

TAIPAN ASSOCIATES PRIVATE LIMITED

ANNUAL ACCOUNTS 2022-23

Farm No.- 8
Dera Mandi Road, Mandi Village
New Delhi -110047

Taipan Associates Pvt. Ltd.,

CIN: U74899DL1983PTC016532

DIRECTORS

Mr. Arvind Nanda
6 Dera Mandi Road
Mandi Village Mehrauli
New Delhi 110047
DIN: 00149426

Mr Mahesh Verma
A 171 Sector 31
NOIDA U.P. 201301
DIN: 00149720

BANKERS

Axis Bank
Sector 16
NOIDA U.P. 201301

AUDITORS

Shanta Shastry & Co
BD 7 D Munirka
New Delhi 110067

REGISTERED OFFICE

Farm No. 8 Dera Mandi Road
Mandi Village Mehrauli
New Delhi 110047

Independent Auditor's Report on the audit of the financial statements

The Members of *Taipan Associates Pvt. Ltd*

Opinion

We have audited the accompanying financial statements of *Taipan Associates Pvt. Ltd.*, ("the Company"), which comprise the Balance Sheet as at **31st March, 2023**, and the Statement of Profit and Loss and Statement of Cash Flows for the year ended on that date, and Notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('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 **31st March, 2023**, its profit (or loss)* and cash flows for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with the Standards on Auditing 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 subject 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 Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the code of ethics.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

Information other than the financial statements and auditors' report thereon.

The Board of directors of the Company is responsible for the preparation of the financial statements and other information. The other information comprises the information included in the Board's Report including Annexure to Board's Report, Business Responsibility Report but does not include the financial statements and our auditor's report thereon.

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

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

Management's responsibility 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 financial position, financial performance, 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.

The board of directors is 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:

- a) 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.
- b) 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.

- c) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- d) 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.
- e) Evaluate the overall presentation, structure, and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards. 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", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

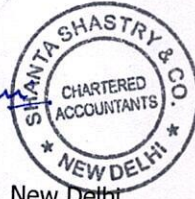
As required by Section 143(3) of the Act, we report that:

- (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, and the cash flow statement dealt with by this report agree with the books of accounts
- (d) In our opinion, the aforesaid 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 31stMarch, 2023 taken on record by the board of directors, none of the directors is disqualified as on 31stMarch, 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, in terms of clause (i) of sub-section (3) of Section 143 of the Companies Act 2013, is not applicable to this company at present as per Notification No. G.S.R. 583 (E) dated 13th June 2017, since the turnover of the company does not exceed Rs 50 crores and its borrowings from Banks and Financial institutions does not exceed Rs 25 crores.
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i) The Company has disclosed the impact of pending litigations on its financial position in its financial statements – Refer Note No. 13 to the financial statements,
 - ii). The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
 - iii) There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company

For Shanta Shastry & Co.,
Chartered Accountants

P. Santha Devi



(P. Santha Devi) -Partner

Dated: 1st September 2023, New Delhi

Firm No: 020553N - M. No. 090382

UDIN. *2309D382 B6XNUG8824*

Annexure A report on matters referred to in paragraph 3
& 4 of the Companies (Auditor's Report) Order, 2020
referred in the report of even date of the Auditors to the
Members of **Taipan Associates Pvt. Ltd.**, on the
Accounts for the year ended on *31st March 2023*

- i)a). (A) The company has maintained proper records to show full particulars including quantitative details and situation of its property, plant and equipment including investment properties. The company has no Property, Plant & Equipment at present.
- (B) Since the company has no intangible assets at present, it need not maintain proper records showing full particulars of intangible assets.
- b) The management has stated that it does periodic physical verification of Property, Plant and Equipment, which, in our opinion, is reasonable.
- c) According to the information and explanations given to us and based on our audit procedures, we report that all the title deeds of immovable properties (held as investment assets) are held in the name of company.
- However, we express no opinion on the validity of the title of the company to these properties
- d) According to the information and explanations given to us and based on our audit procedures, we report that the company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year.
- In the circumstances no further disclosures are required in this regard.
- e) According to the information and explanations given to us and based on our audit procedures, we report that 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 thereunder.
- Hence no disclosure in this regard is required in the financial statements of the company.
- ii) a) The nature of the activities of the company at present do not involve inventories, thus neither the company has to conduct their physical verification, nor the auditors need to comment regarding physical verification.
- b) According to the information and explanations given to us and based on our audit procedures, we report that, during 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.
- Hence no disclosure in this regard is required.
- iii-a) According to information and explanation given to us, the Company has not made investments in, provided any guarantee or security, or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties listed in the register maintained under Section 189 of the Companies Act 2013, except to its subsidiaries and joint venture companies.
- (A) The details of aggregate amount during the year, and balance outstanding at the balance sheet date with respect to such loans or advances and guarantees or security to subsidiaries, joint ventures and associates is disclosed under "Note: of Loans & Advances (Assets)"

- (B) The details of amount during the year, and balance outstanding at the balance sheet date with respect to such loans or advances and guarantees or security to parties other than subsidiaries, joint ventures and associates is disclosed under "Note - Loans & Advances"
- b) The investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided are not prima facie prejudicial to the company's interest.
- The loans granted are in the form of a running current account on such terms and interest on monthly balances is charged at the rates which in our opinion are not prima facie prejudicial to the interest of the company.*
- c) In respect of the aforesaid loans, the parties are repaying the principal amounts as stipulated and are also regular in payment of interest, where applicable.
- d) No comments in respect of the aforesaid loans, are necessary as there are no cases where the overdue amount is more than ninety days.
- e) According to the information and explanations given to us and based on our audit procedures, we report that, during the year, the Company has not granted any loan or advance in the nature of loan granted which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the overdue of existing loans given to the same parties. Accordingly, paragraph (iii) (e) of the order is not applicable.
- f) According to the information and explanations given to us and based on our audit procedures, we report that, during the year, the Company has not granted loans or advances in the nature of loans which are repayable on demand and/or without specifying any terms or period of repayment, except current accounts of the subsidiaries and joint ventures-details of which are given in Note:12 Loans & Advances.
- iv) According to the financial statements of the company, information and explanations given to us by the management and based on our audit procedures, in our opinion, the company has not granted any loans or provided any guarantees or given any security to which the provision of section 185 of the Companies Act, 2013. Accordingly, paragraph 3 (iv) of the order with respect to loans & advances is not attracted.
- According to the financial statements of the company, information and explanations given to us by the management and based on our audit procedures, in our opinion, the company has not made any investments to which the provision of section 186 of the Companies Act, 2013. Accordingly, paragraph 3 (iv) of the order with respect to investments is not attracted.
- v) The Company, as far as it appears from the examination of records, has not accepted any deposit from the public in terms of Section 73 to 76 of the Companies Act 2013.
- vi) According to the financial statements of the company, information and explanations given to us by the management and pursuant to the Rules made by the Central Government for the maintenance of cost records under Section 148 (1) of the Companies Act 2013, the company is not required to maintain cost record.
- vii) In respect of statutory dues:
- a) According to the records of the company, the company at present has no regular employees on its rolls, and thus comments regarding the timely deposit of Employees Provident Fund and Employees State Insurance are necessary.

Further according to the records of the company as well as information and explanations given to us, Income Tax, Duty of Customs, Goods and Services Tax, Cess, and any other Statutory dues applicable to it are generally deposited with the authorities within due dates.

- b) According to the records of the company as well as information and explanations given to us, there are no undisputed amounts payable in respect of Duty of Customs, Goods And Services Tax, Cess and any other Statutory dues, which have remained outstanding as at **31st March 2023**, for a period of more than six month (or the date of this report whichever is earlier), from the date they became payable, except those stated in the Note No. 9 on Accounts
- viii) According to the records produced for our examination by the company as well as information and explanations given to us by the management of the company, there are no transactions which are not recorded in the books of account have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- Thus, it is not necessary to comment as to whether the previously unrecorded income has been properly recorded in the books of account during the year.
- ix-a) According to the records produced for our examination as well as information and explanations given to us by the management of the company, and examination of books on test check basis, we are of the opinion that the company has not defaulted in repayment of loans or borrowing to any financial institution, bank, Government, or dues to debenture holders.
- In the circumstances the details of defaults in repayment of loans or borrowings or the interest thereon to any lender, are not necessary to be reported as per the prescribed format.
- b) According to the financial records of the company as well as information and explanations given to us by the management, we are of the opinion that the company has not been declared a willful defaulter by any bank or financial institution or other lender.
- c) According to the financial statements, records of the company as well as information and explanations given to us by the management, we are of the opinion that the term loans taken by the company were applied for the purpose for which the loans were obtained.
- (d) According to the financial statements, records produced for our examination as well as information and explanations given to us by the management of the company, we are of the opinion that the funds raised on short term basis have not been utilized for long term purposes
- e) According to the financial statements, records produced for our examination as well as information and explanations given to us by the management of the company, and based upon the audit procedures performed, 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 ventures.
- f) According to the financial statements, records produced for our examination as well as information and explanations given to us by the management of the company, and based upon the audit procedures performed, 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) According to the financial statements, records produced for our examination as well as information and explanations given to us by the management of the company, the company during the year under consideration has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the. Accordingly, paragraph 3 (x)(a) of the order is not attracted.

- b) According to the information and explanations given to us and based on our examination of the records of the company, the company during the year under consideration has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year. Accordingly, requirements of section 42 and section 62 of the Companies Act, 2013 are not applicable.
- xi-a) According to the information and explanations given to us and based on our examination of the records of the company, during the year under consideration, no fraud by the company or any fraud on the company has been noticed or reported during the year. Accordingly, paragraph 3 (xi) (a) of the order is not applicable.
- b) According to the financial statements, records produced for our examination as well as information and explanations given to us by the management of the company, and based upon the audit procedures performed, no report under sub-section (12) of section 143 of the Companies Act 2013 has been filed by us, the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government
- c) According to the financial statements, records produced for our examination as well as information and explanations given to us by the management of the company, and based upon the audit procedures performed, we the auditors, have not received any complaints by whistle-blowers, during the year by the company
- (xii) According to records produced for our examination as well as information and explanations given to us by the management of the company, the company is not a Nidhi Company and consequently the compliance of Net Owned Funds to Deposits in the ratio of 1: 20 and maintaining of ten per cent unencumbered term deposits are not applicable and consequently no reporting on default in payment of interest and/or repayment deposits is necessary.
- xiii) According to the information and explanations given to us and based on our examination of the records of the company, The company not being a listed company on any recognized stock exchange provisions of Section 177 of the Companies Act 2013 regarding "Audit Committee" is not applicable.
- According to the financial statements, records produced for our examination as well as information and explanations given to us by the management of the company, and based upon the audit procedures performed, the related party transactions in compliance with section 188 of Companies Act 2013 and Accounting Standard AS 18 have been reported in Note No. 32 to the financial statements
- (xiv-a). Since, the company is a private company and its Turnover is less than Rs 200 crores or borrowings from Banks and financial institutions is less than Rs 100 crores, the requirement of internal audit system in terms of Section 138 of the Companies Act 2013 is not applicable.
- (xv) According to the financial statements, records produced for our examination as well as information and explanations given to us by the management of the company, and based upon the audit procedures performed, the company has not entered into any non-cash transactions with directors or persons connected with him and thus comments regarding compliance of the provisions of section 192 of Companies Act are not necessary
- (xvi) According to the information and explanations given to us and based on our examination of the records of the company, the company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

- (xvii) According to the financial statements, records produced for our examination as well as information and explanations given to us by the management of the company, and based upon the audit procedures performed, the company has not incurred cash losses in the financial year and in the immediately preceding financial year
- (xviii) According to the records produced for our examination as well as information and explanations given to us by the management of the company, there has been no resignation of the statutory auditors during the year
- (xix) According to the financial statements, and financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, the information and explanations given by the management, the auditor is of the opinion that no material uncertainty exists as on the date of the audit report that 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, subject to the fact there is no major financial, health or political turmoil
- (xx) According to the financial statements, records produced for our examination as well as information and explanations given to us by the management of the company, the company is not liable to spend any amount of Corporate Social Responsibility in terms section (5) of section 135 of the Companies Act 2013 and thus, no comments are necessary
- (xxi) Since there are no branch or unit auditors no comments are necessary with respect to any qualifications or adverse remarks by such auditors in the Companies (Auditor's Report) Order (CARO) reports of the branch or unit accounts as well as the fact that these are not consolidated financial statements.
- 4) Since there are no material un-favorable or qualified remarks in the foregoing CARO report, no further comments are necessary.

For Shanta Shastry & Co.,

Chartered Accountants

P. Santha Devi

(P. Santha Devi) -Partner

Dated: 1st September 2023, New Delhi

Firm No: 020553N - M. No. 090382

UDIN. *23090302 B6XNU68824*



TAIPAN ASSOCIATES PVT. LTD
BALANCE SHEET AS AT 31st MARCH 2023

EQUITY & LIABILITIES	Note Ref	As on 31st March 2023 Rs		As on 31st March 2022 Rs
Shareholder's Fund				
Share Capital	3	5,00,000	5,00,000	
Other Equity	4	<u>17,54,52,898</u>	<u>16,64,66,100</u>	16,69,66,100
Share Application Money				
Non Current Liabilities				
Long Term Borrowings		-	-	
Deferred Tax Liability (Net)	5	(28,779)	(29,362)	
Other Long Term Liabilities		-	-	
Long Term Provisions		<u>-</u>	<u>-</u>	(29,362)
Current Liabilities				
Short-term Borrowings		-	-	
Trade Payables		-	-	
Other Current Liabilities	6	2,58,18,619	18,65,232	
Short-term Provisions	7	<u>(2,05,053)</u>	<u>(7,14,820)</u>	11,50,412
		<u>20,15,37,685</u>	<u>16,80,87,150</u>	
ASSETS				
Non Current Assets				
Property Plant & Equipment				
Tangible Assets	8 A	4,16,661	5,08,144	
Intangible Assets				
Capital Work in Progress	A			
Intangible Assets-under Dev		<u>-</u>	<u>-</u>	5,08,144
Non Current -Investments	9	17,46,78,863		14,47,05,772
Deferred Tax Assets (Net)	6			
Long-term Loans & Advances		-		
Other Non-Current Assets	10	-	-	
Current Assets:				
Current Investments				
Inventories				
Trade Receivables		-	-	
Cash & Cash Equivalents	11	14,22,823	63,49,591	
Short-term Loans & Advances	12	25,03,000	25,03,000	
Other Current Assets	13	<u>2,25,16,338</u>	<u>1,40,20,643</u>	2,28,73,234
		<u>20,15,37,685</u>	<u>16,80,87,150</u>	

Note to the Accounts 1-2

In terms of our report of even date

For Shanta Shastry & Co

Chartered Accountants

P. Santha Devi

(P.Santha Devi)-Partner
Firm No: 020553N - M.No. 090382
New Delhi

Dated: 1st September 2023



for on & behalf of Board of Directors of
Taipan Associates Pvt Ltd

(Arvind Nanda)
Director
DIN 00149426

(Mahesh Verma)
Director
DIN 00149720

TAIPAN ASSOCIATES PVT. LTD
PROFIT & LOSS STATEMENT FOR THE
YEAR ENDED ON 31st MARCH 2023

EARNINGS	Note Ref	Year ended on 31.3.2023	Year ended on 31.3.2022
		Rs	Rs
Revenue from Operations			
Rental Income		76,47,638	64,93,779
Other Income	14	48,75,886	1,77,87,141
EXPENSES			
Salary & wages		1,14,000	1,14,000
Finance Costs-Bank Charges		9,618	5,450
Depreciation & Amortization	15	91,483	1,04,399
Administrative Expenses	16	4,95,936	14,07,253
Profit before tax		1,18,12,487	2,26,49,818
Provision for Current Tax		14,50,000	18,40,000
Tax Prov/[W/back] for earlier Years		13,75,106	-
Deferred Tax Adjustment		583	1,513
Profit /(Loss) from Continuing operations		89,86,798	2,08,08,305
Profit /(Loss) from Dis-continued operations			
Transferred to Reserves		89,86,798	2,08,08,305
Earnings/Equity Share of Rs 10	17		
	Basic	1,797.36	4,161.66
	Diluted	1,797.36	4,161.66
Note to the Accounts	1-2		

In terms of our report of even date
For Shanta Shastry & Co
Chartered Accountants

P. Santha Devi
(P.Santha Devi)-Partner
Firm No: 020553N - M.No. 090382
New Delhi
Dated: 1st September 2023

for on & behalf of Board of Directors of
Taipan Associates Pvt. Ltd

(Arvind Nanda)
Director
DIN 00149426

(Mahesh Verma)
Director
DIN 00149720

E:/pns-x/Inter/Inter cos ay23-24-taipan ay 23-24



CASH FLOW STATEMENT FOR THE YEAR

2022-23

2021-22

A Cashflow from Operating Activities

Rs

Rs

Net Profit / [Loss] before taxation:

-From continuing operations

1,18,12,487

2,26,49,818

-From Discontinued operations

-

-

Add / [Less] adjustments for Non cash expenses:

Depreciation & amortization

91,483

1,04,399

Interest & Finance charges-paid

9,618

5,450

Exchange translation difference

-

-

Profit on sale of assets

(41,17,325)

(1,61,89,585)

Profit on sale of investments

-

-

Loss on sale & discarding of assets

-

-

Loss on sale of investments

33,996

77,070

Interest income

(4,52,640)

(3,62,173)

Dividend, Exempt incomes

73,77,619

62,84,979

Operating cashflow before working capital changes

Add / [Less] adjustments in Working Capital variations

[Increase]/ Decrease in Current Assets

(84,95,695)

(1,21,14,167)

Increase/ [Decrease] in Current Liabilities

2,39,53,387

(15,78,118)

Cash generated from operations

2,28,35,311

(74,07,306)

Direct taxes paid

(23,15,339)

(9,88,157)

Net cash from Operating activities

A 2,05,19,972

(83,95,463)

B Cashflow from Investing Activities

Purchase of Fixed Assets

-

(88,401)

Sale proceeds of fixed assets

-

(Purchase)/Sale of Investments -incl gains/losses

(2,58,55,766)

49,23,782

Interest income

(33,996)

(77,070)

Dividend income.

4,52,640

3,62,173

Net Cash from / [used] in Investing Activities

B (2,54,37,122)

51,20,484

C Cashflow from Financing Activities

Increase/[Decrease] in borrowings

-

-

Increase/[Decrease] in Share capital

(9,618)

(5,450)

Interest & Finance charges-paid

-

-

Dividend Distribution tax

-

-

Increase/ [Decrease] in Liab for Dividend & Dividend tax

-

-

Net Cash from / [used] in Financing Activities

C (9,618)

(5,450)

Net Increase / [Decrease] in Cash & Cash equivalents [A+B+C]

(49,26,768)

(32,80,429)

Cash & Cash equivalents Closing [Note 17]

14,22,823

63,49,591

Cash & Cash equivalents Opening [Note 17]

63,49,591

96,30,020

Net Increase / [Decrease] in Cash & Cash equivalents

(49,26,768)

(32,80,429)

In terms of our report of even date

For Shanta Shastri & Co

Chartered Accountants

P. Santha Devi

(P.Santha Devi)-Partner

Firm No: 020553N - M.No. 090382

Dated: 1st September 2023

New Delhi



for on & behalf of Board of Directors of
Taipan Associates Pvt Ltd

(Arvind Nanda)

Director

DIN 00149426

(Mahesh Verma)

Director

DIN 00149720

**Notes to Financial Statements for the
year ended on 31.03.2023.**

NOTE: 1-CORPORATE INFORMATION

The Company is incorporated under the Companies Act 1956 as a Private Company. The company has since been allotted CIN U74899DL1983PTC016532

The Company derives rental income from investments Assets. It also holds other investments for earning income.

It has not discontinued any of its business activities. Therefore, there are no figures pertaining to the discontinued business activities.

NOTE: 2- ACCOUNTING POLICIES:

1 Basis of preparation of Financial Statements:

- a) The financial statements have been prepared on Generally Accepted Accounting Principles (GAAP) in a manner to comply with the material requirements the applicable Accounting Standards prescribed and the provisions of the Companies Act 2013, and Schedule III to Companies Act 2013 as amended by Notification dated 24-3-2021.
- b) The figures for the last year have been regrouped and reclassified wherever required, and the figures have been rounded off to nearest thousand rupees.
- c) A number of estimates and assumptions are used by the management for preparation of the financial statements, which are based on Current state of affairs. Changes in the state of affairs on account of changes in economic and global events in future can result in the outcome.

2. Method of accounting: Mercantile

- a) Claims by and against the company will be accounted on settlement.
- b) Bank charges and interest (other than pre-determined interest) as and when debited by bank.
- c) Considering the nature of activities at present there are no Provisions and Contingent Liabilities etc., which are required to be dealt with in these accounts.

3 Investments:

- a) Securities held, if any as investments are valued at cost, unless stated otherwise. Cost of securities include acquisition charges, brokerage, fees and incidentals, Portfolio Management charges incurred are spread over the purchase and sale of quoted shares and Mutual Funds in ratio to the total purchases and sales of these securities.
- b) Investments held mainly for the purposes of enhancing business interests, especially in Subsidiaries, Joint Ventures etc., are classified as Trade Investments and all others as Non-Trade Investments
- c) Investments acquired with the intention of ready realization are classified as Current Investments and all others as Non-Current Long-term Investments
- d) In case of quoted investments the periodic statements issued by the Asset Management Companies /Depositaries for the securities held on account of the company are relied upon for preparing the financial statements
- e) No provision for the cyclical decline in the value of investments is not provided in accounts as they are considered temporary in nature. In case of impairment in value on account of factors permanent in nature are provided as impairment in value

- f) Bonds & Debentures acquired at a premium but redeemable at par or premium but lower than the cost of acquisition then the excess of premium is amortized and charged off to Revenue over the remaining period before Redemption Date.
- g) Properties / immoveable assets (land, buildings / flats) which are acquired purposes other than use in business as offices/ factories/ godowns are classified as 'Investment in Properties'. Permanent / Lasting Impairment in value if any, is shown as a reduction in the investment. Depreciation is not charged on properties held as investments.
- h) Capital in Joint ventures and/or partnerships, inclusive of up to share of profit or loss plus other adjustments only is shown as investment

4 **Stock in trade /Inventories:**

The business of the company does not involve maintenance of inventories.

5.1 Property, Plant & Equipment and Depreciation

- i) All items of Property, Plant & Equipment (tangible and intangible) are capitalized and stated at cost, inclusive of incidentals and borrowing costs if any, up to the date of putting them to use. The Expenses incurred during construction are allocated and apportioned to the assets constructed / acquired and installed during the period.

- ii) Specific Government grants or subsidies if any received towards purchase of fixed assets is reduced from the cost of acquisition of the asset capitalized in books.

Input Credits available on account Goods and Services Tax and other Statutory taxes which are eligible for set off with certainty against Output liabilities under the applicable provisions on the purchase value of fixed assets, it is reduced from the cost of acquisition of the asset capitalized in books.

- iii) Present realizable market values of assets as on the Balance Sheet date is reviewed with their corresponding book values, to consider if there exists any indication of an impairment of value. In case of a permanent impairment of the value of assets, on the basis of the review by the management, it is dealt in accounts as per Accounting Standards.

- iv). Depreciation on asset is charged only when the asset has been put to use.

- 0V). Depreciation on assets till 31.3.2014 was provided on Written Down Value method at the rates and in the manner specified in Schedule XIV to the Companies Act, 1956.

Depreciation on assets from 1.4.2014 is charged in accordance to the useful life of the assets prescribed in Schedule II to the Companies Act 2013, by taking the residual / scrap value to 5% of their original cost, unless stated otherwise. Depreciation is being charged on Written Down Method (WDV) at present.

5.2 Amortization

Preliminary and pre-operative expenses (not allocated to assets and capitalized) as well as any other expense, which is of Deferred Revenue in nature is to be amortized in 5 yearly installments, from the year of commencement of business operations.

6. Foreign Exchange Transactions:

Since the Company does not have any transactions in foreign exchange in the year under consideration, no comments are required in this regard.

7 **Income Tax Provisions & payments and Deferred Tax:**

- a) Income tax liability is provided in Financial Statements on the basis of estimate, made on tentative computation of taxable income, which in the opinion of the management is adequate. Shortfall or excess of provision if any is adjusted on completion of assessments.
- b) The Prepaid taxes are shown as a set-off against the Tax Provision. They are adjusted in books on final settlement of the assessments.
- c) In case where the pre-paid taxes are larger than the tax liability, there is a net refund/ recovery of taxes, then they are shown as a negative amount on the Liabilities side of the Balance sheet as per the requirements of Schedule III to Companies Act 2013.
- d) The company has opted for being taxed in accordance to the provisions of Section 115BAA, and thus Minimum Alternate Tax (MAT) on Book Profits in accordance to the provisions of Section 115JB of the Income Tax Act 1961 are not applicable to the company
- e) Income Tax returns are filed up to date. There are no disputed tax demands or other tax demands pending payment as per records available.
- f) The Deferred Tax Asset/ (Liability) on account of timing differences is created in accordance to the Accounting Standard AS 22 which is worked at the present effective tax rate. It will change in case of change, in the tax rates in future.

In the year ended on 31st March 2021, and thereafter the Deferred Tax Asset/ (Liability) has been adjusted as per the effective tax rate in terms of Section 115BAA of the Act.

8 **Segment Reporting**

The company is engaged in earning income from investments which constitutes a Single Segment. Therefore in the opinion of the management Accounting Standards regarding Segment reporting is not applicable

9 **Earnings per Share**

Basic earnings per share are calculated by dividing the net profit (after tax) for the year attributable to Equity shareholders after reducing preference dividends (There are no Preference shares at present) and the Dividend Distribution tax there on by the weighted average number of shares during the year. Partly paid Equity shares are treated as a fraction of an equity share in proportion to the rate at which they are eligible to receive the dividends.

Diluted earnings per share are calculated similarly but after adjusting for the effect of all dilutive potential equity shares.

10. The management has certified that the current assets, loans and advances, in the ordinary course of business, have a realizable value at least equal to the value at which they have been stated, except where stated to the contrary.

**NOTES FORMING PART OF ACCOUNTS
FOR THE YEAR ENDED ON 31st MARCH 2023**

NOTE 3: SHARE CAPITAL

	As on 31st March 2023	As on 31st March 2022
	Rs	Rs
Authorised:		
10,000 Equity Shares of Rs 100 each	10,00,000	10,00,000
	10,00,000	10,00,000
Issued, Subscribed and Paid Up:		
5,000 Equity Shares of Rs 100 each	5,00,000	5,00,000
	5,00,000	5,00,000

- 1 Reconciliation of the share capital at the beginning and end of the period/year

	As on 31st March 2023		As on 31st March 2022	
Equity Shares	Nos	Amount Rs	Nos.	Amount Rs
As at the beginning	5,000	5,00,000	5,000	5,00,000
Issued during the year for cash	-	-	-	-
Issued during the year as Bonus	-	-	-	-
As at the closing	5,000	5,00,000	5,000	5,00,000

2 Rights attached to Equity Shares

- a) There is only one class of Equity shares having a face value of Rs 100 each. A share holder is entitled to one vote per share held.
- b) The dividend, if any is declared in Rupees and is payable in Rupees except in cases where the shares are acquired in foreign exchange by Non Residents in accordance to the Government Regulations.
- c) The Dividend, if any proposed by the Board of Directors and provided in the Accounts is subject to the approval by the Shareholders at the ensuing General Meeting
- d) Dividend per Equity share provided in accounts for distribution for the current year ended on 31st March 2023 is Rs Nil per share (Previous year Rs Nil)
- e) In the event of liquidation of the company, the equity shareholders will be entitled to receive the assets remaining after distribution of the preferential creditors /amounts, in proportion to the Equity shares held to the total Equity shares subscribed

3 Shareholding by the Holding company, Ultimate Holding Company and/or their Subsidiaries /Associates

No company holds more than 50% shares of this company

4 Details of shareholders holding more than 5% shares of the company

	As on 31st March 2023		As on 31st March 2022	
	Nos.	% of holding	Nos.	% of holding
Equity Shares of Rs 100 each				
Mr. Arvind Nanda	4,000	80.00%	4,000	80.00%
Mr. Viraj Nanda	500	10.00%	500	10.00%
Mr. Arhaan	500	10.00%	500	10.00%
	5,000	100.00%	5,000	100.00%

The above data is on the basis of the Annual Returns under Companies Act and Members Register and other records of the company

5 Aggregate number of bonus shares and shares issued for consideration other than cash and shares bought back during the period of 5 years immediately preceding the year

In the five years immediately preceding the date of this Balance Sheet,

- a) There are no shares allotted under any contract for payment other than cash;
- b) There are no shares allotted as fully paid-up by way of bonus shares unless stated otherwise
- c) There are no shares bought back

- 6 As on the date of the Balance Sheet, there are no shares reserved for issue under options and contracts/ commitments for the sale of shares/disinvestment, thus no information is required to be disclosed
- 7 As on the date of Balance sheet there are no securities with terms for being convertible into equity/preference shares
- 8 As on the date of Balance sheet there are no calls on shares which are unpaid by directors or officers
- 9 There are no forfeited shares
- 10 Details of Shares held by Promoters at the end of the year

Promoters name	As on 31st March 2023			As on 31st March 2022		
	Share Nos	% of holding	% Change during the year	Share Nos	% of holding	% Change during the year
Mr. Arvind Nanda	4,000	80.00%	0%	4,000	80.00%	0%
Mr. Viraj Nanda	500	10.00%	0%	500	10.00%	0%
Mr. Arhaan	500	10.00%	0%	500	10.00%	0%

Check the position in ROC with Nidhi

Continued

NOTE 4: OTHER EQUITY	As on 31st March 2023 Rs	As on 31st March 2022 Rs
Note: 4.1 Share application money pending allotment		
Note: 4.2 Equity component of compound financial instruments		
Note: 4.3 Capital Reserve		
Note 4.4 Securities (Share) Premium		
Note 4.5 Retained Earnings -General Reserve:		
Note : 4.6 Retained Earnings Profit & Loss Statement-Surplus/(Deficit)		
Opening Balance	16,52,85,776	14,44,77,471
Profit for the year as per Statement Profit & Loss after tax	89,86,798	2,08,08,305
Transferred to General Reserve		
Balance at the Closing of the period	17,42,72,574	16,52,85,776
Note: 4.7 Debt instruments through other Comprehensive income		
Note: 4.8 Equity instruments through other Comprehensive income		
Note: 4.9 Effective portion of Cash Flow hedges		
Note: 4.11 Exchange differences on translating the financial statements of a foreign operations		
Note: 4.12 Other Reserve(Specify the nature)		
Non Distributable Reserve till 1-4-2023**		
Balance at the beginning of period	11,80,324	11,80,324
Less Utilized during the period		
Balance at the Closing of the period	11,80,324	11,80,324
Note: 4.13 Share Warrants Money Received		
	17,54,52,898	16,64,66,100

**Reserves of subsidiary becoming available on its conversion into LLP (Limited liability partnership is not distributable for 5 years i.e. till 31-3-2023)

NOTES 5: DEFFERED TAX ASSETS / [LIABILITY]	As on 31st March 2023 Rs	As on 31st March 2022 Rs
WDV of Assets -Income Tax Act	5,31,001	6,24,799
WDV of Assets -Companies Act	4,16,661	5,08,144
Impact of Difference of Depreciation in Tax & Financial Books - Asset/[Liability]	1,14,340	1,16,655
	1,14,340	1,16,655
Effective Tax rate	25.17%	25.17%
Effective Deferred Tax Asset -closing	28,779	29,362
Effective Deferred Tax Asset-Opening	29,362	30,875
Variation Adjusted in P & L A/c -this year	583	1,513

The Deferred Tax Asset /(Liability) is created in accordance to the Accounting Standard AS 22 which is worked at the present effective tax rate. It will change in case of change in the tax rates in future

NOTES 6: OTHER CURRENT LIABILITIES

	As on 31st March 2023		As on 31st March 2022	
	Rs		Rs	
Others				
Rental Security	20,06,069		20,06,069	
Advance for sale of Property	2,47,50,000			
Ask Investments	-		(18,869)	
Expenses Payable	1,41,148		4,84,588	
Bonus & Statutory liabilities	(10,78,598)	2,58,18,619	(6,06,556)	18,65,232
		<u>2,58,18,619</u>		<u>18,65,232</u>

NOTES 7: SHORT TERM PROVISIONS**Employee Benefits**

Income tax	(2,05,053)	(2,05,053)	(7,14,820)	(7,14,820)
CSR Provision				
		<u>(2,05,053)</u>		<u>(7,14,820)</u>

It is declared by the management that none of the employees have done continuous period in excess of 5 years and thus there is no liability for Gratuity and that they employees normally avail the leave or encash it end of each year

Income Tax liability is provided for on estimated basis- which in the opinion of the management is adequate. Excess or shortfall if any, is adjusted on finalization of assessments The Prepaid taxes, till date are reduced from the Provision and the net figure (Negative amount indicates excess payments/refunds) is shown here in above. Details of the Provisions and payments are given hereunder

	As on 31st March 2023		As on 31st March 2022	
	Rs		Rs	
Income Tax provisions BF	44,59,100		26,19,100	
Tax Provision Adjusted	(44,59,100)		-	
Created this year	14,50,000	14,50,000	18,40,000	44,59,100
Less Income Tax payments BF	(51,73,920)		(33,29,574)	
Tax Payments Adjusted	51,73,920		-	
Prepaid taxes this year	(16,55,053)	(16,55,053)	(18,44,346)	(51,73,920)
Net Income Tax Provisions		<u>(2,05,053)</u>		<u>(7,14,820)</u>

Continued on next page

NOTE 8: PROPERTY, PLANT & EQUIPMENT

Particulars	GROSS BLOCK			DEPRECIATION			NET BLOCK			
	Cost as on 1.4.2022	Additions	Sales / Adjustment	Cost as on 31.3.2023	Upto 1.4.2022	For This Year	Written Back	Upto 31.3.2023	As on 31.3.2023	As on 31.3.2022
Airconditioner	4,17,800	-	-	4,17,800	2,16,207	36,496	-	2,52,703	1,65,097	2,01,593
Plant & Machinery	-	-	-	-	-	-	-	-	-	-
Generator	5,06,000	-	-	5,06,000	4,69,438	7,355	-	4,76,793	29,207	36,562
Television	3,70,000	-	-	3,70,000	1,85,519	33,398	-	2,18,917	1,51,083	1,84,481
Vehicles	-	-	-	-	-	-	-	-	-	-
Computers	1,37,700	-	-	1,37,700	1,30,815	14,234	-	1,30,815	6,885	6,885
Scooter	88,401	-	-	88,401	9,778	-	-	24,012	64,389	78,623
This year	15,19,901	-	-	15,19,901	10,11,757	91,483	-	11,03,240	4,16,661	5,08,144
Last year	14,31,500	88,401	-	15,19,901	9,07,358	1,04,399	-	10,11,757	5,08,144	5,24,142
Capital -WIP	-	-	-	-	-	-	-	-	-	-
Last year	-	-	-	-	-	-	-	-	-	-

Assets are recorded at cost of acquisition or construction inclusive of interest on specific borrowings, incidental expenses related to such acquisition, installation or construction up to the date of putting the assets into use.

Computers include the software also where they are not available separately

Modvat/Cenvat Concession granted, if any on assets after 1.3.1994 is reduced from the cost of asset in accordance to the legal requirements

Depreciation on assets, till 31-3-2014 was provided on Written Down Value method at the rates and in the manner specified in Schedule XIV of the Companies Act, 1956. Depreciation on assets, from 1-4-2014 is being provided on Written Down Value method on the basis of Useful lives of assets and in the manner specified in Schedule XII to the Companies Act, 2013. Depreciation charged in excess or short over the Residual value as per the Schedule II to Companies Act 2013, is adjusted in this year separately

None of the Assets have been Revalued as per the information given by the management. Similarly there is no permanent impairment in the value of Assets

Additional Information as per Notification of 24th March 2021

Title deeds of Immovable Property not held in name of the Company

There are no immovable properties forming part of Property, Plant & Equipment which is not registered in the name of the company so far as it appears from the examination of records and as per information & explanations given by the management

Capital-Work-in Progress (CWIP)

NOTE 9: NON CURRENT INVESTMENTS		As on 31st March 2023		As on 31st March 2022	
I INVESTMENT IN PROPERTY		Rs		Rs	
a) Farm Land			81,37,800		81,37,800
Farm Land including Building	51,50,221			51,50,221	
Less Depreciation	6,35,151	45,15,070		6,35,151	45,15,070
			<u>1,26,52,870</u>		<u>1,26,52,870</u>
b) Flats at Platina Building, Gurgaon			3,22,04,000		3,22,04,000
Investments in Property			<u>4,48,56,870</u>		<u>4,48,56,870</u>

- 1 The properties are treated as Investment assets as it is being regularly let out to yield income.
- 2 No depreciation is being charged on it under the Companies Act as well as Income Tax Act from the time the asset is being let out regularly
- 3 Title deeds of the immoveable property held as investment asset stand registered in Company's name as per records produced to the Auditors and they express no further opinion on them
- 4 Investment property is free of encumbrances

INVESTMENT IN SECURITIES		As on 31st March 2023		As on 31st March 2022	
<i>(Details given in Annexures)</i>		Cost		Cost	
Trade investments		Rs		Rs	
Un-Quoted Equity Shares					
<i>In Associate Companies</i>					
			2,74,32,501		1,74,32,501
Non Trade investments					
<i>Quoted Equity Shares Fully Paid up</i>					
			2,49,24,167		2,34,04,462
<i>Mutual Funds Fully Paid up</i>					
			7,57,87,378		5,74,86,289
<i>Capital in Partnerships & LLPs</i>					
Libra Buildwell LLP - Fixed Capital	12,32,818			12,32,818	
Libra Buildwell LLP Current Capital	4,45,129	16,77,947		2,92,832	15,25,650
Investments in Securities			<u>12,98,21,993</u>		<u>9,98,48,902</u>
Total Investments			<u>17,46,78,863</u>		<u>14,47,05,772</u>
Unquoted Equity Shares in Associate Cos			58,32,500		4,54,55,501
Quoted Equity Shares			0		2,41,94,001
Mutual Fund			0		3,71,22,162
Market Value of Quoted :					
Equity Shares			4,17,54,468		4,40,74,618
Mutual Fund (NAV)			8,47,05,044		4,60,91,135

- a * As certified by the management on the basis of quotations on or around 31st March 2023/2022
- b The Investments are at cost of acquisition unless stated to the contrary
- c The Bonus shares, if any are included in quantity of securities held but have no cost in books
- d Temporary cyclical & market fluctuations are not provided for-except in case of large/material fluctuations. Provision is made for diminution in value only in case of permanent impairment in value
- e None of the Investments are offered as Securities to Bankers & Financial institutions
- f The company does not have any Current Investments

II ANNEXURE OF INVESTMENTS
As on 31st March 2023
As on 31st March 2022
SECURITIES - detailed

Trade investments	Face Value	Quantity Nos.	Cost Rs	Quantity Nos.	Cost Rs
In Associate Companies					
Interarch Bldg Prod. Pvt Ltd	10	2,90,000	29,00,000	2,90,000	29,00,000
Interarch Bldg Prod. Pvt Ltd Bonus		2,90,000	1	2,90,000	1
Aries Developers Pvt. Ltd	10	3,250	32,500	3,250	32,500
Anand Rathi Global Fin Ltd Series I - Deb		40	50,00,000	40	50,00,000
Anand Rathi Global Fin Ltd Series II - Deb		30	30,00,000	30	30,00,000
Nifty Accelerator -932		80	1,00,00,000		0
EFIL A Subsidiary Facific Alliance G.M. 12		65	65,00,000	65	65,00,000
		<u>5,83,465</u>	<u>2,74,32,501</u>	<u>5,83,385</u>	<u>1,74,32,501</u>
Non Trade investments					
Quoted Equity Shares Fully paidup					
Ask					
GSB Finance Ltd.		100	1,000	100	1,000
Aarti Industries Ltd.		960	1,06,379	1,158	1,51,962
Aarti Pharmaceuticals Ltd.		274	8,914		
APL Apollo Tueb Ltd.		1,368	8,96,555	1,542	11,17,262
Asian Paints Ltd.		268	4,95,806	327	5,33,072
Astro Politechnik Ltd.		712	4,23,361	562	4,38,077
AU Small Finance Bank Ltd.		2,254	9,25,776	1,107	9,00,427
Avenue Supermarts Ltd.		200	9,28,191	192	8,94,635
Bajaj Finance Ltd		259	7,51,808	249	6,81,288
Bajaj Finserve Ltd		1,060	7,90,056	95	6,56,785
Bharti Airtel Ltd. EQ New FV Rs.5/-		1,089	8,80,946	-	-
Bharti Airtel Ltd. EQ PP Rs.1.25/-		834	3,50,553		
Cholamandlam Inv.& Fin. Ltd. - Sub Division		1,805	4,95,488	1,979	5,01,002
Dabur India Ltd.		-	2,852	380	1,90,976
Divis Laboratories Ltd.		260	6,45,841	275	6,12,987
Dixon Technologies Inda Ltd.		140	6,08,868	147	6,27,717
Havells Industries Ltd.		1,064	7,50,122	958	6,27,737
Kotak Mahindra bank Ltd.		504	6,40,038	535	6,12,593
Metropolis Healthcare Ltd.		307	8,14,940	307	8,14,940
Page Industries Ltd.		23	5,22,121	30	6,00,178
P I Industries Ltd		407	6,36,623	428	6,26,918
Patanjali Foods Ltd		964	9,52,420		
Reliance Industries Ltd.		564	16,21,479	487	14,36,378
Shree Cement Ltd.			9,921	31	6,64,418
Sona BLW Precision Forgings Ltd.		1,737	6,94,817	1,737	6,94,817
Tata Consultancy Ltd.		384	11,53,964	360	10,74,808
Titan Co. Ltd.		313	3,80,328	367	4,26,311
Torrent Pharmaceutical Ltd.		652	8,94,764	360	9,77,938
Sanctum					
Adani Port Port & Spl.		500	73,862	500	73,862
Axis Bank Ltd		1,625	4,80,233	1,625	4,80,233
Coal India Ltd.		1,400	5,23,361	1,400	5,23,361
Goldman Sache Liquid Exchange		7	6,930	7	6,930
HDFC Bank Ltd.		900	3,31,368	900	3,31,368
Infosys Limited		380	2,03,521	380	2,03,521
Larsen and Toubro Ltd.		562	4,95,571	562	4,95,571
		<u>23,876</u>	<u>1,94,98,777</u>	<u>19,087</u>	<u>1,79,79,072</u>

II ANNEXURE OF INVESTMENTS

As on 31st March 2023

As on 31st March 2022

	Face Value	Quantity Nos.	Cost Rs	Quantity Nos.	Cost Rs
Lupin Ltd		135	76,021	135	76,021
Mahindra & Mahindra		400	1,26,975	400	1,26,975
Reliance Industries		2,212	10,78,613	2,212	10,78,613
Reliance Industries Right Issue		164	2,06,148	164	2,06,148
Relaince M Fund Gold ExchG Shares		160	3,77,072	160	3,77,072
State Bank of India		2,000	4,39,547	2,000	4,39,547
Tata Motors Ltd		1,000	1,75,144	1,000	1,75,144
Tata Steel Ltd		250	1,32,844	250	1,32,844
Nippon India EFT Gold Bees		15,400	154	15,400	154
Yes Bank Ltd		4,313	3,60,300	4,313	3,60,300
U.P. Corporation Ltd.		98	9,84,715	98	9,84,715
Zydus Wellness Ltd		300	1,75,827	300	1,75,827
Reliance Industries Ltd.	Anand Rath	799	12,92,030	799	12,92,030
		<u>51,107</u>	<u>2,49,24,167</u>	<u>46,318</u>	<u>2,34,04,462</u>
C Mutual Funds-and Fully paid up		Anand Rathi			
Aditya Birla Small Cap Fund		9,357.00	5,07,466	-	0
Axis Banking & PSU Debt Fund		375	7,50,000	375	7,50,000
Axis Bluechip Fund		77,986	23,42,308	77,986	23,42,308
Canara Robeco Bluechip Fund		67,732	27,00,321	67,732	27,00,321
Canara Rebeco Emerging Fund		11,289	10,02,178	11,289	10,02,178
Canara Rebeco Flexi Fund Growth		11,238	26,00,000	11,238	26,00,000
DSP Black Rock Small & Midcapfund				61,425	25,54,503
DSP Equity Opportunities Fund		10,085	36,02,213	-	
Franklin India Credit RiskFund Monthly Div.		17,805	1,99,007	46,420	5,06,703
HDFC Banking & PSU Debt Fund		3,32,755	57,50,000	3,32,755	57,50,000
HDFC Flexi Cap Fund		3,165	30,03,320	2,983	28,00,333
HDFC Small Cap Fund		12,632	10,14,932		
HDFC Low Duration Fund - Retail - Regular Plan		20,503	10,14,932		
ICICI Prudential All Seasons Bond Fund				19,362	5,18,958
ICICI Prudential Banking and PSU Debt Fund		1,04,189	25,27,012	1,04,189	25,27,012
ICICI Prudential Focused Equity Fund Growth		89,635	43,34,782	78,199	37,50,000
ICICI Prudential Dividend Yield Equity		51,865	15,22,398		
Invesco India Multicap Fund		25,808	20,29,864		
Kotak Dynamic Bond Fund		1,43,822	40,86,758	1,76,559	50,00,000
Kotak Emerging Equity Scheme Fund		80,495	39,90,374	67,425	29,75,442
Kotak Equity Opportunities Fund Growth		17,739	31,81,704	17,739	31,81,704
Mirae Asset Large Cap Fund Regular G		48,338	27,05,688	48,338	27,05,688
Quant Active Fund		4,918	20,29,864		
Quant Liquid Plan-Regular Growth Plan		28,317	10,14,931		
SBI Contra FUND - Growth		20,874	48,71,673		
SBI Dividend Yield Fund - Regular Plan - Growth		2,00,180	21,36,319		
SBI Focused Equity Fund Rgular Growth		23,425	39,71,289	23,425	39,71,290
SBI Large & Midcap Fund Regular Growth		5,279	20,29,863		
Frankline India Short Term Income P (ASK)		160	1,24,618	160	1,24,618
Kotak Select Focus Fund		7,293	2,56,000	7,293	2,56,000
Mirae Asset Emg Bluechip Reg Growth		20,624	2,72,684	20,624	2,72,684
Nippon India Liquid Fund		4	14,880	192	9,96,547
ICICI Prud. Infra. fund		7,770	2,00,000	7,770	2,00,000
White Oak India Equity Fund		8,73,937	1,00,00,000	8,73,937	1,00,00,000
		<u>23,29,594</u>	<u>7,57,87,378</u>	<u>20,57,415</u>	<u>5,74,86,289</u>

NOTES 11: CASH & CASH EQUIVALENTS

(Cash & Cash equivalents)

Bank Balances

		As on 31st March 2023 Rs		As on 31st March 2022 Rs
In current Accounts		10,04,583		9,37,287
In Fixed Deposits with Banks	4,00,000		51,97,562	
Interest Accrued on FDs	3,022	4,03,022	2,02,264	53,99,826
		<u>14,07,605</u>		<u>63,37,113</u>
Cash in hand -incl Imprests		15,218		12,478
		<u>14,22,823</u>		<u>63,49,591</u>

NOTES 12: SHORT TERM LOANS & ADVANCES**Capital Advances****Security Deposits**

		As on 31st March 2023 Rs		As on 31st March 2022 Rs
Un Secured & Considered Good	3,000	3,000	3,000	3,000
Others Recoverables				
Vinod Saluja -Advance*	25,00,000	25,00,000	25,00,000	25,00,000
		<u>25,03,000</u>		<u>25,03,000</u>

* Outstanding for long -and remaining unconfirmed -and may be doubtful

NOTES 13: OTHER CURRENT ASSETS**Other Assets & recoverables**

		As on 31st March 2023 Rs		As on 31st March 2022 Rs
Paintings & Artwork	1,40,20,643		14,32,125	
Additions this year	84,95,695	2,25,16,338	1,25,88,518	1,40,20,643
		<u>2,25,16,338</u>		<u>1,40,20,643</u>

**SCHEDULES FORMING PART OF ACCOUNTS
FOR THE YEAR ENDED ON 31st MARCH 2023**

NOTE 14: OTHER INCOME	Year ended on 31.3.2023		Year ended on 31.3.2022	
	Rs		Rs	
Interest on Tax refund		33,996		77,070
Interest on Bank Deposits		51,040		4,49,037
Interest on Bonds		1,01,500		1,01,500
Profit on sale of Investments		41,17,325		1,61,89,585
Sale of Garden Produced		1,19,385		1,19,465
Dividend		2,66,759		2,24,800
Share of LLP Profit		1,85,881		1,37,373
<i>Profit on sale of Assets</i>		-		4,88,311
		<u>48,75,886</u>		<u>1,77,87,141</u>
NOTE 15: DEPRECIATION & AMORTIZATION				
Depreciation on intangible assets		91,483		1,15,839
		<u>91,483</u>		<u>1,15,839</u>
NOTE 16: ADMINISTRATIVE EXPENSES				
Insurance Property		1,05,150		9,420
Conveyance		1,260		1,041
Auditors Remuneration		24,780		28,320
<i>Rates & Taxes</i>				
Municipal taxes	<u>1,64,650</u>	1,64,650	<u>1,47,032</u>	1,47,032
<i>Other Admin Expenses</i>				
Filing fees	17,642		1,874	
Legal & Prof Charges	51,755		-	
Printing & Stationery	560		3,412	
Purchase - Seeds & Manure	-		11,100	
Repairs & Maintenance	45,479		18,151	
Share of Buildwell LLP Taxes	33,584		42,567	
Suscription & Membership	<u>30,000</u>	<u>1,79,020</u>	<u>30,000</u>	<u>1,07,104</u>
		4,74,860		2,92,917
Portfolio mgt charges & STT paid			10,97,680	
Demat/Custody Charges	<u>21,076</u>	<u>21,076</u>	<u>16,656</u>	<u>11,14,336</u>
		<u>4,95,936</u>		<u>14,07,253</u>
<i>Auditors Remuneration includes</i>				
Statutory Audit fees		21,240		21,240
Certification & other Services		3,540		7,080
		<u>24,780</u>		<u>28,320</u>

*Share of Libra Buildwell Pvt Ltd Income Taxes of years prior to being converted into LLP adjusted on completion of proceedings for the time being

NOTE 17: EARNINGS PER SHARE (EPS)	Year ended	Year ended
	on 31.3.2023	on 31.3.2022
	Rs	Rs
Profit/ (Loss) after tax for the year	89,86,798	2,08,08,305
Less Dividend on Equity Shares	-	-
Net Profit /(Loss) for Basic EPS	<u>89,86,798</u>	<u>2,08,08,305</u>
Net Profit /(Loss) as above	89,86,798	2,08,08,305
Dividend on Convertible Pref Shares+DDT	-	-
Net Profit /(Loss) for Diluted EPS	<u>89,86,798</u>	<u>2,08,08,305</u>
No. of Equity Shares for Basic EPS	5,000	5,000
No. of Equity Shares for Diluted EPS	5,000	5,000
Earnings per share		
Basic	1,797.36	4,161.66
Diluted	1,797.36	4,161.66

NOTE 18: COMMITMENTS & CONTINGENT LIABILITIES

(Not provided for in Accounts)

COMMITMENTS -(Estimated)

The management has stated that there is no Capital commitments at present

Contingent liabilities

It is stated by the management on the basis of records and books produced for our examination, there are no contingent liabilities not provided for in accounts (Last year Nil)

NOTE: 19 RELATED PARTY DISCLOSURES

Related Party disclosures As per Accounting Standard As 18, are given here under:

	Name of Related party / Associated Concerns	Nature of relation	Nature of payment	Amount [Last year]
	Mr. Arvind Nanda	Director		Nil
	Mr. Mahesh Verma	Director		Nil

Signatures to Notes 1 to 20 forming part of the accounts to the year ended on 31st March 2020

In terms of our report of even date
For Shanta Shastry & Co
Chartered Accountants

P. Santha Devi
(P.Santha Devi)-Partner
Firm No: 020553N - M.No. 090382
Dated: 1st September 2023
New Delhi



for on & behalf of Board of Directors of
Taipan Associates Pvt Ltd

(Arvind Nanda)
Director
DIN 00149426

(Mahesh Verma)
Director
DIN 00149720

NOTE 20: Additional Regulatory Information (Relating to Balance Sheet items)

- i) Please see Note 8 regarding the title deeds of Immovable Property are held in name of the Company
The title deeds of Investment assets -Immovable Property are held in name of the Company as per records produced - however no option is expressed on them
- ii) It will be observed from the Balance Sheet that the company does not have any Property, Plant and Equipment, and intangible assets as on the Balance sheet date -and thus it can be said that the Company has not revalued any of them and thus the point whether the revaluation is on valuation by a registered valuer as defined under rule 2 of the Companies (Registered Valuers and Valuation) Rules, 2017
- iii) Please refer to Note 12 for details of Loans or Advances from which it is evident that no loans or advances in the nature of loans have been granted to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person
- iv) The company does not have any Capital-Work-in Progress (CWIP) as on the Balance sheet date
- v) The company does not have any Intangible assets under development as on the Balance sheet date
- vi) **Details of Benami Property held**
On the basis of the examination of books and records and as per the information & explanations given by the management the company no proceedings have been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made there under
- vii) It is evident from the Balance sheet that the Company has not borrowed from banks or financial institutions funds for working capital on the basis of security of current assets. Thus no further comments in this regard are necessary
- viii) **Wilful Defaulter**
As per the information & explanations given by the management and on the basis of the examination of books and records the company has not been declared as a Wilful defaulter by any bank or financial Institution or consortium thereof
- (ix) **Relationship with Struck off Companies**
As per the information & explanations given by the management and on the basis of the examination of books and records the company, name of no company with which this company had transactions by way of investments in securities/ shares or from which it had trade receivables or to which it had a Trade Payable has been struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act 1956 during the year under consideration
- (x) **Registration of charges or satisfaction with Registrar of Companies**
As per the information & explanations given by the management; on the basis of the examination of books and records and the data available on the MCA web-site there are no charges pending clearance as on the date of Balance sheet

As per the information & explanations given by the management; on the basis of the examination of books and records and the data available on the MCA web-site the following charges are pending clearance on account of liabilities which have already been cleared as on the date of the balance sheet

There are no charges pending clearance as per the records produced by the Company and as per the information available on the web-site of the MCA (Ministry of corporate affairs)
- (xi) **Compliance with number of layers of companies**
As per the information & explanations given by the management and on the basis of the examination of books and records produced to us by the company has no subsidiaries -thus no comments necessary
- (xii) **Ratios to be disclosed:**
Please see Sub-Note 20 on a separate page for these ratios along with workings
- (xiii) **Compliance with approved Scheme(s) of Arrangements**
As per the information & explanations given by the management and on the basis of the examination of books and records produced to us by the company there were no Scheme of Arrangement which has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013 in the past five years and thus no disclosures are necessary in this regard.

(xiv) Utilisation of Borrowed funds and share premium:

As per the information & explanations given by the management and on the basis of the examination of books and records produced to us by the company, it has not used any of the borrowings from banks and financial institutions for purposes other than for which it was taken at the balance sheet date. In fact it has no borrowings from Banks & Financial Institutions

As per the information & explanations given by the management and on the basis of the examination of books and records produced to us by the company there is no issue of securities (shares, Debentures or Bonds) made in the recent past (five years) for a specific purpose, and thus no comments are necessary as to whether the whole or part of the amount has not been used for the specific purpose at the balance sheet date.

As per the information & explanations given by the management and on the basis of the examination of books and records produced to us by the company, it has not given any loans and advances except for the purposes of business - the relevant details of which are given under Note:___ Long term loans & Advances or invested funds (either borrowed funds or share premium or any other sources or kind of funds) in other business entities, including foreign entities with the understanding that such entity shall invest in another business entity

COMPUTATION OF TAXABLE INCOME- Sec 115BAA

Name of the Assessee	Taipan Associates Pvt. Ltd.		
Address -Regd Office	Haveli-6		
Road/Street	Dera Mandi Road		
Area/Locality	Mandi Village		
City	New Delhi	110047	
Phone	9810125646		
EMAIL ID	<u>group.taipan83@gmail.com</u>		
Assessment Year	AY 2023-24		
Previous Year	Ended on 31.03.2023		
Residence	Status	Resident	Company
Date of Incorporation	14-Sep-1983		AAACT0359E14091983
Bank Particulars	Account No		IFSC CODE
Axis Bank, SEC 16 NOIDA	022010200028884		UTIB0000022
HDFC	602480030980		HDFC0000060
PAN	AAACT0359E	inter123	
Assessed in	Co Circle	16[1]	aaact0359e14091983

INCOME FROM HOUSE PROPERTY

Adress	Tenant's name	Gross Rent	House tax	Deduction 30%	Amount -Rs
407-410, Platina, Sikanderpur Gurgaon 122002	Wework India Mgnt P. Ltd Haryana	52,47,638	70,515	15,53,137	36,23,986
Haveli, 6 Dera Mandi Road, Mandi Village New Delhi 110047	CTS Restoration Pvt Ltd	24,00,000	94,135	6,91,760	16,14,105
		<u>76,47,638</u>	<u>1,64,650</u>	<u>22,44,897</u>	<u>52,38,091</u>

PROFITS AND GAINS OF BUSINESS

Profit as per Profit & Loss A/c				1,18,12,487	
ADD:					
Depreciation under Companies Act	91,483				
Share of Buildwell LLP Taxes	<u>33,584</u>	1,25,067			
Expenses relating to Rent for separate consideration					
House Tax	1,64,650				
Repairs & Maintenance Building	45,479				
Subscription	30,000				
Insurance Property	<u>1,05,150</u>	3,45,279			
Adjustable in capital gains on securities					
Demat & Custody Charges	<u>21,076</u>	<u>21,076</u>		<u>4,91,422</u>	
				1,23,03,909	
Less:					
Depreciation under Income Tax Act -Normal	93,798				
Terminal Depreciation u/s 32(2)(iii) of Act		<u>93,798</u>			
Profit on sale of assets as per Companies Act					
Profit Share of Libra Buildwell LLP u/s 10(2A)			1,85,881		
Profit on Sale of Investments	41,17,325				
Rent	<u>76,47,638</u>	<u>1,17,64,963</u>		<u>1,20,44,642</u>	<u>2,59,267</u>
					<u>54,97,358</u>

B/F

CAPITAL GAINS (Pl see details)**Long Term Capital Gain -With STT**

Sales value Form 112A		18,68,796		
Considared Cost		<u>17,53,980</u>		
Long Term Capital Gain /(Loss)		1,14,816		1,14,816

Exempt u/s 112A 112A form

Long Term Capital Gain (Loss)-Without STT

Sales value	21,33,211			
Cost of Securities	17,58,404			
Indexed Cost	<u>19,57,805</u>	<u>1,75,406</u>		
LTCG Loss BF Set Off		-		
LTCG For the year		<u>1,75,406</u>	1,75,406	

Short Term Capital Gain (Loss)-With STT

Sales value		1,05,123		
Cost of Securities -		<u>1,21,751</u>		
		-16,628	(16,628)	

Short Term Capital Gain (Loss)-Without STT

Sales value	45,03,244			
Cost of Securities -	<u>44,96,547</u>	<u>6,697</u>	<u>6,697</u>	1,65,475
Total STCG				
STCG Loss BF set off		-	-	
STCG Loss CF after set off				<u>57,77,649</u>

DEDUCTIONS OF CHAPTER VIA

Net Taxable Income				<u>57,77,649</u>
--------------------	--	--	--	------------------

Tax due on LTCG STT paid -Sec 112A	10%	1,00,000	1,14,816	1,482
Short term Capital gain with STT	15%			0
Short term Capital gain without STT	20%		1,65,475	33,095
Tax due as per Section 115BAA	22%		54,97,358	12,09,419
Total-Normal tax			<u>57,77,649</u>	12,43,996
	10%		12,43,996	1,24,400
				13,68,396
	4%		13,68,396	54,736
Tax due as per Normal Provisions				<u>14,23,132</u>
Tax payable as per Section 115BAA -MAT u/s 115JB -not applicable				14,23,132
Less TDS +TCS		8,05,053		<u>8,05,053</u>
Advance Tax Payable				6,18,079

Interest u/s:

234A				-
234B	(2,31,921)	7		-
234C				-
				<u>6,18,079</u>

Advance Tax				8,50,000
Balance Tax				(2,31,921)
Self Asst Tax			Payable	0
Balance Tax			Refund	(2,31,921)

Taipan Associates Pvt. Ltd.

Date 16th October 2023
New Delhi(Arvind Nanda)
Director

Taipan Associates Pvt. Ltd.
 Working of Interest u/s 234C
 Advance tax payable

AY 2023-24

Amount -Rs

	DUE Percentage	DUE Cumulated	Paid	PAID Cumulated	SHORTFALL	INTEREST
1st Installment	15%	92,712	1,00,000	1,00,000	-7,288	-
2nd Installment	45%	2,78,136	2,00,000	3,00,000	-21,864	-
3rd Installment	75%	463559	3,00,000	6,00,000	-1,36,441	-
4th Installment	100%	618079	2,50,000	8,50,000	-2,31,921	-
			<u>8,50,000</u>			<u>-</u>

B/F Long Term Capital Loss (non STT) BF -CF
 Asst Year LTCG-Loss BF Set off

LTCG Loss CF

- 0 AY 2014-15
- 1 AY 2015-16
- 2 AY 2016-17
- 3 AY 2017-18
- 4 AY 2018-19
- 5 AY 2019-20
- 6 AY 2020-21
- 7 AY 2021-22
- 8 AY 2022-23
- AY 2023-24

	<u>-</u>	1,75,406	<u>-</u>	(1,75,406)	
B/F Short Term Capital Loss BF -CF	STCG Loss BF	BF STCG Loss	Set off	Set off	With STT STCG Loss CF

- 0 AY 2015-16
- 1 AY 2016-17
- 2 AY 2017-18
- 3 AY 2018-19
- 4 Ay 2018-19
- 5 AY 2019-20
- 6 AY 2020-21
- 7 AY 2021-22
- 8 AY 2022-23
- AY 2023-24

	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
--	----------	----------	----------	----------

TAIPAN ASSOCIATES PVT. LTD

Sub-Note 20 Ratios

RATIO DISCLOSURES

	This Year				Last Year			
	Current Assets	/	Current Liabilities	Ratio	Current Assets	/	Current Liabilities	Ratio
(a) Current Ratio	2,64,42,161	/	2,56,13,566	1.03	2,28,73,234	/	11,50,412	19.88
Debt-Equity Ratio	Debts**	/	Equity #	Ratio	Debts**	/	Equity #	Ratio
(b) Debt-Equity Ratio	0	/	17,59,52,898	0.00	0	/	16,69,66,100	0.00
Debt Service Coverage Ratio	Debts**	/	EAIT*	Ratio	Debts**	/	EAIT*	Ratio
(c) Debt Service Coverage Ratio	0	/	1,03,62,487	0.00	0	/	2,08,09,818	0.00
Return on Equity Ratio,	EAIT*/	/	Equity	Ratio	EAIT*/	/	Equity	Ratio
(d) Return on Equity Ratio,	1,03,62,487	/	5,00,000	2072.50%	2,08,09,818	/	5,00,000	4161.96%
Inventory turnover ratio,	Inventories	/	Turnover	Ratio	Inventories	/	Turnover	Ratio
(e) Inventory turnover ratio	0	/	0	0.00%	0	/	0	0.00%
Trade Receivables/ turnover	Trade Receivable	/	Turnover	Ratio	Trade Receivable	/	Turnover	Ratio
(f) Trade Receivables /turnover	0	/	0	0.00%	0	/	0	0.00%
Trade payables turnover	Trade payables	/	Turnover	Ratio	Trade payables	/	Turnover	Ratio
(g) Trade payables turnover	0	/	0	0.00%	0	/	0	0.00%
Net capital turnover ratio,	Equity#	/	Turnover	Ratio	Equity#	/	Turnover	Ratio
(h) Net capital turnover ratio	17,59,52,898	/	0	0.00%	16,69,66,100	/	0	0.00%
Net profit ratio,	Net Profit	/	Turnover	Ratio	Net Profit	/	Turnover	Ratio
(i) Net profit ratio,	1,18,12,487	/	0		10,46,340	/	0	0.00%
Return on Capital employed	Net Profit	/	S.holder Funds	Ratio	Net Profit	/	S.holder Funds	Ratio
(j) Return on Capital employed	1,18,12,487	/	17,59,52,898	0.07	10,46,340	/	16,69,66,100	0.63%
Return on investment.	EAIT*	/	S.holder Funds	Ratio	EAIT*	/	S.holder Funds	Ratio
(k) Return on investment.	1,03,62,487	/	17,59,52,898	0.06	2,08,09,818	/	16,69,66,100	0.12

* EAIT(Earning after Interest & Tax)

Net profit after Int & Dep before	1,18,12,487		2,26,49,818
Less Tax Provision	<u>14,50,000</u>	1,03,62,487	<u>18,40,000</u>
Add Depreciatin		<u>0</u>	<u>0</u>
EAIT(Earning after Interest & Tax)		<u>1,03,62,487</u>	<u>2,08,09,818</u>
Equity # Shareholder funds		17,59,52,898	16,69,66,100
Debt**			
Long Term Borrowings	0		0
Short Term Borrowings	<u>0</u>	0	<u>0</u>

COMPUTATION OF TAXABLE INCOME- Sec 115BAA

Name of the Assessee	Taipan Associates Pvt. Ltd.		
Address -Regd Office	Haveli-6		
Road/Street	Dera Mandi Road		
Area/Locality	Mandi Village		
City	New Delhi	110047	
Phone	9810125646		
EMAIL ID	group.taipan83@gmail.com		
Assessment Year	AY 2023-24		
Previous Year	Ended on 31.03.2023		
Residence	Status	Resident	Company
Date of Incorporation	14-Sep-1983		AAACT0359E14091983
Bank Particulars	Account No		IFSC CODE
Axis Bank, SEC 16 NOIDA	022010200028884		UTIB0000022
HDFC	602480030980		HDFC0000060
PAN	AAACT0359E	inter123	
Assessed in	Co Circle	16[1]	aaact0359e14091983

INCOME FROM HOUSE PROPERTY**Amount -Rs**

Adress	Tenant's name	Gross Rent	House tax	Deduction 30%	
407-410, Platina,	Wework India Mgnt P. Ltd	52,47,638	70,515	15,53,137	36,23,986
Sikanderpur Gurgaon 122002	Haryana				
Haveli,	CTS Restoration Pvt Ltd	24,00,000	94,135	6,91,760	16,14,105
6 Dera Mandi Road, Mandi Village New Delhi 110047					
		<u>76,47,638</u>	<u>1,64,650</u>	<u>22,44,897</u>	<u>52,38,091</u>

PROFITS AND GAINS OF BUSINESS

Profit as per Profit & Loss A/c				1,18,12,487	
ADD:					
Depreciation under Companies Act	91,483				
Share of Buildwell LLP Taxes	<u>33,584</u>	1,25,067			
Expenses relating to Rent for separate consideration					
House Tax	1,64,650				
Repairs & Maintenance Building	45,479				
Subscription	30,000				
Insurance Property	<u>1,05,150</u>	3,45,279			
Adjustable in capital gains on securities					
Demat & Custody Charges	<u>21,076</u>	<u>21,076</u>		<u>4,91,422</u>	
				1,23,03,909	
Less:					
Depreciation under Income Tax Act -Normal	93,798				
Terminal Depreciation u/s 32(2)(iii) of Act			93,798		
Profit on sale of assets as per Companies Act					
Profit Share of Libra Buildwell LLP u/s 10(2A)			1,85,881		
Profit on Sale of Investments	41,17,325				
Rent	<u>76,47,638</u>	<u>1,17,64,963</u>	<u>1,20,44,642</u>	<u>2,59,267</u>	<u>54,97,358</u>

B/F

54,97,358

CAPITAL GAINS (PI see details)**Long Term Capital Gain -With STT**

Sales value Form 112A		77,68,045		
Considered Cost		<u>41,79,648</u>		
Long Term Capital Gain /(Loss)		<u>35,88,397</u>		35,88,397
Exempt u/s 112A	112A form			

Long Term Capital Gain (Loss)-Without STT

Sales value		21,33,211		
Cost of Securities	17,58,404			
Indexed Cost		<u>19,57,805</u>	<u>1,75,406</u>	
LTCG Loss BF Set Off			-	
LTCG For the year			<u>1,75,406</u>	1,75,406

Short Term Capital Gain (Loss)-With STT

Sales value		1,05,123		
Cost of Securities -		<u>1,21,751</u>		
			<u>-16,628</u>	(16,628)

Short Term Capital Gain (Loss)-Without STT

Sales value		45,03,244		
Cost of Securities -		<u>44,96,547</u>	<u>6,697</u>	<u>6,697</u>
Total STCG				
STCG Loss BF set off			-	
STCG Loss CF after set off				<u>92,51,230</u>

DEDUCTIONS OF CHAPTER VIA

Net Taxable Income				<u>92,51,230</u>
Tax due on LTCG STT paid -Sec 112A	10%	1,00,000	35,88,397	3,48,840
Short term Capital gain with STT	15%			0
Short term Capital gain without STT	20%		1,65,475	33,095
Tax due as per Section 115BAA	22%		<u>54,97,358</u>	<u>12,09,419</u>
Total-Normal tax			<u>92,51,230</u>	<u>15,91,354</u>
Add: Surcharge	10%		<u>15,91,354</u>	<u>1,59,135</u>
				<u>17,50,489</u>
Add: Education Cess	4%		17,50,489	70,020
Tax due as per Normal Provisions				<u>18,20,509</u>
Tax payable as per Section 115BAA -MAT u/s 115JB -not applicable				<u>18,20,509</u>
Less TDS +TCS		8,09,637		<u>8,09,637</u>
Advance Tax Payable				<u>10,10,872</u>

Interest u/s:

234A				
234B	1,94,118	7	11,256	
234C			<u>10,995</u>	<u>22,251</u>
				<u>10,33,123</u>

Advance Tax

Balance Tax**Self Asst Tax****Balance Tax****Payable****Refund**1,84,0001,84,000(877)

Taipan Associates Pvt. Ltd.

Date 23rd October 2023
New Delhi

(Mahesh Verma)
Director

Taipan Associates Pvt. Ltd.
Working of Interest u/s 234C
Advance tax payable

AY 2023-24

Amount -Rs

10,10,872

	DUE Percentage	DUE Cumulated	Paid	PAID Cumulated	SHORTFALL	INTEREST
1st Installment	15%	1,51,631	1,00,000	1,00,000	51,631	1,549
2nd Installment	45%	4,54,892	2,00,000	3,00,000	1,54,892	4,647
3rd Installment	75%	758154	3,00,000	6,00,000	1,58,154	4,745
4th Installment	100%	1010872	2,50,000	8,50,000	1,60,872	1,609
			<u>8,50,000</u>			<u>12,550</u>

B/F Long Term Capital Loss (non STT) BF -CF

Asst Year	LTCG-Loss BF	Set off	LTCG Loss CF
0 AY 2014-15			
1 AY 2015-16			
2 AY 2016-17			
3 AY 2017-18			
4 AY 2018-19			
5 AY 2019-20			
6 AY 2020-21			
7 AY 2021-22			
8 AY 2022-23			
AY 2023-24			
	<u>-</u>	1,75,406	<u>-</u> (1,75,406)

B/F Short Term Capital Loss BF -CF

Asst Year	STCG Loss BF	BF STCG Loss	Set off	Set off	With STT STCG Loss CF
0 AY 2015-16					
1 AY 2016-17					-
2 AY 2017-18					-
3 AY 2018-19					-
4 Ay 2018-19					-
5 AY 2019-20					-
6 AY 2020-21					-
7 AY 2021-22					-
8 AY 2022-23					-
AY 2023-24					-
	<u>-</u>		<u>-</u>	<u>-</u>	<u>-</u>