

AMJ REALTY LIMITED



ANNUAL REPORT

2023-2024

DIRECTORS:

Surendra Kumar Bansal

Shashidharan Menon

Shantanu Samudra

Vinay Jadhav (up to 22.04.2024)

Shrihari Waychal (w.e.f. 22.04.2024)

BANKERS:

Axis Bank Limited

AUDITORS:

J. M. Agrawal & co.

REGISTERED OFFICE:

C/O AMJ Land Holdings Limited

(Formerly Pudumjee Pulp)

Thergaon, Chinchwad, Pune – 411033.

NOTICE

The **3rd** Annual General Meeting of the Shareholders of AMJ Realty Limited will be held at the Registered Office of the Company on Friday, the 06th day of September, 2024 at 10:00 a.m. (IST) to transact the following businesses:

ORDINARY BUSINESS:

- 1) To receive, consider and adopt the Audited Financial Statements of the Company for the Financial Year ended 31st March, 2024 comprising the Audited Balance Sheet as at 31st March, 2024 and the Statement of Profit and Loss and Cash Flow Statement for the year ended on that date and the Reports of the Board of Directors, Auditors thereon.
- 2) To appoint a Director in place of Mr. Shashidharan Menon (DIN: 00794432), who retires by rotation and being eligible, offers himself for re-appointment.

SPECIAL BUSINESS:

- 3) To consider and, if thought fit, to pass, with or without modification(s), the following as an Ordinary Resolution:

“RESOLVED THAT Mr. Shrihari Waychal (DIN: 09124395) who was appointed as an Additional Director of the company, with effect from 22nd April, 2024, by the Board of Directors of the Company under Section 161(1) of the Companies Act, 2013 and other applicable provisions of the Companies act, 2013 (including any statutory modification or re-enactment thereof) and applicable provisions of Article of Association of the Company and who holds office up to the date of this Annual General Meeting, be and is hereby appointed as a Director of the company, who will be liable to retire by rotation.

FURTHER RESOLVED THAT for the purpose of giving effect to this resolution, any Director(a) of the, Company be and is hereby, authorised, on behalf of the Company, to do all acts, deeds, matters and things as deem necessary, proper or desirable and to sign and execute all necessary documents, applications and returns for the purpose of giving effect to the aforesaid resolution along with filing of necessary e-Form with the Registrar of Companies”.

Notes:

- 1) A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF AND A PROXY NEED NOT BE A MEMBER. THE INSTRUMENT APPOINTING A PROXY MUST BE DEPOSITED WITH THE COMPANY AT ITS REGISTERED OFFICE NOT LESS THAN 48 HOURS BEFORE THE TIME FOR HOLDING THE MEETING.
- 2) Members are requested to write/intimate to Company for the purpose of changes, in their registered addresses, profile details for sending future communication(s).

By order of Board of Directors
AMJ Realty Limited

Shrihari Waychal
Director
DIN: 09124395

Registered Office:
C/o AMJ Land Holdings Limited,
(Formerly Pudumjee Pulp),
Thergaon, Chinchwad, Pune – 411033.
CIN: U70109PN2021PLC206584
Tel: +91-20-40773333;
Fax: +91-20-30613388;
E-mail : secretarial@pudumjee.com
28th May, 2024

ANNEXURE TO THE NOTICE

Explanatory Statement Pursuant to Section 102 of the Companies Act, 2013

The following Explanatory Statement sets out all the material facts relating to items of business as mentioned in Serial No. 3 under Special Business in the accompanying Notice dated 28th May, 2024 convening the 3rd Annual General Meeting.

ITEM NO. 3

Mr. Shrihari Waychal, was appointed as an Additional Director of the Company with effect from 22nd April, 2024, in accordance with the provisions of Section 161 of the Companies Act, 2013, read with the Articles of Association of the Company. Pursuant to Section 161 of the Companies Act, 2013 Mr. Waychal holds office till the 3rd Annual General Meeting of the Company.

The Board of Directors, at their meeting held on 28th May, 2024, approved and recommended appointment of Mr. Shrihari Waychal as Director of the Company.

Except Mr. Waychal, none of the other Directors of the Company and their relatives are concerned or interested, monetarily or otherwise in proposed Ordinary Resolution as set out in Item No. 3 of this Notice.

The Resolution as set out in Item No. 3 of the Notice is recommended by the Board to be passed as an Ordinary Resolution.

By order of Board of Directors
AMJ Realty Limited

Shrihari Waychal
Director
DIN: 09124395

Registered Office:
C/o AMJ Land Holdings Limited,
(Formerly Pudumjee Pulp),
Thergaon, Chinchwad, Pune – 411033.
CIN: U70109PN2021PLC206584
Tel: +91-20-40773333;
Fax: +91-20-30613388;
E-mail : secretarial@pudumjee.com
28th May, 2024

ANNEXURE TO AGM NOTICE

The Statement of disclosures pursuant to Secretarial Standard-2 on General Meetings is as under:

Name of the Director	Mr. Shashidharan Menon	Mr. Shrihari Waychal
DIN	00794432	09124395
Date of Birth	20.06.1961	05.12.1993
Qualification	B.E. (Civil)	CS, BBA
Brief Resume and Expertise in specific functional area of the Director	Mr. Menon is a Civil Engineer and has a wide and varied experience in Real Estate Development Projects like Residential, Commercial & IT Parks etc.	Mr. Waychal is an Associate Member of the Institute of Company Secretaries of India and has good experience in the field of secretarial & legal functions and compliances under the corporate laws.
Date of first appointment in the Current Designation	01.12.2021	22.04.2024
Shareholding in the Company	Nil	Nil
Directorships in other Companies	1. Listed Company: Nil 2. Unlisted Company: i. G CORP Dwellings Private Limited ii. G: CORP Developers Private Limited iii. BEAU Properties Private Limited	1. Listed Company: Nil 2. Unlisted Company: i. Quality Tissue Converting Company Private Limited ii. Dipper Healthcare Private Limited
Membership/ Chairmanship of Committees of other Companies	Nil	Nil
Inter-se relationship between Directors and other Key Managerial Personnel	He is not related with any Director of the Company	He is not related with any Director of the Company
Number of Meetings of the Board attended during the financial year 2023-24	4	N.A.
Details of remuneration last drawn during the financial year 2023-24	N.A.	N.A.

*Committees considered are Audit and Stakeholders Relationship Committee.

DIRECTORS' REPORT

To the Members,

The Directors have pleasure in presenting before you the 3rd Annual Report of the Company together with the Audited Financial Statements, Accounts for the year ended 31st March 2024. The accounts are prepared in accordance with the Companies (Indian Accounting Standards) Rule, 2015 (INDAS) prescribed under Section 133 of the Companies Act, 2013.

FINANCIAL RESULTS :

Particulars	(₹ in Lakhs)	
	2023-24	2022-23
The gross profit/(loss) before Interest and Depreciation	(7.43)	(11.18)
Less:		
i) Finance cost	6.83	4.99
ii) Depreciation	-	-
The net profit/(loss) before Tax	(14.26)	(16.17)
Less:		
Provision for Current Taxation	-	-
Provision/(Saving) for Deferred Taxation	3.42	4.13
Net Profit/(Loss) After Tax	(10.84)	(12.05)
Transfer to General Reserve	-	-

CONSOLIDATED FINANCIAL STATEMENTS :

As the Company is not having any subsidiary hence the Company is not required to comply with concerned provisions mentioned under Section 129 and 134 of the Companies Act, 2013 ('the Act').

OPERATIONS :

The Company is incorporated as a Wholly Owned Subsidiary of AMJ Land Holdings Limited on 01st December, 2021 and is engaged in the business of Real Estate Developments.

The Company is in the stage of purchasing a plot of land where it is planned to initiate residential development. The purchase of land is taking longer time than usual, as it is ancestral land and owners of that land are resolving the matter amongst themselves and is expected to be concluded by the end of this year.

DIVIDEND :

The Board of Directors does not recommend any dividend for year ended 31st March, 2024.

PERFORMANCE AND FINANCIAL POSITION OF EACH OF THE SUBSIDIARIES, ASSOCIATES AND JOINT VENTURE COMPANIES :

The Company has no associates, joint ventures or subsidiaries.

FIXED DEPOSITS :

The Company has not accepted any Fixed Deposits from public, shareholders.

TRANSFER OF AMOUNTS TO INVESTOR EDUCATION AND PROTECTION FUND :

No amount is required to be transferred to Investor Education and Protection Fund.

DIRECTORS :

The Company has 4 Directors namely Mr. Surendra Kumar Bansal, Mr. Shashidharan Menon, Mr. Shantanu Samudra and Mr. Shrihari Waychal, who are liable to retire by rotation.

Mr. Shashidharan Menon, Director, retires by rotation at the ensuing Annual General Meeting, and being eligible, offers himself for re-appointment.

Further Mr. Vinay Jadhav, resigned as Director of the Company with effect from closing of business hours on 22nd April, 2024 due to personal reasons.

Further Mr. Shrihari Waychal, was appointed as an Additional Director of the Company with effect from 22nd April, 2024, in accordance with the provisions of Section 161 of the Companies Act, 2013, and holds office till the 3rd Annual General Meeting of the Company. The approval of the members is being sought at the ensuing Annual General Meeting of the Company.

The details of the Directors of the Company, proposed to be appointed at the 3rd Annual General Meeting, as required by Secretarial Standard – 2 issued by the Institute of Company Secretaries of India are provided as Annexure at the end of the Notice convening the 3rd Annual General Meeting of the Company.

NUMBER OF MEETINGS OF THE BOARD :

During the Financial Year 2023-24, 4 Board Meetings were held. The details are mentioned below.

Sr. No.	Date of Board Meeting	No. of Directors Present
1.	20.05.2023	4
2.	05.08.2023	4
3.	04.11.2023	4
4.	05.02.2024	4

AUDITORS :

M/s. J. M. Agrawal & Company, Chartered Accountants, have been appointed as Statutory Auditors of the Company at the 1st Annual General Meeting of the Company to hold office upto the conclusion of 6th Annual General Meeting of the Company. M/s. J. M. Agrawal & Company, have given their consent to act as the Statutory Auditors of the Company till conclusion of 6th Annual General Meeting of the Company. The Company has received a Certificate from M/s. J. M. Agrawal & Company, to the effect that their appointment, would be within the prescribed limits under section 141 and other applicable provisions of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014 and that they are not disqualified for appointment.

There is no adverse remark or qualification in the Statutory Auditor's Report annexed elsewhere in this Annual Report.

The Auditors have reported that there is no fraud on or by the Company noticed or reported during the year.

CORPORATE SOCIAL RESPONSIBILITY (CSR) :

The provisions regarding Corporate Social Responsibility Activities are not applicable to the Company.

RISK MANAGEMENT :

The Company does not have any Risk Management policy as the elements of risk threatening the Company's existence are very minimal.

ANNUAL RETURN :

The Company does not have its website and therefore provisions of Section 92 (3) are not applicable to the Company.

SECRETARIAL STANDARDS :

The Company has complied with the applicable Secretarial Standards during the year issued by the Institute of Company Secretaries of India.

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS :

During the year, the Company has not given any loans, provided guarantees or made investments under Section 186 of the Companies Act, 2013.

PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES :

Pursuant to Section 134(3) and 188(1) of the Companies Act, 2013 read with Rule 8(2) of the Companies (Accounts) Rules, 2014 the Company has not entered into any contracts/arrangements with related parties hence particulars in Form AOC -2 are not applicable/required.

PARTICULARS OF EMPLOYEES :

During the year, there were no employees drawing remuneration in excess of the limit specified and hence particulars of remuneration to be disclosed pursuant to Section 197 of the Companies Act, 2013 read with Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are not applicable.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION & FOREIGN EXCHANGE EARNINGS AND OUTGO :

In view of nature of business of the Company, the information required under Section 134(3)(m) of the Companies Act, 2013, read with the Companies (Accounts) Rules, 2014, the information relating to Conservation of Energy, Technology Absorption is not applicable.

- Foreign Exchange Earnings ₹ NIL
- Foreign Exchange Outgo ₹ NIL

SIGNIFICANT AND MATERIAL ORDERS :

There is no significant and material order passed by the regulators or courts or tribunals impacting the going concern status and Company's operations in future.

DIRECTORS' RESPONSIBILITY STATEMENT :

The Directors 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 judgments 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 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 Companies Act, 2013 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.

ACKNOWLEDGEMENTS :

Your Directors wish to express their appreciation of the continued support and co-operation received from the all the stakeholders of the Company.

On behalf of the Board of Directors,

Date: 28th May, 2024
Place: Pune

Shashidharan Menon
Director

Shrihari Waychal
Director

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF AMJ REALITY LIMITED

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of AMJ Reality Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2024, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, the profit/(loss) and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the state of affairs, the profit and total comprehensive income, changes in equity and its cash flows of the Company in accordance with the Ind AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the

preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, 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.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- 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 consolidated financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the consolidated 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 consolidated 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.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - (c) The Balance Sheet, the Statement of Profit and Loss (including other comprehensive income), the 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 financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.
 - (e) On the basis of the written representations received from the directors as on March 31, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2024 from being appointed as a director in terms of Section 164 (2) of the Act.
 - (f) With respect to the adequacy of the internal financial controls reference to financial statements 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, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of Section 197 read with Schedule V of the Act.

- (h) With respect to the other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company has disclosed the impact of pending litigations on its financial position in the financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts as at March 31, 2024.
 - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company during the year ended March 31, 2024.
 - iv.
 - (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - (b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - (c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
 - v. The Company has not proposed or paid any dividend in the previous year ended March 31, 2023 or in the current year ended March 31, 2024.

For J M Agrawal & Co.
Chartered Accountants
Firm Registration Number: 100130W

Place: Pune
Date: May 28, 2024

Punit Agrawal
Partner
Membership Number: 148757
UDIN: 24148757BKFPS2550

Annexure A to Independent Auditors' Report

Referred to in the Independent Auditors' Report of even date to the members of AMJ Reality Limited on the financial statements for the year ended March 31, 2024

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

- i. The Company does not hold any property, plant and equipment, intangible assets or immovable property hence reporting under clause 3(i) of the Order is not applicable.
- ii. (a) The Company does not have any inventory. Hence reporting under clause 3(ii)(a) of the Order is not applicable.

(b) The company has not been sanctioned working capital limits in excess of five crore rupees in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.
- iii. The Company has not made investments in, provided guarantee to and granted unsecured loans to companies, during the year. The Company has not granted any advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Hence reporting under clause 3(iii) the Order is not applicable.
- iv. The Company has complied with the provisions of Section 185 and 186 of the Companies Act, 2013 in respect of the loans and investments made, and guarantees and security provided, as applicable.
- v. The Company has not accepted any deposits from the public within the meaning of Sections 73, 74, 75 and 76 of the Act and the Rules framed there under to the extent notified.
- vi. The Central Government of India has not specified the maintenance of cost records under sub-section (1) of Section 148 of the Act for any of the products of the Company.
- vii. (a) In our opinion, the Company is regular in depositing the undisputed statutory dues, including goods and service tax, provident fund, employees' state insurance, income-tax, duty of customs, cess and other material statutory dues, as applicable, with the appropriate authorities.

(b) There are no dues of goods and service tax, provident fund, employees' state insurance, income-tax, duty of customs, duty of excise, service tax, cess which have not been deposited on account of any dispute.
- viii. There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

- ix. (a) The Company has not taken any loans or other borrowings from any lender and there are no outstanding loans at the beginning of the year. Hence reporting under clause 3(ix)(a), (c), (d) & (e) of the Order is not applicable.
- (b) The Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.
- x. (a) The Company has not raised any moneys by way of initial public offer, further public offer (including debt instruments) during the year. Hence, reporting under clause 3(x)(a) of the Order is not applicable.
- (b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.
- xi. (a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- (b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- (c) No whistle blower complaints received by the Company during the year (and upto the date of this report). Hence reporting under clause 3(xi)(c) of the Order is not applicable.
- xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.
- xiii. In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- xiv. (a) In our opinion and based on our examination, the company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Companies Act 2013.
- xv. The Company has not entered into any non-cash transactions with its directors or persons connected with him during the year. Accordingly, the provisions of section 192 of the Act are not applicable to the Company.
- xvi. (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.
- (b) There are three CICs (Core Investment Company) within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016).
- xvii. The Company has not incurred cash losses during the financial year covered by our audit.

- xviii. There has been no resignation of the statutory auditors of the Company during the year.
- xix. On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.
- xx. The provisions of Corporate Social Responsibility (CSR) are not applicable to the Company. Accordingly, reporting under clause 3(xx)(a) & (b) of the Order is not applicable for the year.

For J M Agrawal & Co.
Chartered Accountants
Firm Registration Number: 100130W

Place: Pune
Date: May 28, 2024

Punit Agrawal
Partner
Membership Number: 148757
UDIN: 24148757BKFPHS2550

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Act

1. We have audited the internal financial controls over financial reporting of AMJ Reality Limited ("the Company") as of March 31, 2024 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

3. Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing 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.
4. 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.
5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

6. A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that

transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) 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

7. 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

8. 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 March 31, 2024, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For J M Agrawal & Co.
Chartered Accountants
Firm Registration Number: 100130W

Place: Pune
Date: May 28, 2024

Punit Agrawal
Partner
Membership Number: 148757
UDIN: 24148757BKFPHS2550

AMJ REALTY LIMITED
Balance Sheet as at 31st March,2024

(All amounts in INR lakhs unless otherwise stated)

Particulars	Notes	31-Mar-24	31-Mar-23
ASSETS			
Non-current assets			
Deferred tax assets (net)	3	8.75	5.33
Total non-current assets		8.75	5.33
Current Assets			
Financial assets			
i. Cash and cash equivalents	4	0.41	0.28
Other Current Assets	5	50.00	50.11
Total current assets		50.41	50.39
Total assets		59.16	55.72
EQUITY AND LIABILITIES			
Equity			
Equity share capital	6(a)	5.00	5.00
Other equity			
Reserves and surplus	6(b)	(26.01)	(15.17)
Total equity		(21.01)	(10.17)
LIABILITIES			
Non-current liabilities			
Financial Liabilities			
(i) Borrowings	7 (a)	72.00	60.60
Total non-current liabilities		72.00	60.60
Current liabilities			
Financial liabilities			
i. Borrowings	7 (a)	6.15	4.49
ii. Other financial liabilities	8	0.34	0.30
Other current liabilities	9	1.68	0.50
Total current liabilities		8.17	5.29
Total liabilities		80.17	65.89
Total equity and liabilities		59.16	55.72

The accompanying notes are integral part of the financial statements.

As per our report of date attached

For and on behalf of the Board of directors of AMJ Realty Limited

For J M AGRAWAL & CO.
Chartered Accountants
Firm Registration No - 100130W

PUNIT AGRAWAL
Partner
Membership No - 148757

SHRIHARI WAYCHAL
Director

SHASHI DHARAN MENON
Director

Place : Pune
Date : 28th May, 2024

Place : Pune
Date : 28th May, 2024

AMJ REALTY LIMITED
Statement of Profit and Loss for the year ended 31st March,2024

(All amounts in INR lakhs unless otherwise stated)

Particulars	Notes	year ended 31 March 2024	year ended 31 March 2023
Income			
Revenue from operations		-	-
Total income		-	-
Expenses			
Finance Cost	10	6.83	4.99
Other expenses	11	7.43	11.18
Total expenses		14.26	16.17
Profit before tax		(14.26)	(16.17)
Prior period expenses		-	-
Profit/(Loss) before tax		(14.26)	(16.17)
Income tax expense			
- Current tax		-	-
- Deferred tax	3	(3.42)	(4.13)
Profit/(Loss) for the year		(10.84)	(12.04)
Other comprehensive income			
A (i) Items that will be reclassified to profit or loss		-	-
B (i) Items that will not be reclassified to profit or loss		-	-
Other comprehensive income for the year, net of tax		-	-
Total comprehensive income for the Period		(10.84)	(12.04)
Paid up Equity Capital (face value of Rs. 10/-per share)		5.00	5.00
Earning per equity share:			
(1) Basic (Rs.)		(21.68)	(24.08)
(2) Diluted (Rs.)		(21.68)	(24.08)

The accompanying notes are integral part of the financial statements.

As per our report of date attached

For and on behalf of the Board of directors of AMJ Realty Limited

For J M AGRAWAL & CO.
Chartered Accountants
Firm Registration No - 100130W

PUNIT AGRAWAL
Partner
Membership No - 148757

SHRIHARI WAYCHAL
Director

SHASHI DHARAN MENON
Director

Place : Pune
Date : 28th May, 2024

Place : Pune
Date : 28th May, 2024

AMJ REALTY LIMITED**Statement of cashflow for the year ended 31st March, 2024**

(All amounts in INR lakhs unless otherwise stated)

Particulars	Year ended 31 March 2024	Year ended 31 March 2023
Cash flow from operating activities		
Profit/(Loss) before income tax	(14.26)	(16.17)
Adjustments to reconcile net profit to net cash from operating activities		
Finance costs	6.83	4.99
Operating profit before working capital changes	(7.43)	(11.18)
Change in assets and liabilities:		
Other financial liabilities, other liabilities	1.04	(4.03)
(Increase)/Decrease in other financial assets	0.11	(50.11)
Cash (used in) / generated from operations	(6.28)	(65.32)
Income taxes paid (net of refunds)	-	-
Net cash inflow/(outflow) from operating activities	(6.28)	(65.32)
Cash flows from investing activities		
Payments for additions to property, plant and equipment	-	-
Net cash inflow/(outflow) from investing activities	-	-
Cash flows from financing activities		
Proceeds from/(Repayment of) borrowings (net)	11.40	60.60
Interest paid	(4.99)	-
Net cash inflow/(outflow) from financing activities	6.41	60.60
Net increase / (decrease) in cash and cash equivalents	0.13	(4.72)
Cash and cash equivalents at the beginning of the financial year	0.28	5.00
Cash and cash equivalents at end of the year	0.41	0.28
Notes:		
1. The above Cash Flow Statement has been prepared under the "Indirect Method" set out in Indian Accounting Standard (Ind AS) 7 on Statement of Cash Flows.		
2. For details of Cash and cash equivalents refer note 4.		

The accompanying notes are integral part of the financial statements.
As per our report of date attached

For J M AGRAWAL & CO.
Firm Registration No: 100130W
Chartered Accountants

For and on behalf of the Board of Directors of AMJ Realty Limited

SHRIHARI WAYCHAL
Director

SHASHI DHARAN MENON
Director

PUNIT AGRAWAL
Partner
Membership No: 148757

Place : Pune
Date : 28th May, 2024

Place : Pune
Date : 28th May, 2024

A. Equity Share Capital

(1) For year ended 31.3.2024

Balance As on 1.4.2023	Changes in Equity Share Capital due to prior period errors	Restated balance As on 1.4.2023	Changes in equity share capital year ended 31.3.2024	Balance As on 31.3.2024
5.00	-	5.00	-	5.00

(2) For year ended 31.3.2023

Balance As on 1.4.2022	Changes in Equity Share Capital due to prior period errors	Restated balance As on 1.4.2022	Changes in equity share capital year ended 31.3.2023	Balance As on 31.3.2023
5.00	-	5.00	-	5.00

B. Other Equity

(1) For year ended 31.3.2024

Particulars	Notes	Retained Earnings	Total
Balance as on 1.4.2023		(15.17)	(15.17)
Profit/(Loss) for the year	6(b)	(10.84)	(10.84)
Total Comprehensive income for the previous year		(26.01)	(26.01)
Items of other comprehensive income recognised directly in retained earnings		-	-
Balance as on 31.3.2024		(26.01)	(26.01)

(2) For year ended 31.3.2023

Particulars	Notes	Retained Earnings	Total
Balance as on 1.4.2022		(3.13)	(3.13)
Profit/(Loss) for the year	6(b)	(12.04)	(12.04)
Total Comprehensive income for the previous year		(15.17)	(15.17)
Items of other comprehensive income recognised directly in retained earnings		-	-
Balance as on 31.3.2023		(15.17)	(15.17)

Note: A description of the purposes of each reserve within equity shall be disclosed in the notes. Refer note 6(c).

The accompanying notes are integral part of the financial statements.

As per our report of date attached

For and on behalf of the Board of directors of AMJ Realty Limited

For J M AGRAWAL & CO.
Firm Registration No: 100130W
Chartered Accountants

SHRIHARI WAYCHAL
Director

SHASHI DHARAN MENON
Director

PUNIT AGRAWAL
Partner
Membership No: 148757

Place : Pune
Date : 28th May, 2024

Place : Pune
Date : 28th May, 2024

AMJ REALITY LIMITED

Notes to the financial statements as on and for the year ending 31st March, 2024

Note 1: General information about the Company:

AMJ Realty Limited (the "Company") is an unlisted public company domiciled in India and incorporated on 1st December, 2021 under the provisions of the Companies Act, 2013. The registered office of the Company is located at Thergaon, Pune-411033, Maharashtra, India. The Company is primarily engaged in the business of real estate activity.

The financial Statements were authorised for issue in accordance with resolution passed by the Board of Directors of the Company on, 28th may, 2024.

Note 2: Summary of significant accounting policies:

a. Basis of preparation

The financial statements of the Company comply in all material aspects with Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 (the Act) Companies (Indian Accounting Standards) Rules, 2015 as amended other relevant provisions of the Act.

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values as per Ind AS 109, at the end of each reporting period.

b. Presentation and Classification

The Company presents assets and liabilities in the balance sheet based on current/non-current classification. An asset is current when it is:

- Expected to be realised or intended to be sold or consumed in the normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realised within the operating cycle or twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in the normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within the operating cycle or twelve months after the reporting period; or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The Company's normal operating cycle is taken as 12 months

c. Taxes

Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss of the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using tax rate enacted or substantially enacted at the reporting date.

Deferred tax

Deferred tax is recognised in respect of temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax assets are recognised for deductible temporary differences, the carry forward of unused tax credits and any unused tax losses to the extent that it is probable that taxable profit will be available against which those can be utilised. The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

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

d. Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

e. Financial instruments

Financial assets

Initial recognition and measurement

All financial assets are recognised initially at fair value.

The classification depends on the Company's business model for managing the financial asset and the contractual terms of the cash flows. The Company classifies its financial assets in the following measurement categories:

- i. those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss),
- ii. those measured at amortised cost, and
- iii. those measured at cost.

Financial liabilities

Initial recognition

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in profit or loss over the period of the borrowings using the effective interest method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a

prepayment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are de-recognised when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss as other gains/(losses).

Borrowings are classified as current liabilities unless the group has an unconditional right to defer settlement of the liability for at least one year after the reporting period.

f. Earnings per share

The basic earnings per share is computed by dividing the net profit for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The Company does not have any potential equity share or warrant outstanding for the periods reported, hence diluted earnings per share is same as basic earnings per share of the Company.

g. Segment

The company is mainly engaged in the business of real estate development, and no separate operating segment is identified. The company is domiciled in India, and geographical information for segment is not applicable. Further till balance sheet date the Company's revenue from operation is nil. Hence, in absence of separate segment, the disclosure is not applicable.

Note 3: Deferred tax assets /liabilities**(a) Deferred tax assets /liabilities (net)**

Significant components of deferred tax assets and liabilities recognised, are disclosed as follows :

Particulars	31-Mar-24	31-Mar-23
Major components of Deferred tax assets :		
Business loss to be carried forward to next year	8.75	5.33
Total	8.75	5.33

b) Movement in Deferred tax assets / (liabilities) :

Significant Components of Deferred Tax Assets / (Liabilities)	Loss carried forward	Total
As at 1-April-2023	5.33	5.33
Charged/(credited):		
- to statement of profit and loss	3.42	3.42
- to other comprehensive income	-	-
As at 31-Mar-2024	8.75	8.75

Note 4 : Cash and cash equivalents

Particulars	31-Mar-24	31-Mar-23
Balances with banks		
- in current accounts	0.41	0.28
Total	0.41	0.28

Note 5: Other current assets

Particulars	31-Mar-24	31-Mar-23
Advances to Vendor	50.00	50.00
Input GST Recoverable	-	0.11
Total	50.00	50.11

Note 6(a) : Equity share capital**(i) Authorised share capital:**

Particulars	31-Mar-24	31-Mar-23
50,00,000 equity shares of Rs. 10 each (50,00,000 shares of Rs. 10 each at 31-March-2023)	500.00	500.00
	500.00	500.00

(ii) Issued, subscribed and paid up equity share capital:

Particulars	31-Mar-24	31-Mar-23
50,000 equity shares of Rs. 10 each (50,000 shares of Rs. 10 each at 31-March-2023) Issued during the year	5.00	5.00
	5.00	5.00

(iii) Terms/Rights attached to Equity Shares :

The Company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except in case of Interim Dividend.

In the event of liquidation of the Company, the holder of equity shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

(iv) Details of shareholders holding more than 5% shares in the company:

Particulars	31-Mar-24		31-Mar-23	
	Number of Shares (In Lakhs)	% Holding	Number of Shares (In Lakhs)	% Holding
AMJ Land Holdings Ltd.	0.50	100%	0.50	100%

(v) Details of Shareholding of Promoters: (Equity Shares)

Particulars	31-Mar-24		31-Mar-23		% of change during the year
	No. of shares (in lakhs)	% of total shares	No. of shares (in lakhs)	% of total shares	
AMJ Land Holdings Ltd.	0.50	100%	0.50	100%	0.00%

Note 6(b) : Reserves and surplus

Particulars	31-Mar-24	31-Mar-23
Retained earnings	(26.01)	(15.17)
Total reserves and surplus	(26.01)	(15.17)

(i) Retained earnings

Particulars	31-Mar-24	31-Mar-23
Opening balance	(15.17)	(3.13)
Net profit/(Loss) for the year	(10.84)	(12.04)
Closing balance	(26.01)	(15.17)

Note 6(c): Nature and purpose of reserves**(i) Retained earnings:**

Retained earnings comprises of the Company's undistributed earnings after taxes.

Note 7 : Financial Liabilities**7 (a) Borrowings**

Particulars	31-Mar-24	31-Mar-23
Non Current		
Unsecured		
Loan from related party (Intercorporate loan from holding company)	72.00	60.60
Total	72.00	60.60
Current		
Unsecured		
Loan from related party (Intercorporate loan from holding company)	6.15	4.49
Total	6.15	4.49

i) Unsecured loans from Related Parties are repayable after 5years and carries interest @ 10%.

Note 8 : Other Financial liabilities

Particulars	31-Mar-24	31-Mar-23
Current		
Provision for Expenses	0.34	0.30
Total	0.34	0.30

Note 9 : Other current liabilities

Particulars	31-Mar-24	31-Mar-23
Statutory tax payables	1.68	0.50
Total	1.68	0.50

AMJ REALTY LIMITED**Notes to the financial statements for the year ended 31st March,2024**

(All amounts in INR lakhs unless otherwise stated)

Note 10: Finance costs

Particulars	31-Mar-24	31-Mar-23
Interest on intercorporate loan	6.83	4.99
Total	6.83	4.99

Note 11 : Other expenses

Particulars	31-Mar-24	31-Mar-23
Rent expenses	0.85	0.60
Rates and taxes	0.03	0.03
Legal and professional fees	6.29	10.48
Intt. on GST	0.09	-
Balances written off	0.16	-
Miscellaneous expenses	0.01	0.07
Total	7.43	11.18

Note 11(a): Details of payments to auditors

Particulars	31-Mar-24	31-Mar-23
Payment to auditors		
Audit fee	0.30	0.25
Total	0.30	0.25

AMJ REALTY LIMITED**Notes to the financial statements as on and for the year ended 31st March, 2024**

(All amounts in INR lakhs unless otherwise stated)

Note 12 : Fair Value Measurement:-**a) Financial Instruments by Category :-**

	31-Mar-24			31-Mar-23		
	FVPL	FVOCI	Amortised cost	FVPL	FVOCI	Amortised cost
<i>Financial assets</i>						
Cash and cash equivalents	-	-	0.41	-	-	0.28
Total financial assets	-	-	0.41	-	-	0.28
<i>Financial liabilities</i>						
Borrowings	-	-	78.15	-	-	65.09
Other Financial Liabilities	-	-	0.34	-	-	0.30
Total financial liabilities	-	-	78.49	-	-	65.39

b) As per Ind AS 107 "Financial Instrument: Disclosure", fair value disclosures are not required when the carrying amounts reasonably approximate the fair value. Accordingly fair value disclosures have not been made for the following financial instruments:-

1. Cash and cash equivalent
2. Borrowings
3. Other Financial Liabilities

Note 13:-FINANCIAL RISK MANAGEMENT

The Company's business activities are exposed to a financial risks, namely liquidity risk and market risk. The Company's Board of directors have the overall responsibility for establishing and governing the Company's risk management framework.

a. MANAGEMENT OF LIQUIDITY RISK

Liquidity risk is the risk that the Company will face in meeting its obligations associated with its financial liabilities. The Company's approach in managing liquidity is to ensure that it will have sufficient funds to meet its liabilities when due without incurring unacceptable losses or risking damage to company's reputation. In doing this, management considers both normal and stressed conditions.

Management monitors the rolling forecast of the company's liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.

The following table shows the maturity analysis of the Company's financial liabilities based on contractually agreed undiscounted cash flows along with its carrying value as at the Balance Sheet date.

Contractual maturities of financial liabilities	Carrying amount	Undiscounted Amount				
		Total	Payable within 1 year	Between 1 and 2 years	Between 2 and 5 years	Payable after 5 years
As at 31-Mar-2024						
Financial Liabilities						
Non-current						
Borrowings	72.00	72.00	-	-	72.00	-
Current						
Borrowings	6.15	6.15	6.15	-	-	-
Other financial liabilities	0.34	0.34	0.34	-	-	-
Total Liabilities	78.49	78.49	6.49	-	72.00	-
As at 31-Mar-2023						
Financial Liabilities						
Non-current						
Borrowings	60.60	60.60	-	-	60.60	-
Current						
Borrowings	4.49	4.49	4.49	-	-	-
Other financial liabilities	0.30	0.30	0.30	-	-	-
Total Liabilities	65.39	65.39	4.79	-	60.60	-

b. MANAGEMENT OF MARKET RISK:

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of fluctuation in market prices. These comprise three types of risk i.e. currency rate, interest rate and other price related risks. Financial instruments affected by market risk include loans and borrowings, deposits and investments.

i.)Currency Risk and sensitivity:-

The Company does not have any currency risk as all operations are within India.

ii.)Interest Rate Risk and Sensitivity:-

Interest rate risk is the risk that the fair value or future cash flows on a financial instrument will fluctuate because of changes in market interest rates. The management

Exposure to interest rate risk

The exposure of the company's borrowing to interest rate changes at the end of the reporting period are as follows:

Particulars	31-Mar-24	31-Mar-23
Financial Liabilities		
Fixed rate borrowings	72.00	60.60
Total	72.00	60.60
Financial Assets		
Fixed rate instruments	-	-
Total	-	-

iii) Price Risk and Sensitivity:

The Company is not exposed to the price risk as the company has no investment in variable rate instruments.

Note 14:-Capital Risk Management**(a) Risk management**

The Company's policy is to maintain an adequate capital base so as to maintain creditor and market confidence and to sustain future development. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using gearing ratio, which is net debt divided by total capital plus net debt. Net debt comprises of long term and short term borrowings less cash and bank balances and liquid investments. Equity includes equity share capital and other equity that are managed as capital.

Particulars	31-Mar-24	31-Mar-23
Borrowings (current +non-current)	78.15	65.09
Less: Cash and Cash equivalents (including other bank balances)	0.41	0.28
Less: Current Investment	-	-
Net Debt	77.74	64.81
Equity	(21.01)	(10.17)
Gearing ratio	-370.05%	-637.25%

AMJ REALTY LIMITED

Notes to the financial statements as on and for the year ending 31st March, 2024

(All amounts in INR lakhs unless otherwise stated)

Note 15: Related party disclosure**A. List of related parties (as identified and certified by the Management)**

(i)	Name	Relationship
	AMJ Land Holdings Limited	Holding Company

(ii) Key Management Personnel (KMP)

Name	Designation
Mr. S. K. Bansal	Director
Mr. Shashi Dharan Sethumadhavan Menon	Director
Mr. Shantanu Laxman Samudra	Director
Mr. Vinay Vilas Jadhav	Director

B Transactions with Related Parties

Sr. No.	Particulars	Volume of transactions		Amount outstanding as on			
		31-Mar-24	31-Mar-23	31-Mar-24		31-Mar-23	
				Receivable	Payable	Receivable	Payable
i.	<u>Inter corporate loan taken</u>						
	AMJ Land Holdings Ltd.	72.00	60.60	-	72.00	-	60.60
	Total	72.00	60.60	-	72.00	-	60.60
ii.	<u>Rent Paid (incl. gst)</u>						
	AMJ Land Holdings Ltd.	0.85	0.71	-	-	-	-
	Total	0.85	0.71	-	-	-	-
iii.	<u>Interest charged</u>						
	AMJ Land Holdings Ltd.	6.83	4.99	-	6.15	-	4.50
	Total	6.83	4.99	-	6.15	-	4.50

AMJ REALTY LIMITED**Notes to the financial statements as on and for the year ending 31st March, 2024**

(All amounts in INR lakhs unless otherwise stated)

Note 16 :- Computation of basic and diluted Earning Per Share (EPS)

Particulars	31-Mar-24	31-Mar-23
Basic/Diluted EPS:		
(a) Net Profit/(Loss) after tax as per statement of profit & loss:	(10.84)	(12.04)
(b) Number of Equity shares of Rs.10/- each :	0.50	0.50
(c) Basic & Diluted (in Rs.)	(21.68)	(24.08)

AMJ REALTY LIMITED

Notes to the Financial Statements as at and for the year ended March 31, 2024

(All amounts in INR Lakhs unless otherwise stated)

Note 17 : Ratios Disclosure

Particulars	31-Mar-24			31-Mar-23			Variation	% of Variation	Reason for variation
	Numerator	Denominator	Ratio	Numerator	Denominator	Ratio			
Current Ratio	50.41	8.17	6.17	50.39	5.29	9.53	-3.36	-35.26%	Reduction in current ratio is mainly due to increase interest liability.
Debt Equity Ratio	78.15	(21.01)	(3.72)	65.09	(10.17)	(6.40)	2.68	41.88%	Reason for reduction in ratio is, increase in borrowings, and reduction in net equity due to losses.
Debt Service Coverage ratio	(4.01)	6.83	(0.59)	(7.05)	4.99	(1.41)	0.82	58.43%	Improvement in ratio is mainly, reduction in expenses incurred during the year.
Return on Equity	(10.84)	(15.59)	69.50%	(12.04)	(4.15)	290.11%	-220.61%	-76.04%	Reduction in return on equity is mainly due to decrease in net equity of the Company, due to losses.
Return on capital employed	(7.43)	48.39	-15.34%	(11.18)	49.59	-22.53%	0.07	31.90%	Improvement in ratio is mainly due reduction in expenses incurred during the year.

Note : As Company does not have any trade payables, trade receivables, investments and sale/revenue from operations during the year, hence related ratios are not disclosed.

AMJ REALTY LIMITED

Notes to the Financial Statements as at and for the year ended March 31, 2024

(All amounts in INR Lakhs unless otherwise stated)

Notes 18 : Additional Disclosures as required by Schedule III

- a During the year ended March 31,2024 the Company does not have any transactions with companies struck off under section 248 of the Companies Act 2013 or section 560 of Companies Act 1956. Hence no further disclosure required.
- b No proceedings have been initiated or pending against the Company for holding any benami property under the Benami Transaction (Prohibition) Act 1988 or rules made thereunder.Hence no further disclosure is required.
- c The Company is not in non compliance with number of layers of companies prescribed under clause (87) of section 2 of the Companies Act 2013 read with the Companies (Restriction on number of layers) Rules, 2017. Hence no further disclosure is required.
- d There has been no delay in registration of charges or satification with ROC.

Notes 19 : Reclassification

Previous year figure's have been reclassified to confirm to this year's classification.

The accompanying notes are integral part of the financial statements.
As per our report of date attached

For and on behalf of the Board of directors of AMJ Realty Limited

For J M AGRAWAL & CO.
Chartered Accountants
Firm Registration No - 100130W

SHRIHARI WAYCHAL
Director

SHASHI DHARAN MENON
Director

PUNIT AGRAWAL
Partner
Membership No - 148757

Place : Pune
Date : 28th May, 2024

Place : Pune
Date : 28th May, 2024

PROXY FORM
[Pursuant to Section 105(6) of the Companies Act, 2013 and rule 19(3) of the
Companies
(Management and Administration) Rules, 2014]

Name of the Company : **AMJ REALTY LIMITED**
U70109PN2021PLC206584

Registered office : **C/o AMJ LAND HOLDINGS LIMITED (FORMERLY PUDUMJEE PULP)**
THERGAON CHINCHWAD, PUNE 411 033.

Name of the member (s) : Registered address : E-mail Id : Folio No./ Client Id/DPID :
--

I/We, being the member (s) of Shares of the above named company, hereby appoint,

1. Name :
Address :
E-mail Id :
Signature : or failing him

2. Name :
Address :
E-mail Id :
Signature : or failing him

3. Name :
Address :
E-mail Id :
Signature :

as my/ our proxy to attend and vote (on a poll) for me/ us and on our behalf at the 3rd Annual General Meeting of the Company, to be held on the Friday, the 06th day of September, 2024 at 10:00 a.m. (ST) at the Registered Office of the Company at **C/o AMJ Land Holdings Limited (Formerly Pudumjee Pulp) Thergaon, Chinchwad, Pune 411 033** and at any adjournment thereof in respect of such resolutions as are indicated below :

Resolution No(s). (Please tick (☐) at appropriate box below)

- | | For | Against |
|---|--------------------------|--------------------------|
| 1. Adoption of Accounts & Reports | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Appointment of Director retiring by rotation | <input type="checkbox"/> | <input type="checkbox"/> |

Signed this.....day of2024.

Signature of shareholder

Signature of Proxy holder(s)

Note: This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the Meeting.

AMJ REALTY LIMITED

Registered Office : C/o AMJ Land Holdings Limited (Formerly Pudumjee Pulp) Thergaon, Chinchwad, Pune 411 033.

Tel. : +91-20-40773333; **Fax :** +91-20-30613388

CIN : U70109PN2021PLC206584; **E-mail :** secrerarial@pudumjee.com

ATTENDANCE SLIP

Please complete and sign this attendance slip and hand over at the entrance of the meeting hall.

1. Name and Registered Address of the sole / first :
named Shareholder

2. Name(s) of the Joint Shareholder(s) if any :

3. Name of Proxy (if any) :

4. Registered Folio No./DPID & Client ID No. :

5. Number of Shares held :

I hereby record my presence at the 3rd Annual General Meeting of the Company at its Registered Office at C/o AMJ Land Holdings Limited (Formerly Pudumjee Pulp) Thergaon, Chinchwad, Pune 411 033 at 10:00 a.m. (ST) on Friday the 06th day of September, 2024.

Signature of the Member/Proxy