerator	Denominator	Current Year	Previous Year	% Variance	Reason for Variance
1	Current Ratio (in times)	Total Current Assets	Total Current Liabilities	9.54	7.01	35.94%	Due to reduction in current liabilities
2	Debt Equity Ratio (in times)	Total Debts	Total Equity	0.10	0.11	-10.18%	
3	Debt Service Coverage Ratio (in times)	Earning for Debt Service = Net Profit after taxes + Depreciation + Interest	Debt service = Interest + Principal repayments	0.21	1.30	-83.82%	Increase in loan repayment in current year
4	Return on Equity Ratio (in %)	Profit after tax	Average total equity	0.66	0.27	147.91%	Net profit increased in current year due to decrease in expenses
5	Inventory Turnover Ratio (in times)	Cost of goods sold or sales	Average Inventory	See note no. 1			
6	Trade Receivable Turnover Ratio (in times)	Revenue from operations	Average Trade Receivables	1.97	3.03	-34.98%	Due to reduction in debtors in current year
7	Trade Payable Turnover Ratio (in times)	Cost of Goods and other expenses	Average Trade Payables	NA			
8	Net Capital Turnover Ratio (in times)	Revenue from operations	Working capital	0.07	0.096	-24.52%	
9	Net Profit Ratio (in %)	Profit for the year	Revenue from operations	9.33	2.85	227.11%	Net profit increased in current year due to decrease in expenses
10	Return on Capital Employed (in %)	Profit before tax and finance costs	Capital employed = Net worth + Lease liabilities + Deferred tax liabilities	1.95	1.38	42.04%	
11	Return on Investment (in %)	Income generated from investments	Time weighted average investments	NA			

Note no. 1 - Inventory turnover ratio has not been furnished as there is no sale in real estate inventory appearing in Balance Sheet

33 Additional Regulatory Information

i) Title Deeds of all Immovable properties are held in the name of the company

ii) The company does not have any investment property.

iii) During the year the company has not revalued its property,plant and Equipment (including right -of-Use Assets)

iv) During the year the company has not revalued its intangible assets

v) During the year the company has not granted any Loan or advance in the nature of loans to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013), either severally or jointly with any other person that are:

a. repayable on demand : or
b. without specifying any terms or period of repayment,

vi) There is no CWIP in the Company

vii) The company does not have Intangible assets under development

viii) No proceeding has been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

ix) The company has not borrow from banks or financial instiitution on the basis of security of current assets and quarterly returns or statement of current assets filed by the company with banks or financial institutions are in agreement with books of accounts.

x) The company is not declared wilful defaulter by any bank or financial Institution or other lender.

xi) The company has not entered into any transaction with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

xii) No charges or satisfaction yet to be registered with ROC beyond the statutory period.

xiii) Ratio sheet has been separately enclosed

xiv) The company has complied with the number of layers prescribed under clause (87) of section 2 of the act read with companies (Restriction on number of layers) rule 2017.

xv) During the year any Scheme of Arrangements has not been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

xvi) Utilisation of Borrowed funds and share premium:-

A) The company has not advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Intermediary shall

(i) 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

(ii) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries;

(B) 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 company shall

(i) 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

(ii) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries

xvii) CSR provision is not applicable on the Company

xviii) Company does not have any undisclosed income in the current year and also in the previous year.

xix) The company has not traded or invested in Crypto Currency or Virtual currency during the year.

34. Previous year figures have been re-grouped and rearranged whenever necessary.

Note 1 to 34 form an integral part of accounts.

As per our report of even date annexed

For B.K.SHROFF & CO.,
Chartered Accountants
Reg. No. 302166E

For and on behalf of the Board of Directors of East Buildtech Ltd

Kavita Nangia
Partner
M. No. 90378

Madhusudan Chokhani
Managing Director
DIN : 00307234

Suresh Kumar Goenka
Director
DIN : 01137986

Place : New Delhi
Date: 26/05/2023