

उ.प्र. भू-सम्पदा विनियामक प्राधिकरण

राज्य नियोजन संस्थान, नवीन भवन,
कालाकांकर हाउस, पुराना हैदराबाद, लखनऊ-226007

पत्रांक: 14815/उ.प्र.रेरा/तक.सेल/2024-25

दिनांक: 17/10/2024

To,

M/s Logix Buildestate Pvt Ltd
Email- estatelogixbuild@gmail.com

विषय: पंजीयन हेतु प्रस्तुत परियोजना Ace State (ID1128078) में आपत्तियों का निराकरण न किए जाने के दृष्टिगत प्राधिकरण के समक्ष सुनवाई विशयक।

कृपया उपर्युक्त विषयक परियोजना के पंजीयन हेतु प्रस्तुत अपने ऑनलाईन आवेदन पत्र का सन्दर्भ ग्रहण करने का कष्ट करें। उक्त आवेदन-पत्र की जाँच उ.प्र. रेरा के तकनीकी सेल द्वारा की गई। आवेदन-पत्र में व्याप्त कमियों का निराकरण करने हेतु उ.प्र. रेरा के पत्र द्वारा आपको सूचित किया गया परन्तु आप द्वारा उक्त कमियों/आपत्तियों का पूर्ण निराकरण अभी तक नहीं किया गया है, जिसके विवरण निम्नवत हैं -

1. Photograph of partner Dev Juneja is not visible. Audited balance sheet does not have UDIN of CA.
2. Proof of RTGS/NEFT to YEIDA and acknowledgement/ receipt of payment from YEIDA for Rs. 62 Crores paid against land dues is not available.
3. Schedule of payment for Land Dues given by YEIDA is not available.
4. Proof of Capital Infusion of Rs. 3.00 Crores and copy of form filed with ROC is not available.
5. Cash Flow submitted with letter dated 04/10/2024 is not signed. The projections in the Cash flow show promoter contribution of Rs. 113.00 Crores in the Quarter ending on 31st December 2024. An affidavit for the cash flow and for the unsecured loan component Rs. 110 Crores has not been submitted.
6. The withdrawal from the Separate Acconunt should be used for the payment of land dues and constructon work proportionately till the entire land dues are paid to YEIDA. An affidavit to this effect has not been provided.

उपरोक्त के दृष्टिगत रेरा अधिनियम की धारा-5(ख) के अंतर्गत प्रश्नगत प्रकरण में सुनवाई दिनांक 18-10-2024 को पूर्वान्ह 11:30 बजे नियत की गई है। निम्नलिखित निर्देशों का पालन करते हुए वीडियो कान्फ्रेंसिंग के माध्यम से सुनवाई में प्रतिभाग करना सुनिश्चित करें-

- वीडियो कान्फ्रेंसिंग लिंक आपके पंजीकृत ईमेल पते पर प्रेशित किया जा रहा है।
- प्रोमोटर, वीडियो कान्फ्रेंसिंग एप पर परियोजना का नाम एवं पंजीयन संख्या अंकित करते हुए सुनवाई में प्रतिभाग करें।
- सुनवाई में आपका क्रम संख्या- 18 लॉबी में अपने नम्बर आने का इन्तजार करें। आपका क्रम आने पर आपको सुनवाई हेतु एडमिट किया जायेगा।

कृपया उपरोक्त नियत तिथि व समय पर वीडियो कान्फ्रेंसिंग के माध्यम से प्रोमोटर स्वयं वांछित साक्ष्यों/अभिलेखों के साथ उपस्थित होकर अपना पक्ष रखना सुनिश्चित करें।

(सुबोध कुमार राय)
तकनीकी सलाहकार

To,

Date : 22-10-2024

Shri Subodh Kumar Rai Ji

The Technical Advisor

UP RERA Naveen Bhawan, Kala Kankar House,

Old Hyderabad, Lucknow 226007,

Uttar Pradesh.

Subject: Regarding UPRERA Registration for Logix Buildestate Pvt. Ltd. (Ace Estate ID 1128078), Letter No. 14815/UP/Taksel/2024-25, Dated 17/10/2024

Dear Sir,

Reference is made to your Letter No: 14815/UPRERA/TAKSEL/2024-25 dated 17th October 2024. Please find point-wise replies below:

1. Photograph of partner Dev Juneja is not visible. Audited balance sheet does not have UDIN of CA.

Reply Point No. 01: We are submitting the photograph of partner Dev Juneja and the audited balance sheet with UDIN of CA. [Annexure1 @Pgs.3 to 23]

2. Proof of RTGS/NEFT to YEIDA and acknowledgement/receipt of payment from YEIDA for Rs. 62 Crores paid against land dues is not available.

Reply Point No. 02: We are submitting proof of the RTGS to YEIDA, along with an acknowledgment letter dated 17/05/2024, the bank statement, and the YEIDA challan copy [Annexure2 @Pgs.24 to 28]

Additionally, we have already filed the RERA documents on 04/10/2024, which include the acknowledgment letter and receipt of payment from YEIDA for Rs. 62 Crores (Annexure 04).

3. Schedule of payment for land dues given by YEIDA is not available.

Reply Point No. 03: We are submitting the letter provided by the YEIDA authority regarding the schedule of land dues, dated 09-08-2024. [Annexure3 @Pgs.29 to 32]

4. Proof of capital infusion of Rs. 3.00 Crores and copy of the form filed with ROC is not available.

Reply Point No. 04: We are submitting copy of Master data stating issued and paid up capital 3,01,00,000/-.[Annexure4B @Pgs.33 to 34]

5. Cash flow submitted with letter dated 04/10/2024 is not signed. The projections in the cash flow show promoter contribution of Rs. 113.00 Crores in the quarter ending on 31st December 2024. An affidavit for the cash flow and for the unsecured loan component of Rs. 110 Crores has not been submitted.

Reply Point No. 05: An affidavit for the cash flow and for the unsecured loan component of Rs. 110 Crores is attached. [Annexure 5 @Pgs.35 to36]

6. The withdrawal from the Separate Account should be used for the payment of land dues and construction work proportionately till the entire land dues are paid to YEIDA. An affidavit to this effect has not been provided.

Reply Point No. 06: An affidavit confirming that withdrawals from the separate account will be used proportionately for the payment of land dues and construction work until the entire land dues are settled with YEIDA is also attached. .[Annexure6 @Pgs.37 to 38]

You are kindly requested to consider the above and oblige.

Thanks & Regards,

For, Logix Buildestate Private Limited



Nitin Dua

Director

DIN No. 06371498

INDEPENDENT AUDITOR'S REPORT

To the Members Logix Buildstate Private Limited Company

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Apace Infracity Private Limited Company ("the Company"), which comprise the balance sheet as at 31st March 2024, and the statement of profit and loss, for the year ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, and its profit/loss for the year ended on that date.

Basis for Opinion

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

Other Information

The Company's Board of Directors is responsible for the other information.

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

We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance 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 statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

1. The provisions of the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013 is not applicable to the Company since

- (a) It is not a subsidiary or holding company of a public company;
- (b) Its paid-up capital and reserves and surplus are not more than Rs.1 Crores as at the balance sheet date;
- (c) Its total borrowings from banks and financial institutions are not more than Rs.1 Crores at any time during the year; and
- (d) Its turnover for the year is not more than Rs.10 Crores during the year.

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 and the Statement of Profit and Loss dealt with by this report are in agreement with the books of account.
- (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

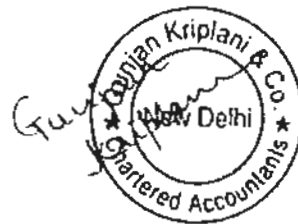
(e) On the basis of the written representations received from the directors as on 31st March, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2024 from being appointed as a director in terms of Section 164(2) of the Act.

(f) Since the Company's turnover as per last audited financial statements is less than Rs.50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs.25 Crores, the Company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls over financial reporting of the company.

(g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- i. The Company does not have any pending litigations which would impact its financial position.
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For Gunjan Kriplani & Co
Chartered Accountants
Firm's Regn. No: 023874C



Gunjan Kriplani
(Proprietor)
M. No.: 430818
UDIN: 24430818BKGAAJ8981

Place: DELHI
Date: 14.06.2024

LOGIX BUILDESTATE PRIVATE LIMITED**CIN: U70100DL2011PTC214418****Notes forming part of the standalone financial statements for the year ended 31st March 2024**

1. Background of the Company

Logix Buildestate Private Limited (the Company) is a private company domiciled in India and incorporated under the provisions of the Companies Act, 1956. The Company is engaged in the business of Real Estate Development and construction.

2. Significant Accounting Policies**i. Basis of preparation**

The standalone financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under the Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013 Act ("the 2013 Act"), as applicable. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

ii. Use of estimates

The preparation of the financial statements in conformity with Indian GAAP requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialise.

iii. Recognition of Revenue and related expenditure**a. Sale of Land**

Incomes from sale of land are recognised as per the terms of the agreement.

iv. Going Concern

The Company has incurred accumulated losses aggregating to Rs. 2,93,644.95 thousand as at March 31, 2024 and the net worth of the Company has been eroded. However, Key Management Personnel has confirmed that it would provide financial support to the Company.

In view of the above, the standalone financial statements have been prepared on a going concern basis.

v. Property, Plant & Equipment**Tangible**

Tangible assets are stated at cost of acquisition less accumulated depreciation and impairment losses, if any. Cost comprises the purchase price (net of cenvat credit availed) and any attributable cost of bringing the asset to its working condition for its intended use. Expenditure on account of restoration/ modification/ alteration in plant and machinery/ building, which increases the future benefit from the existing asset beyond its previously assessed standard of performance/ estimated useful life, is capitalised.

LOGIX BUILDESTATE PRIVATE LIMITED**CIN: U70100DL2011PTC214418****Notes forming part of the standalone financial statements for the year ended 31st March 2024**

Intangible

- i. Intangible assets are being recognised if the future economic benefits attributable to the assets are expected to flow to the Company and cost of the assets can be measured reliably. The same are amortised over the expected duration of benefits.
- ii. The cost of acquisition of intangible assets is amortized as per Schedule II of Companies, Act 2013.
- iii. Intangible assets are amortised over their estimated useful life.

vi. Depreciation and amortisation**Tangible**

Depreciation on assets has been provided on WDV basis for the year at as per the method of useful life prescribed in Schedule II of the companies Act, 2013, except the following:

Cost of leasehold improvements is amortized over the period of the lease or estimated useful life of the leasehold improvements, whichever is lower.

Intangible

Technical knowhow is being amortised as per the provisions of Companies Act, 2013

vii. Investments

Investments that are readily realisable and intended to be held for not more than a year are classified as current investments. All other investments are classified as long-term investments.

Current investments are valued at the lower of cost and fair value. Long-term investments are stated at cost.

Provision is made for diminution in the value of long-term investments to recognise a decline, if any, other than temporary in nature.

Profit /loss on sale of investments are computed with reference to their cost determined on first in first out basis.

viii. Inventories

- i. Materials, stores and spares, tools and consumable are valued at cost or net realisable value, whichever is lower on the basis of first in first out method reflecting the fairest possible approximation to the cost incurred in bringing the items of inventory to their present location and condition.
- ii. Work in Progress in respect of construction activities is valued at cost or net realisable value, whichever is lower.

LOGIX BUILDESTATE PRIVATE LIMITED**CIN: U70100DL2011PTC214418****Notes forming part of the standalone financial statements for the year ended 31st March 2024****ix. Project in progress**

Projects in progress are valued at cost. Cost includes cost of land, development expenses, materials, construction cost, services cost, borrowing costs, other overhead relating to projects and advance against projects under execution.

x. Taxes on income

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

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

Deferred tax is recognised on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted as at the reporting date. Deferred tax liabilities are recognised for all timing differences. Deferred tax assets are recognised for timing differences of items other than unabsorbed depreciation and carry forward losses only to the extent that reasonable certainty exists that sufficient future taxable income will be available against which these can be realised. However, if there are unabsorbed depreciation and carry forward of losses and items relating to capital losses, deferred tax assets are recognised only if there is virtual certainty supported by convincing evidence that there will be sufficient future taxable income available to realise the assets. Deferred tax assets and liabilities are offset if such items relate to taxes on income levied by the same governing tax laws and the Company has a legally enforceable right for such set off. Deferred tax assets are reviewed at each balance sheet date for their realisability.

xi. Borrowing Cost

Borrowing costs include interest, amortisation of ancillary costs incurred and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost. Costs in connection with the borrowing of funds to the extent not directly related to the acquisition of qualifying assets are charged to the Statement of Profit and Loss over the tenure of the loan. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction /development of the qualifying asset upto the date of capitalisation of such asset is added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

xii. Research and development

Research and development expenditure is charged to profit and loss account except capital expenditure, which is added to the cost of respective fixed assets in the year in which it is incurred.

LOGIX BUILDESTATE PRIVATE LIMITED**CIN: U70100DL2011PTC214418****Notes forming part of the standalone financial statements for the year ended 31st March 2024****xiii. Leases****a) Operating Lease**

Lease rentals in respect of assets taken on operating lease are charged to the profit and loss account on a straight-line basis over the term of the lease.

b) Finance Lease

Assets acquired on finance lease which transfer risk and rewards of ownership to the Company are capitalized as assets by the Company at the lower of fair value of the leased property or the present value of the related lease payments or where applicable, estimated fair value of such assets. Amortization of capitalized leased assets is computed on the straight-line method over the useful life of the assets. Lease rental payable is apportioned between principal and finance charge using the internal rate of return method. The finance charge is allocated over the lease term so as to produce a constant periodic rate of interest on the remaining balance of liability.

xiv. Employee benefits

Employee benefits include provident fund, gratuity and compensated absences.

Defined contribution plans

The Company's contribution to provident fund is considered as defined contribution plan and is charged as an expense based on the amount of contribution required to be made.

Defined benefit plans

For defined benefit plans in the form of gratuity, the cost of providing benefits is determined using the Projected Unit Credit method, with actuarial valuations being carried out at each balance sheet date. Actuarial gains and losses are recognised in the Statement of Profit and Loss in the period in which they occur. Past service cost is recognised immediately to the extent that the benefits are already vested and otherwise is amortised on a straight-line basis over the average period until the benefits become vested. The retirement benefit obligation recognised in the Balance Sheet represents the present value of the defined benefit obligation as adjusted for unrecognised past service cost.

Short-term employee benefits

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include salaries, bonus and performance incentives which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under:

Leave encashment liability for the employees during service period is recognized and provided for only when such encashment is allowed by the management.

Long-term employee benefits

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

LOGIX BUILDESTATE PRIVATE LIMITED**CIN: U70100DL2011PTC214418****Notes forming part of the standalone financial statements for the year ended 31st March 2024**

xv. Earnings per share

Basic earnings per share is computed by dividing the profit / (loss) after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit / (loss) after tax as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares. Potential equity shares are deemed to be dilutive only if their conversion to equity shares would decrease the net profit per share from continuing ordinary operations. Potential dilutive equity shares are deemed to be converted as at the beginning of the period, unless they have been issued at a later date. The dilutive potential equity shares are adjusted for the proceeds receivable had the shares been actually issued at fair value. Dilutive potential equity shares are determined independently for each period presented.

xvi. Impairment of assets

The carrying values of assets/ cash generating units at each balance sheet date are reviewed for impairment if any indication of impairment exists.

If the carrying amount of the assets exceeds the estimated recoverable amount, impairment is recognised for such excess amount. The impairment loss is recognised as an expense in the Statement of Profit and Loss, unless the asset is carried at revalued amount, in which case any impairment loss of the revalued asset is treated as a revaluation decrease to the extent a revaluation reserve is available for that asset.

The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor.

When there is indication that an impairment loss recognised for an asset (other than a revalued asset) in earlier accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of Profit and Loss, to the extent the amount was previously charged to the Statement of Profit and Loss. In case of revalued assets such reversal is not recognised.

xvii. Contingent liabilities and provisions

- a. Provisions are recognized in the accounts in respect of present probable obligations, the amount of which can be reliably measured.
- b. Contingent Liabilities are disclosed in respect of possible obligations that arise from past events but their existence is confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company.

Particulars	Notes	As at 31 March, 2024	As at 31 March, 2023
I. EQUITY AND LIABILITIES			
(1) Shareholder's funds			
a) Share capital	3	100.00	100.00
b) Reserves and surplus	4	(293,644.05)	(248,860.94)
(2) Non-Current Liabilities			
a) Long term borrowings	5	2,477,769.75	1,133,573.49
(3) Current Liabilities			
a) Trade payables			
(i) total outstanding dues to micro enterprises and small enterprises		-	-
(ii) total outstanding dues to creditors other than micro enterprises and small enterprises	6	29.50	89.71
TOTAL (1+2+3)		2,184,254.30	884,902.26
II. ASSETS			
(1) Non- Current Assets			
a) Long term loans and advances	7	89,423.17	133,778.38
(2) Current Assets			
a) Inventories	8	2,094,643.63	276,412.12
b) Trade receivables	9	-	474,035.26
c) Cash and cash equivalents	10	187.50	187.50
d) Other current assets	11	-	489.00
TOTAL(1+2)		2,184,254.30	884,902.26

See accompanying notes to the standalone financial statements

In terms of our report attached

For Gunjan Kriplani & Co.
Chartered Accountants
Firm's Regn. No. 023824C
New Delhi

Gunjan Kriplani
(Proprietor)
M. No. 430818

Place : Delhi
Date : 30/08/2024

For and on behalf of the Board of Directors
LOGIX BUILDESTATE PRIVATE LIMITED

Nitin Dua
Director
DIN - 06371498

Place : Delhi
Date : 30/08/2024

Dev Juneja
Director
DIN - 07283434

LOGIX BUILDESTATE PRIVATE LIMITED
CIN: U70100DL2011PTC214418
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH, 2024

Rs in '000

14

Particulars	Notes	Year ended 31 March, 2024	Year ended 31 March, 2023
I) Income			
Other Income		-	-
II) Total Income		-	-
III) Expenses			
(a) Cost of Land (WIP)	12A	(1,344,196.26)	-
(b) Changes in inventories of work-in-progress	12	1,344,196.26	-
(c) Other expenses	13	44,784.01	29.89
IV) Total expenses		44,784.01	29.89
V) Loss before exceptional and extraordinary items, Provisions and tax (II-IV)		(44,784.01)	(29.89)
VI) Less : Extraordinary items		-	-
VII) Loss before tax (V-VI)		(44,784.01)	(29.89)
VIII) Less : Tax expenses			
(1) Current tax	14	-	-
(2) Deferred tax		-	-
IX) Loss for the year (VII-VIII)		(44,784.01)	(29.89)
Earnings per equity share:			
(Nominal value of shares of Rs.10 each for all classes of equity shares)			
(1) Basic (in Rs.)		(4,478.40)	(2.99)
(2) Diluted (in Rs.)		(4,478.40)	(2.99)
Weighted average number of equity shares		10,000	10,000

See accompanying notes to the standalone financial statements

In terms of our report attached

For Gunjan Kriplani & Co.

Chartered Accountants

Firm's Reg. No. 023874C



Gunjan Kriplani

(Proprietor)

M. No. 430818

Place : Delhi

Date : 30/08/2024

For and on behalf of the Board of Directors

LOGIX BUILDESTATE PRIVATE LIMITED



Nitin Dua

Director

DIN - 06371498

Place : Delhi

Date : 30/08/2024



Dev Juneja

Director

DIN - 07283434

LOGIX BUILDESTATE PRIVATE LIMITED
CIN: U70100DL2011PTC214418
CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH, 2024

15

Rs in '000'

Particulars	Year ended 31 March, 2024	Year ended 31 March, 2023
A. Cash Flow Arising From Operating Activities		
Profit/(Loss) before tax	(44,784.01)	(29.89)
Operating Profit Before Working Capital Changes		
Adjustment For Working Capital Changes		
Increase/(Decrease) in Trade payables	(60.21)	29.80
Net Cash Flow From Working Capital Changes	(44,355.22)	(0.09)
Cash Flow From Operating Activities	(44,355.22)	(0.09)
Less : Income Tax paid (including tax deducted at source) (Net of Refunds)	-	-
Net Cash Flow From Operating Activities	(44,355.22)	(0.09)
B. Cash Flow Arising From Investing Activities		
(Purchase)/sale of investments	-	-
Decrease /(Increase) in Long term loans and advances	44,355.21	-
Net Cash Flow From Investing Activities	44,355.21	-
C. Cash Flow Arising From Financing Activities		
Decrease/(Increase) in borrowings	-	-
Net Cash Flow From Financing Activities	-	-
Net Increase/(Decrease) in Cash or Equivalents	(0.01)	(0.09)
Opening Cash and Cash Equivalents	187.50	187.59
Closing Cash and Cash Equivalents	187.49	187.50

See accompanying notes to the standalone financial statements

In terms of our report attached

For Gunjan Kriplani & Co.

Chartered Accountants

Firm's Regn. No. 33874C



Gunjan Kriplani
(Proprietor)
M. No. 430818

Place : Delhi

Date : 30/08/2024

For and on behalf of the Board of Directors

LOGIX BUILDESTATE PRIVATE LIMITED

Nitin Dua
Director
DIN - 06371498

Place : Delhi

Date : 30/08/2024

Dev Juneja
Director
DIN - 07283434

Note No. 3 : Share Capital

Particulars	As at 31 March, 2024		As at 31 March, 2023	
	Number of shares	Amounts (Rs in '000')	Number of shares	Amounts (Rs in '000')
Authorised				
Equity Shares of Rs. 10 each with voting rights	10,000	100.00	10,000	100.00
	10,000	100.00	10,000	100.00
Issued, Subscribed and Fully Paid up				
Equity Shares of Rs. 10 each with voting rights	10,000	100.00	10,000	100.00
Total	10,000	100.00	10,000	100.00

a) The Reconciliation of the No. of Shares outstanding at the beginning and at the end of the year

Particulars	As at 31 March, 2024		As at 31 March, 2023	
	Number of shares	Amounts (Rs in '000')	Number of shares	Amounts (Rs in '000')
Equity Shares with Voting rights:				
Shares outstanding at the beginning of the year	10,000	100.00	10,000	100.00
Add : Shares issued during the year	-	-	-	-
Less : Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	10,000	100.00	10,000	100.00

(b) Right, Preferences and Restriction attached to Equity Shares

The Company has only one class of Equity shares having par value Rs. 10 per share. Each shareholder is eligible for one vote per share held. The dividend proposed by the board of directors is subject to the approval of the shareholders in ensuing Annual General Meeting, except in the case of interim dividend. In the event of liquidation, the Equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

c) Shares held by each shareholder holding more than 5% of shares

Name of Shareholder	As at 31 March, 2024		As at 31 March, 2023	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Shakti Nath	5,000	50	5,000	50
Meena Nath	5,000	50	5,000	50

d) Shares held by promoters at the end of the year

Promoter Name	As at 31 March, 2024		As at 31 March, 2023		% Change during the year
	No. of Shares held	% of Holding	No. of Shares held	% of Holding	
Shakti Nath	5,000	50	5,000	50	
Meena Nath	5,000	50	5,000	50	

Note No. 4 Reserves and surplus

Particulars	As at 31 March, 2024	As at 31 March, 2023
Surplus:		
Opening balance	(248,860.94)	(248,831.05)
Add: Profit/(loss) for the year	(44,784.01)	(29.89)
Closing Balance	(293,644.95)	(248,860.94)
Total	(293,644.95)	(248,860.94)

Note No. 5 Long term borrowings

Particulars	As at 31 March, 2024	As at 31 March, 2023
Deferred payment liabilities - YEID Authority - Secured *	2,477,769.75	1,133,573.49
Total	2,477,769.75	1,133,573.49

* YEDA Liability has been reconciled with YEDA records during the year.

Note No. 6 Trade Payables

Particulars	As at 31 March, 2024	As at 31 March, 2023
(a) Total outstanding dues of micro enterprises and small enterprises (Refer note below)	-	-
(b) Total outstanding dues of trade payables other than micro enterprises and small enterprises		
-Related party		60.21
-Others	29.50	29.50
Total	29.50	89.71

Ageing of trade payables at March 31, 2024

Particulars	Outstanding for following periods from due date of payment					
	Unbilled	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-	-
(ii) Others	29.50	-	-	-	-	29.50
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-
Total	29.50	-	-	-	-	29.50

Ageing of trade payables at March 31, 2023

Particulars	Outstanding for following periods from due date of payment					
	Unbilled	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-	-

LOGIX BUILDESTATE PRIVATE LIMITED
CIN: U70100DL2011PTC214418
Notes forming part of the financials statements

Rs in '000'

18

(ii) Others	29.50	59.30	0.91	-	-	89.71
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-
Total	29.50	59.30	0.91	-	-	89.71

Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

S.No	Particulars	As at 31 March, 2024	As at 31 March, 2023
(i)	Principal amount remaining unpaid to any supplier at the end of the accounting year	-	-
(ii)	Interest due thereon remaining unpaid to any supplier at the end of the accounting year	-	-
(iii)	The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
(iv)	The amount of interest due and payable for the year	-	-
(v)	The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
(vi)	The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	-	-

Note :

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.

Note 7 Long term loan and advances

Particulars	As at 31 March, 2024	As at 31 March, 2023
Unsecured and Considered good:		
Capital Advance (to related party)		44,355.21
Stamp Duty Under Protest	89,423.17	89,423.17
Total	89,423.17	133,778.38

Note 8 Inventories

Particulars	As at 31 March, 2024	As at 31 March, 2023
Valued at cost or net realisable value which ever is lower :		
Land (WIP)	2,094,643.63	276,412.12
Total	2,094,643.63	276,412.12

Note 9 Trade receivables

Particulars	As at 31 March, 2024	As at 31 March, 2023
Unsecured and Considered good:		
Outstanding for a period exceeding six months		474,035.26
Total	-	474,035.26

Ageing of trade receivables at March 31, 2024

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
Undisputed trade receivables						
- considered good	-	-	-	-	-	-
- which have significant increase in credit risk	-	-	-	-	-	-
- credit impaired	-	-	-	-	-	-
Disputed trade receivables						
- considered good	-	-	-	-	-	-
- which have significant increase in credit risk	-	-	-	-	-	-
- credit impaired	-	-	-	-	-	-
Total	-	-	-	-	-	-

Ageing of trade receivables at March 31, 2023

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
Undisputed trade receivables						
- considered good	-	-	-	-	474,035.26	474,035.26
- which have significant increase in credit risk	-	-	-	-	-	-
- credit impaired	-	-	-	-	-	-
Disputed trade receivables						
- considered good	-	-	-	-	-	-
- which have significant increase in credit risk	-	-	-	-	-	-
- credit impaired	-	-	-	-	-	-
Total	-	-	-	-	474,035.26	474,035.26

Note 10 Cash and cash equivalents

Particulars	As at 31 March, 2024	As at 31 March, 2023
a) Cash on hand	134.77	134.77
b) Balance with Bank		
- Current account	52.73	52.73
Total	187.50	187.50

Note 11 Other current assets

Particulars	As at 31 March, 2024	As at 31 March, 2023
Amount receivable against shares	-	489.00
Total	-	489.00

Note 15 : Related Party Disclosure

Disclosures as required under Accounting Standard (18) on "Related party disclosure" issued by The Institute of Chartered Accountants of India, are given below:

I. Key Management Personnel and Relatives [Para 3(d) of AS-18]:

1	Nitin Dua	Director
2	Dev Juneja	Director
3	Kuldeep Singh	Director
4	Mr. Shakti Nath	Ex Director
5	Mr. Davender Mohan Saxena	Ex Director
6	Mrs. Meena Nath	Wife of Mr. Shakti Nath
7	Mr. Vikram Nath	Son of Mr. Shakti Nath
8	Mrs. Chandni Nath	Daughter of Mr. Shakti Nath

II. Enterprises/Personnel under Significant Influence of Key Management Personnel [Para 3(e) of AS-18]:

1 NIL

Note 12 Changes in inventories of work-in-progress

Particulars	Year ended 31 March, 2024	Year ended 31 March, 2023
<u>Inventories at the end of the year</u>		
Land	1,620,608.38	276,412.12
<u>Inventories at the beginning of the year</u>		
Land	276,412.12	276,412.12
Net (Increase)/ Decrease	(1,344,196.26)	-

Note 13 Other expenses

Particulars	Year ended 31 March, 2024	Year ended 31 March, 2023
Bank charges		0.09
ROC fees	30.70	0.30
Payments to auditors (Refer note 13.01 below)	29.50	29.50
Account Written off	44,723.81	-
Total	44,784.01	29.89

Note 13.01 :

Particulars	Year ended 31 March, 2024	Year ended 31 March, 2023
Payments to the auditors comprises :		
As auditors - statutory audit	29.50	29.50
For income tax matters	-	-
Total	29.50	29.50

Note 14 Current Tax

Particulars	Year ended 31 March, 2024	Year ended 31 March, 2023
Tax relating to current year	-	-
Tax relating to prior period	-	-
Total	-	-

(B) Transactions with Related Parties-

S.No.	Name of the Company	Nature of Transaction	Transaction During the Current Year		Transaction During the Previous Year		Outstanding at the End of the Year	
			Debit	Credit	Debit	Credit	31.03.2024	31.03.2023
	Enterprises under Significant influence of KMP							
1	Logix Soft-Tel Pvt. Ltd.	Against Expenses/Tax	120.40	60.20	-	59.30		60.20
	Logix Soft-Tel Pvt. Ltd.	Capital Advance	44,234.81	44,234.81	-	-	-	-
2	ISP Technologies Pvt Ltd	Capital Advance	-	44,355.21	-	-	-	41,355.21

Note: Capital Advance of Logix Softel Private Limited of Rs.44234.81 has been written off during the year under consideration.

Note: All Related party transactions are in ordinary course of business and are on arm's length basis. Capital Advance given to related party is unsecured and interest free. Based on the assessment made by the Company for the year ended 31 March 2024, there is no need to record any impairment/provisions of receivables from related parties (31st March 2023: Nil).

The company makes this assessment each financial year through examination of the financial position of the related party and the market condition in which the related party operates.

Note 16 Financial ratios

The following are analytical ratios for the year ended March 31, 2024 and March 31, 2023

Particulars	Numerator	Denominator	31-Mar-24	31-Mar-23	Variance	Reason for variance
Current ratio	Current assets	Current liabilities	71,011.22	8,372.80	748.12%	Due to Increase in current Assets.
Debt-equity ratio	Total debt	Total equity	{8.44}	{4.56}	-85.09%	No Major Variance
Debt service coverage ratio	Earnings available for debt service*	Debt Service**	-	-	0.00%	No Major Variance
Return on equity ratio	Net profit after taxes	Average Total equity	0.17	-	0.00%	No Major Variance
Inventory turnover ratio	Cost of goods sold or sales	Average Inventory	NA	NA	NA	NA
Trade receivables turnover ratio	Sales	Average Trade Receivables	NA	NA	NA	NA
Trade payables turnover ratio	Purchases	Average Trade Payables	NA	NA	NA	NA
Net capital turnover ratio	Sales	Working Capital	NA	NA	NA	NA
Net profit ratio	Net profit after tax	Sales	NA	NA	NA	NA
Return on capital employed	Earnings before Interest and Taxes	Capital employed****	{0.02}	-	0.00%	No Major Variance

* Earning for Debt Service = Net Profit after taxes*** + Non-cash operating expenses like depreciation and other amortizations + Interest + other adjustments like loss on sale of Fixed assets etc.

** Debt service = Interest & Lease Payments + Principal Repayments

*** "Net Profit after tax" means reported amount of "Profit / (loss) for the period" and it does not include items of other comprehensive income.

**** Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability

Note 17 Other statutory information

- i) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- ii) The Company has not had any transactions with struck off companies under Section 248 of the Companies Act, 2013 or Section 560 of Companies Act, 1956.
- iii) The Company has not traded or Invested in Crypto currency or Virtual Currency during the financial year.
- iv) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- v) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- vi) During the current year, the Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (ultimate beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

- vii) During the current year, the Company has not received any fund from any person(s) or entity(ies), including foreign entities (funding party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or
- (b) provide any guarantee, security or the like on behalf of the ultimate beneficiaries.
- viii) The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.
- ix) The Company is not declared wilful defaulter by any bank or financial institution or lender during the year.
- x) The Company does not have any borrowings from banks and financial institutions as on balance sheet date.
- Note 18** The company does not have any pending litigations which would impact its financial position.
- Note 19** There are no estimated amount of contracts remaining to be executed on capital account and not provided for as on 31 March, 2024 and 31 March, 2023 respectively.
- Note 20** In the opinion of the Board of Directors the current assets and loans and advance have a value on realisation in the ordinary course of business at least equal to the amount at which they are stated in the Balance Sheet.
- Note 21** Balances of trade receivables is subject to confirmation.
- Note 22** Deferred tax asset has not been recognised due to lacking of virtual certainty with convincing evidence that company going to earn profit near future.
- Note 23** Previous year's figures have been regrouped/rearranged wherever necessary to make them comparable with current year's figures.

For Gunjan Kriplani & Co.
Chartered Accountants
Firm's Regn. No. 430818
New Delhi
Gunjan Kriplani
(Proprietor)
M. No. 430818

Place : Delhi
Date : 30/08/2024

For and on behalf of the Board of Directors
LOGIX BUILDESTATE PRIVATE LIMITED

Nitin Dua
Director
DIN - 06371498

Place : Delhi
Date : 30/08/2024

Dev Juneja
Director
DIN - 07283434

LOGIX BUILDESTATE PRIVATE LIMITED

CIN- U70100DL2011PTC214418

Regd. Office: DGL006, Ground Floor, DLF Galleria,

Mayur Vihar, Phase-I, New Delhi-110091

Corp. Office A-4& 5 Sector – 16, Noida,

Ph.: 0120-4366000

Email: corporate@logixgroup.in

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ANNEXURE-2

Date: 17 May 2024

To,

The OSD BUILDERS

Yamuna Expressway Industrial Development Authority (YEIDA)

Uttar Pradesh

Subject: Extension Request and Deposit Confirmation of ₹62 Crores

17 MAY 2024
247915

Dear Sir,

First of all, we would like to express our sincere gratitude for your cooperation and support. Your assistance has been invaluable to us in reaching this stage. In response to your letter no. 3373/2024 dated 13 May 2024, we appreciate the extension granted until 31 May 2024.

We are pleased to inform you that we have deposited an amount of ₹62,00,00,000 (Rs Sixty Two crores Only) into your account under protest, as the matter is ongoing in the Allahabad High Court. The details of the RTGS transactions are as follows:

SR.NO	RTGS/NEFT/TRANSFER	BANK	AMOUNT
1.	FT-YA39AU113290282728	HDFC BANK	₹ 38,25,25,000/-
2.	FT-YA39AU113290295642	HDFC BANK	₹ 18,47,00,000/-
3.	FT-YA39AU113290274869	HDFC BANK	₹ 5,27,75,000/-
	TOTAL AMOUNT		₹ 62,00,00,000/-

We request you to kindly acknowledge the receipt of these transactions and provide us with a confirmation letter at your earliest convenience.

Additionally, we kindly request the following:

1. Please approve our map as soon as possible so we can commence work at the site promptly.
2. Please grant us permission for the mortgage PTM.
3. Please instruct your team to carry out the demarcation at the site, enabling us to begin our work.
4. Please provide extra compensation to the farmers to ensure that our work proceeds peacefully and without interruption.

Thank you once again for your continued support.

Yours sincerely,

For Logix Buildestate Pvt. Ltd.


Nitin Dua

Logix BuildEstate Pvt. Ltd.

TS-1B, Sector 22D

Date: 17.05.2024

Enclosed: HDFC BANK CHALLAN (3Nos)

17/05/24	FT-YA39AU113290295642-CMS_ECOLL_YAMUNA EXPRESSWAY IN	FT1387212485	17/05/24	184,700,000.00	438,942,000.
17/05/24	FT-YA39AU113290282728-CMS_ECOLL_YAMUNA EXPRESSWAY IN	FT1387213209	17/05/24	382,525,000.00	56,417,000.
17/05/24	FT-YA39AU113290274869-CMS_ECOLL_YAMUNA EXPRESSWAY IN	FT1387212493	17/05/24	52,775,000.00	3,642,000.
18/05/24	FT - CR - 50100160954124 - PRANAV JAIN RTGS DR-KKBK000173-CONFLUENCE	000000000036	18/05/24	2,500,000.00	8,000,000.00
24/05/24	CONSULTANCY SERVICES-ANSALS	HDFCR52024052460 095951	24/05/24		11,642,000.
					9,142,000.

Generation Date : 21-Aug-24 13:31 Generated by : N14607 Requesting Branch Code : 88

Page No .: 3 **CONTINUE**

M/S. LOGIX BUILDESTATE PRIVATE LIMITED
DGL006 GROUND FLOOR DLF GALLERIA
MAYUR VIHAR PHASE-I EAST DELHI,.
NEW DELHI 110091
DELHI INDIA

JOINT HOLDERS :

Nomination : Not Registered
Statement From: 16/05/24 To: 20/08/24

Account Branch : ANSALS ARCADE SECTOR 18 NOIDA
Address : ANSALS FORTUNE ARCADE,
K - BLOCK, SECTOR - 18,
NOIDA

City : NOIDA 201301
State : UTTAR PRADESH
Phone no. : 18002600/18001600
RTGS/NEFT IFSC : HDFC0000088 MICR: 110240014
Email : LOGIXBUILDESTATE@GMAIL.COM

Limit : 0.00 Currency : INR
Cust ID : 287188416 Pr.Code : 1313 Br.Code : 88
Account No : 99992224446969 Imperia
A/C Open Date : 16/05/2024
Account Status : Regular

Details of Beneficiary

Order Id: 9fd3b76fa22171fdeec05711
Beneficiary Name: Yamuna Expressway Industrial Development Authority
Account No. YA39AU113290282728
IFSC Code HDFC0004989
Bank HDFC BANK LTD Kanjurmarg Branch, Mumbai
Amount 382525000.00 INR
Amount In words Thirty Eight Crore Twenty Five Lakh Twenty Five Thousand Rupees Only
Additional Details 44181
Additional Details YEA-RT-94/2011
Additional Details Logix Buildestates Private Limited
Additional Details 9971844444
Additional Details palace117@gmail.com



1. It is advised that all bidders make payment via RTGS/NEFT atleast one day in advance to the tender cut off day. In the event bidder making payment on the last day and same is not available for the bidder for validation on account of any reason whatsoever, then Beneficiary, its banker, or e-procurement service provider or payment gateway service provider would not be held responsible in any manner. In such cases bidder may not be able to submit the tender.
 2. It is bidders responsibility to ensure that RTGS/NEFT payments are made exactly as per the details as mentioned in the challan . In the event of any discrepancy, payment would not be considered and would not be available for validation of EMD payment.
 3. Bidder is required to generate challan for every tender since details in the challan are unique to the tender and bidder combination. Bidder is not supposed to use challan generated in one tender for payment against another tender.
 4. Under no circumstances, including whether the bidder has made duplicate/incorrect payments. Beneficiary Division or its Banker or its service providers are under no obligation to disclose the details of payment made by any bidder.
- Remit the amount as per above details, by debiting my/our account for the amount of remittance plus bank charges.

Customer's Signature : _____

Contact Phone No.: _____

Rupees Debited: _____

Applicant's A/c : 9999222 4446969

Date of Transfer: _____

Remittance No.: _____

Txn Ref No: 43678820240517209350089603
USER Ref: FT L387213200

Details of Beneficiary

Order Id: dc4a091050a702743fe437806
Beneficiary Name: Yamuna Expressway Industrial Development Authority
Account No. YA39AU113290295642
IFSC Code HDFC0004989
Bank HDFC BANK LTD Kanjurmarg Branch, Mumbai
Amount 184700000.00 INR
Amount In words Eighteen Crore Forty Seven Lakh Rupees Only
Additional Details 44182
Additional Details YEA-RT-94/2011
Additional Details Logix Buildeslates Priavta Limited
Additional Details 9971844444
Additional Details palace117@gmail.com



1. It is advised that all bidders make payment via RTGS/NEFT atleast one day in advance to the tender cut off day. In the event bidder making payment on the last day and same is not available for the bidder for validation on account of any reason whatsoever, then Beneficiary, its banker, or e-procurement service provider or payment gateway service provider would not be held responsible in any manner. In such cases bidder may not be able to submit the tender.
 2. It is bidders responsibility to ensure that RTGS/NEFT payments are made exactly as per the details as mentioned in the challan . In the event of any discrepancy, payment would not be considered and would not be available for validation of EMD payment.
 3. Bidder is required to generate challan for every tender since details in the challan are unique to the tender and bidder combination. Bidder is not supposed to use challan generated in one tender for payment against another tender.
 4. Under no circumstances, including whether the bidder has made duplicate/incorrect payments. Beneficiary Division or its Banker or its service providers are under no obligation to disclose the details of payment made by any bidder.
- Remit the amount as per above details, by debiting my/our account for the amount of remittance plus bank charges.

Customer's Signature : _____

Contact Phone No.: _____

Rupees Debited: _____

Applicant's A/c : 99972224446969

Date of Transfer: _____

Remittance No.: _____

Txn Ref No: 436788202405172093500896028
User Ref No: FT1387212485

Details of Beneficiary

Order Id: 15bb161b0f2ae5a93bf20107
Beneficiary Name: Yamuna Expressway Industrial Development Authority
Account No. YA39AU113290274869
IFSC Code HDFC0004989
Bank HDFC BANK LTD Kanjurmarg Branch, Mumbai
Amount 52775000.00 INR
Amount in words Five Crore Twenty Seven Lakh Seventy Five Thousand Rupees Only
Additional Details 44180
Additional Details YEA-RT-94/2011
Additional Details Logix Buildestates Private Limited
Additional Details 9971844444
Additional Details palace117@gmail.com



1. It is advised that all bidders make payment via RTGS/NEFT atleast one day in advance to the tender cut off day. In the event bidder making payment on the last day and same is not available for the bidder for validation on account of any reason whatsoever, then Beneficiary, its banker, or e-procurement service provider or payment gateway service provider would not be held responsible in any manner. In such cases bidder may not be able to submit the tender.
2. It is bidders responsibility to ensure that RTGS/NEFT payments are made exactly as per the details as mentioned in the challan . In the event of any discrepancy, payment would not be considered and would not be available for validation of EMD payment.
3. Bidder is required to generate challan for every tender since details in the challan are unique to the tender and bidder combination. Bidder is not supposed to use challan generated in one tender for payment against another tender.
4. Under no circumstances, including whether the bidder has made duplicate/incorrect payments. Beneficiary Division or its Banker or its service providers are under no obligation to disclose the details of payment made by any bidder.

Remit the amount as per above details, by debiting my/our account for the amount of remittance plus bank charges.

Customer's Signature : _____

Contact Phone No.: _____

Rupees Debited: _____

Applicant's A/c : _____

Date of Transfer: _____

Remittance No.: _____

TAN Ry No: 43678820240517209358089603

User Ref NO: FT L3872/2493

✓✓

ANNEXURE-3



पत्रांक-वाई0ई0ए/बिल्डर्स/366/2024
दिनांक-04/08/2024

सेवा में,

M/s Logix Buildstate Pvt Ltd,
R/o- DGL006, Ground Floor, DLF, Galleria,
Mayur Vihar, Phase-1, New Delhi-110091.

विषय-होम बायर्स के हितों को दृष्टिगत रखते हुए उत्तर प्रदेश शासन द्वारा लिगेसी स्टाल्ड रियल एस्टेट प्रोजेक्ट्स की समस्याओं के निदान हेतु निर्धारित नीति/पैकेज (शासनादेश संख्या-7774/77-4-2023-6011/2023, दिनांक 21 दिसम्बर, 2023) के अंतर्गत अतिदेय धनराशि को रि-शिड्यूलमेंट किये जाने के सम्बन्ध में ।

महोदय,

कृपया अवगत कराना है कि यमुना एक्सप्रेसवे औद्योगिक विकास के क्षेत्र में लम्बे समय से रुकी ग्लुप हाउसिंग परियोजनाओं को तत्काल पूरा करने तथा फ्लैट बायर को यथाशीघ्र मकान उपलब्ध कराने एवं फ्लैट की रजिस्ट्री करने के उद्देश्य से उत्तर प्रदेश शासन द्वारा शासनादेश संख्या-7774/77-4-2023-6011/2023, दिनांक 21.12.2023 के माध्यम से नीति/पैकेज निर्धारित की गई है ।

अवगत कराना है कि शासनादेश में सन्दर्भित नीति /पैकेज में वर्णित प्राविधानों के अनुरूप लिगेसी स्टाल्ड रियल स्टेट प्रोजेक्ट्स की देयताओं की गणना कराते हुए दिनांक 29.02.2024 को प्राधिकरण के अध्यक्ष महोदय की अध्यक्षता में लिगेसी स्टाल्ड प्रोजेक्ट के अन्तर्गत अच्छादित बिल्डरों के साथ सम्पादित बैठक में देयताओं की गणना दिनांक 29.02.2024 को आपको उपलब्ध करायी गई । जिसका विवरण निम्नवत है -

S.No.	Items	Net Dues After Covid Benefit (Rs.)	25% Amount (Rs.)
1.	प्रीमियम	1,52,78,26,193	38,19,56,548.25
2.	अतिरिक्त प्रतिकर	73,88,85,527.00	18,47,21,381.75
3.	वार्षिक लीजरेंट	21,10,58,034.00	5,27,64,508.50
	कुल योग	2,47,77,69,755.00	61,94,42,438.50

उपरोक्त क्रम में आपके द्वारा उक्त नीति/पैकेज को स्वीकार करते हुए नेट ड्यूज की अनुमानित 25 प्रतिशत धनराशि के सापेक्ष दिनांक 17.05.2024 को प्रीमियम + अतिरिक्त प्रतिकर के मद में रु. 56,72,25,000.00/- एवं वार्षिक लीजरेंट में रु. 5,27,75,000.00/- जमा कराये गये हैं । इसके उपरान्त गणना करने पर अवशेष 75 प्रतिशत धनराशि का भुगतान करने हेतु निम्नानुसार किशतें निर्धारित की जाती हैं:-

प्रीमियम + अतिरिक्त प्रतिकर की 75 प्रतिशत धनराशि (दिनांक 18.07.2026 तक आगणित) :

यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

प्रथम तल, कॉमर्शियल कॉम्प्लेक्स, ब्लॉक-पी-2, सेक्टर ओमेगा-1, ग्रेटर नौएडा सिटी - 201308, गौतमबुद्धनगर (उ०प्र०)
दूरभाष न० -0 - 2395153, फ़ैक्स न० - 0120 - 2395150

New Builders Letter

PAYMENT PLAN OF 75% OF TOTAL DUES & REMAINING DUES OF 25% AS ON 18.07.2024								
Installment NO	Due Date	Period		Days	Rate of Interest*	Principal (in Rs.)	Interest (in Rs.)	CI. Balance (in Rs.)
	18/7/2024							1,84,93,19,165.00
1	18/1/2025	19/7/2024	18/1/2025	184.00	10%	46,23,29,791.00	9,32,25,952.00	1,38,69,89,374.00
2	18/7/2025	19/1/2025	18/7/2025	184.00	10%	46,23,29,791.00	6,87,79,473.00	92,46,59,582.00
3	18/1/2026	19/7/2025	18/1/2026	181.00	10%	46,23,29,791.00	4,66,12,976.00	46,23,29,791.00
4	18/7/2026	19/1/2026	18/7/2026	184.00	10%	46,23,29,791.00	2,29,26,491.00	-
Total						1,84,93,19,165.00	23,15,44,893.00	2,08,08,64,058.00

*Interest shall be change time to time as per policy of YEIDA.

The GST Liability as per applicable rates at the time of payment shall be borne by the allottee itself under Reverse Charge Mechanism vide Notification N.13/2017 S.No.5, 5A dated 28.06.2017. The amount mentioned above does not include GST. GST on services provided to business entities would be deposited by the recipient of services under reverse charge mechanism. If the allottee does not has the GSTN number, then he will have to deposit the GST through YEIDA portal online or by downloading challan and inform the Authority same day or next day positively.

वार्षिक लीजरेंट की 75 प्रतिशत धनराशि (दिनांक 18.07.2026 तक आगणित) :

PAYMENT PLAN OF 75% OF TOTAL DUES & REMAINING DUES OF 25% AS ON 18.07.2024								
Installment NO	Due Date	Period		Days	Rate of Interest*	Principal (in Rs.)	Interest (in Rs.)	CI. Balance (in Rs.)
	18/7/2024							17,22,34,490.00
Lease Rent-1	18/1/2025	16/7/2024	18/1/2025	187.00	10%	4,30,58,623.00	88,24,068.00	12,91,75,868.00
Lease Rent-2	18/7/2025	19/1/2025	18/7/2025	181.00	10%	4,30,58,623.00	64,05,707.00	8,61,17,245.00
Lease Rent-3	18/1/2026	16/7/2025	18/1/2026	184.00	10%	4,30,58,623.00	43,41,253.00	4,30,58,623.00
Lease Rent-4	18/7/2026	19/1/2026	18/7/2026	181.00	10%	4,30,58,623.00	21,35,236.00	-
Total						17,22,34,499.00	2,17,06,265.00	19,39,40,755.00

*Interest shall be change time to time as per policy of YEIDA.

उपरोक्त के अतिरिक्त दिनांक 31.03.2024 को देय वार्षिक लीजरेंट की किश्त रु. 1,38,31,287 /- (दिनांक 15.08.2024 तक ब्याज सहित आगणित) का भुगतान भी किया जाना है।

उक्त गणना सम्परीक्षा के अधीन होगी। यदि भविष्य में किसी नीति नियम एवं पारित आदेशों के आलोक में कोई देयता परिलक्षित होगी तो उसका भुगतान करने हेतु आपकी कम्पनी बाध्य होगी।

उपरोक्त सुविधा निम्नलिखित नियम व शर्तों में अधीन अनुमन्य की जा रही है:-

- उपरोक्तानुसार निर्धारित किश्तों की डिफॉल्ट की स्थिति में प्राधिकरण के नियमानुसार प्रचलित दण्ड ब्याज आरोपित होगा।

यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

प्रथम तल, कॉमर्शियल कॉम्प्लेक्स, ब्लॉक-पी-2, सेक्टर ओमेगा-1, ग्रेटर नोएडा सिटी - 201308, गौतमबुद्धनगर (उ०प्र०)

दूरभाष न० - 0 - 2395150, फैक्स न० - 0120 - 2395150

2. उक्त गणना में कोविड-19 पैन्डेमिक- कोविड-19 महामारी के दृष्टिगत दिनांक 01.04.2020 से दिनांक 31.03.2022 की अवधि में जीरो पीरियड का लाभ दिया गया है।
3. इस परियोजना में राज्य सरकार के पैकेज/रियायतों का लाभ उठाया गया है, अतः इस परियोजना के सापेक्ष आवास क्रेताओं से कोई जुर्माना/अतिरिक्त ब्याज/अतिरिक्त लागत नहीं ली जाएगी ताकि शासन/प्राधिकरण द्वारा आपको अनुमन्य कराई जा रही सुविधा अन्ततः बायर को मिल सके।
4. यदि आपकी कम्पनी निर्धारित समय सीमा के भीतर परियोजना को पूरा करने में विफल रहती है तो 3 वर्ष की अवधि के बाद ड्यूज की शेष धनराशि पर 20 प्रतिशत जुर्माना लगाया जाएगा।
5. यदि आपकी कम्पनी द्वारा निर्धारित अवधि में फ्लैट ओनर को फ्लैट का कब्जा देते हुए रजिस्ट्री नहीं करायी जाती है तो प्रस्तावित रिलीफ (कोविड-19 एन0जी0टी0, केस-टू-केस बेसिस) पर दिए जा रहे रिलीफ को निरस्त माना जाएगा और कुल तत्समय अवशेष ड्यूज के ऊपर 20 प्रतिशत अतिरिक्त पैनल्टी लगाते हुए प्रोजेक्ट को आवंटित भूमि एवं लीज डीड कौंसिल की जाएगी तथा उसका कब्जा प्राधिकरण द्वारा प्राप्त कर आवश्यक अग्रिम कार्यवाही की जाएगी। उक्त के अतिरिक्त बिल्डर/डेवलपर को ब्लैकलिस्ट करने की कार्यवाही एवं अगले 05 वर्षों तक नोएडा, ग्रेटर नोएडा व यमुना आर्थोरिटी के क्षेत्र में ऐसे डेवलपर को भूखण्ड आवंटन नहीं करने पर प्राधिकरणों द्वारा विचार कर कार्यवाही की जायेगी।
6. उपर्युक्तानुसार कार्यवाही किए जाने में भू-सम्पदा (विनियमन एवं विकास) अधिनियम- 2016, भू-सम्पदा (विनियमन एवं विकास) नियमावली-2016, उत्तर प्रदेश अपार्टमेंट (निर्माण, स्वामित्व और रख-रखाव का संवर्धन) अधिनियम-2010 एवं भारतीय स्टाम्प एक्ट-1899 के प्राविधानों का अनुपालन सुनिश्चित किया जाएगा।

7. भविष्य में यदि कोई गणना में संशोधन किया जाता है तो वह आपके द्वारा मान्य एवं स्वीकार होगा। इसके अतिरिक्त उपरोक्त नीति के प्रस्तर 19 में वर्णित प्राविधानों का संदर्भ ग्रहण करने का कष्ट करें, जो निम्नानुसार है:-

“परियोजना की परिस्थितियों को ध्यान में रखकर प्रत्येक बिल्डर द्वारा बायर के फ्लैट के निर्माण को पूर्ण करने तथा प्राधिकरण के ड्यूज के भुगतान की एक समय-सारिणी उपरोक्त प्राविधानों के दृष्टिगत दी जाएगी। प्राधिकरण बोर्ड समय-सारिणी को दिए जाने वाले रिलीफ के साथ लिंक करते हुए प्रोपोजल सम्बन्धित बिल्डर को उपलब्ध कराएगा तथा इसके कियान्वयन की मॉनीटरिंग करेगा। यदि कोई माइल स्टोन मिस होता है तो उस अवधि की रियायत राशि का समायोजन नहीं किया जाएगा।”

उपरोक्त नीति के प्रस्तर संख्या 21 के बिन्दु (vii) का संदर्भ ग्रहण करने का कष्ट करें, जिसमें यह भी उल्लेखित है कि “नेट ड्यूज की राशि को कुल इनकम्पलीट एवं अनरजिस्टर्ड फ्लैटों की संख्या से भाग देते हुए प्रति फ्लैट राशि आगणित की जाएगी और उसके सापेक्ष बिल्डर/को-डेवलपर द्वारा धनराशि जमा करते ही उस संख्या में फ्लैट के रजिस्ट्रेशन की अनुमति तत्काल निर्गत की जाएगी।”

यहाँ यह भी अवगत कराना है कि शासनादेश संख्या-7774/77-4-2023- 6011/2023, दिनांक 21.12.2023 के प्रस्तर 19 एवं प्रस्तर 21 का अनुपालन आपके द्वारा किया जायेगा। साथ ही लिगेसी स्टाल्ड रियल एस्टेट प्रोजेक्ट्स से सम्बन्धित शासनादेश दिनांक 21.12.2023 में

यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

प्रथम तल, कॉमर्शियल कॉम्प्लेक्स, ब्लॉक-पी-2, सेक्टर ओमेगा-1, ग्रेटर नोएडा सिटी - 201308, गौतमबुद्धनगर (उ0प्र0)

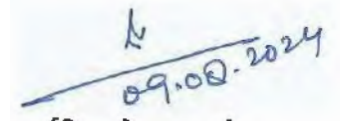
दूरभाष न0 -0 - 2393153, फैक्स न0 - 0120 - 2385150

पत्रांक-वाई0ई0ए/बिल्डर्स/3607/2024
दिनांक-09/08/2024

उल्लिखित अन्य शर्तों का भी अनुपालन आपके द्वारा किया जायेगा। अतः उपरोक्तानुसार सूचना/विवरण भी इस कार्यालय को तत्काल उपलब्ध कराने का कष्ट करें।
उपर्युक्त पत्र सक्षम स्तर से प्राप्त अनुमोदन के उपरान्त जारी किया जा रहा है।

- संलग्नक-1.शासनादेश दिनांक 21.12.2023 के क्रम में वांछित सूचना का प्रारूप।**
2. वित्त विभाग द्वारा उपलब्ध करायी गयी गणना की प्रति संलग्न।

भवदीय


09.08.2024

विशेष कार्याधिकारी (एस0बी0)

प्रतिलिपि:-

- महाप्रबन्धक वित्त को सूचनार्थ ।

विशेष कार्याधिकारी (एस0बी0)

यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

प्रथम तल, कॉमर्शियल कॉम्प्लेक्स, ब्लॉक-पी-2, सेक्टर ओमेगा-1, ग्रेटर नोएडा सिटी - 201308, गौतमबुद्धनगर (उ0प्र0)
दूरभाष न0 -0 - 2395153, फ़ैक्स न0 - 0120 - 2395150

Company Information

CIN	U70100DL2011PTC214418
Company Name	LOGIX BUILDESTATE PRIVATE LIMITED
ROC Name	ROC Delhi
Registration Number	214418
Date of Incorporation	19/02/2011
Email Id	acs@logixgroup.in
Registered Address	9,sikka complex, community center, preet vihar, East Delhi, East Delhi, East Delhi, Delhi, India, 110092
Address at which the books of account are to be maintained	9 sikka complex community center, preet vihar East Delhi, East Delhi, East Delhi, East Delhi, Delhi, India, 110092
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	ACTIVE Compliant
Authorised Capital (Rs)	3,01,00,000
Paid up Capital (Rs)	3,01,00,000
Date of last AGM	30/09/2023
Date of Balance Sheet	31/03/2023
Company Status	Active

Jurisdiction	
ROC (name and office)	ROC Delhi
RD (name and Region)	RD, Northern Region



Index of Charges

No Records Found

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	07283434	DEV JUNEJA	Director	16/04/2024	-	Yes
2	06371498	NITIN DUA	Director	16/04/2024	-	Yes
3	10510344	KULDEEP SINGH	Director	25/04/2024	-	Yes





सत्यमेव जयते

ANNEXURE-5

INDIA NON JUDICIAL

325

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL72808542042101W
Certificate Issued Date	: 17-Oct-2024 08:11 PM
Account Reference	: IMPACC (IV)/ dl1083503/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL108350395243868585089W
Purchased by	: LOGIX BUILDESTATE PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: LOGIX BUILDESTATE PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: LOGIX BUILDESTATE PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line

AFFIDAVIT

I, Nitin Dua, son of Ram Nath Dua, aged 45 years, residing at House No 95, Near Jagannath Temple Sector 15A Escortnagar Faridabad Haryana-121007, and holding the position of Director of LOGIX BUILDESTATE Private Limited, having DIN No: 06371498, do hereby solemnly affirm and declare as under:



1.

That I am the Director of LOGIX BUILDESTATE Private Limited, a company duly incorporated under the Companies Act, 1956, and having its registered office at 9,sikka complex, community center,preet vihar,East Delhi - 110092.

1. The authenticity of this Stamp certificate should be verified at www.stylesamp.com or using e-Stamp Mobile App of State Emblem of India (Seal with Lion Capital of Ashoka) or the website / Mobile App renders it invalid.
2. The date of striking the legitimacy is compulsory part of the certificate.
3. The user should not use the stamp for any other purpose.

LOGIX BUILDESTATE PRIVATE LIMITED LOGIX BUILDESTATE PRIVATE LIMITED LOGIX BUILDESTATE PRIVATE LIMITED LOGIX BUILDESTATE PRIVATE LIMITED LOGIX BUILDESTATE PRIVATE LIMITED

2. That an unsecured loan amounting to Rs. 110 Crores is reflected in the cash flow projections for the project, to be fulfilled by the company on or before 31st December 2024.
3. I further affirm that this contribution will be made by the promoters, directors, or shareholders of the company, and that the company will ensure that all necessary payments are made in compliance with the said commitment, as projected in the cash flow statements.
4. This affidavit is made to confirm the company's commitment to making the said payment, as reflected in the financial projections submitted to the authorities, and to affirm the unsecured loan's allocation for the project as per the projected timelines.
5. This affidavit is being provided for submission to the competent authorities for their records.



Deponent

I hereby declare that the contents of this affidavit are true and correct to the best of my knowledge and belief, and nothing material has been concealed therein.



Deponent

Nitin Dua

Adhar no :574767501270

Date: 17-10-2024

Place: New Delhi

To:

The Chairman,

UP RERA,

Naveen Bhawan, Kala Kankar House,

Old Hyderabad, Lucknow 226007, Uttar Pradesh.



सत्यमेव जयते

ANNEXURE-6

INDIA NON JUDICIAL

937

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL72808405332655W
Certificate Issued Date	: 17-Oct-2024 08:11 PM
Account Reference	: IMPACC (IV)/ dl1083503/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL108350395243651788603W
Purchased by	: LOGIX BUILDESTATE PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: LOGIX BUILDESTATE PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: LOGIX BUILDESTATE PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line

AFFIDAVIT

Affidavit for UPRERA : Use of Escrow Account for Payment of Land Dues and Construction Work

I, Nitin Dua, Adhar no 574767501270 son of Ram Nath Dua, aged 45 years, residing at House no 95, Near Jagannath Temple Sector 15A Escortnagar Faridabad Haryamna-121007, and holding the position of Director of LOGIX BUILDESTATE Private Limited, having DIN No: 06371498, do hereby solemnly affirm and declare as under:

1.

That I am the Director of LOGIX BUILDESTATE Private Limited, a company duly incorporated under the Companies Act, 1956, and having its registered office at 9, Sikka Complex, Community Center, Preet Vihar East Delhi-110092.



1. The authenticity of this Stamp certificate should be verified at 'www.stamptstamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India Limited. Any discrepancy in the details on this certificate and as available on the website / Mobile App renders it invalid.
2. The e-Stamp certificate is valid only for the purpose of the certificate.
3. For more information, please visit the Company's Website.

2. That an Escrow Account shall be opened and monitored by the RERA authorities. The only payments to be made from this account shall be for the pending land dues to YEIDA (Yamuna Expressway Industrial Development Authority) until the entire amount is cleared.
3. In addition, only funds from this Escrow Account shall be utilized for construction work at the project site, ensuring that no money is used for any other purpose.
4. This affidavit is being made to confirm the specific and exclusive use of the Escrow Account for the purposes of paying the pending land dues to YEIDA and for site construction work. No funds will be diverted for any other use.



Deponent

I hereby declare that the contents of this affidavit are true and correct to the best of my knowledge and belief, and nothing material has been concealed therein.



Deponent

Nitin Dua

Adhar no :574767501270

Date: 17-10-2024

Place: New Delhi

To:

The Chairman,
UP RERA,
Naveen Bhawan, Kala Kankar House,
Old Hyderabad, Lucknow 226007, Uttar Pradesh.

To,
Shri Subodh Kumar Rai Ji
The Technical Advisor
UP RERA Naveen Bhawan, Kala Kankar House,
Old Hyderabad, Lucknow 226007,
Uttar Pradesh.

Date : 23-10-2024

Date: 23rd October 2024

Subject: Regarding UPRERA Registration for Logix Buildestate Pvt. Ltd. (Ace Estate ID 1128078),
Letter No. 14986/UP/Taksel/2024-25, Dated 22/10/2024

Reference is made to your Letter No: 14986/UP/Taksel/2024-25, Dated 22/10/2024. Please find point-wise replies below:

1. **The Audited BS does not have a UDIN of CA.**
Reply Point No. 01: We are submitting the Balance Sheet on which UDIN is written, earlier UDIN was only on Audit Report however now written on BS too.
2. **The Uploaded CA Certificate is not filled, separate account details are wrong, project name is not given**
Reply Point No. 02: We are submitting, CA Certificate filled and having correct account details and having Project details.

You are kindly requested to consider the above and oblige.

Thanks & Regards,

For, Logix Buildestate

Nitin Dua
Director



LOGIX BUILDESTATE PRIVATE LIMITED

Site Office: Plot no. TS-01B, Sector-22D, Yamuna Expressway, U.P.

Regd. Office: 9, Sikka Complex, Community Center, Preet Vihar, East Delhi, India, 110092

T: 0120-2487200/300/400/500 | Email: logixbuildestate126@gmail.com | CIN: U70100DL2011PTC214418

GUNJAN KRIPLANI & CO.

Chartered Accountants

CA

Form — REG 3

Information as on 31-07-2024

Certification work Assigned vide letter No.-----

Dated :-31.07.2024

Subject: Certificate of amount incurred on Logix Buildstate Private limited for Construction of plotted development 388 Plots of the project situated on the Khasara no. / Plot no. TS-01B, Sector 22D, Yamuna Expressway, Distt Gautam Budha Nagar, U.P., admesuring 275419.44 Sq.mtr. are being developed by Logix Buildstate Pvt. Ltd. [Promoter] **having RERA Collection Account - 99998282828900**

Logix Buildstate Private Limited RERA Collection account ACE ESTATE - 99998282828900, Logix Buildstate Private Limited RERA Sepa rate account ACE ESTATE - 99998282828901, Logix Buildstate Private Limited RERA Transaction account ACE ESTATE - 99998282828902, Bank Name - HDFC Bank Limited, K Block, Sector 18, Noida UP

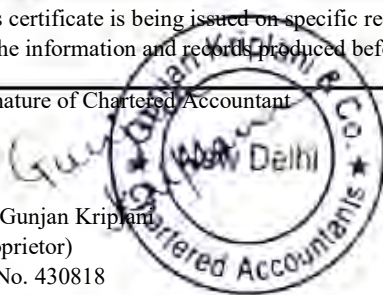
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); (e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to ,Competent Authority.	247.77	62.00
	SUB TOTAL LAND COST (in Rs.)	247.77	62.00
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	0	0
	SUB TOTAL FEES PAID (in Rs.)	0-	0 -
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site) , Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	50.94	0 -
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	50.94	0 -
		Rs.in lacs	Rs. In lacs

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
3B	Cost of construction incurred (As Certified by Project Engineer)		
3C	Total Construction Cost (Lower of 3A and 3B.)	50.94	0 -
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	0 -	0 -
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)		-
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	298.71	62.00
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		0
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%		0
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		0
8	70% Amount to be deposited in Account (0.7*Row 7)		0
9	Cummulative Amount that can be withdrawn from a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)		- 0
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the Account)		0
11	Balance available in Bank A/c.		0
12	Amount that can be withdrawn from the Bank A/C under this certificate (Row 9 – Row 10)		0 -

This certificate is being issued on specific request of M/s Logix Buildestate Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Signature of Chartered Accountant

CA Gunjan Kripplani
(Proprietor)
M. No. 430818
UDIN: [24430818BKGABL1737](#)



INDEPENDENT AUDITOR'S REPORT

To the Members Logix Buildestate Private Limited Company

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Apace Infracity Private Limited Company ("the Company"), which comprise the balance sheet as at 31st March 2024, and the statement of profit and loss, for the year ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, and its profit/loss for the year ended on that date.

Basis for Opinion

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

Other Information

The Company's Board of Directors is responsible for the other information.

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

We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance 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 statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

1. The provisions of the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013 is not applicable to the Company since

- (a) It is not a subsidiary or holding company of a public company;
- (b) Its paid-up capital and reserves and surplus are not more than Rs.1 Crores as at the balance sheet date;
- (c) Its total borrowings from banks and financial institutions are not more than Rs.1 Crores at any time during the year; and
- (d) Its turnover for the year is not more than Rs.10 Crores during the year.

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 and the Statement of Profit and Loss dealt with by this report are in agreement with the books of account.
- (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

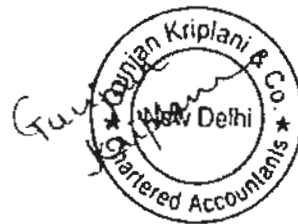
(e) On the basis of the written representations received from the directors as on 31st March, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2024 from being appointed as a director in terms of Section 164(2) of the Act.

(f) Since the Company's turnover as per last audited financial statements is less than Rs.50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs.25 Crores, the Company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls over financial reporting of the company.

(g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- i. The Company does not have any pending litigations which would impact its financial position.
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For Gunjan Kriplani & Co
Chartered Accountants
Firm's Regn. No: 023874C



Gunjan Kriplani
(Proprietor)
M. No.: 430818
UDIN: 24430818BKGAAJ8981

Place: DELHI
Date: 14.06.2024

LOGIX BUILDESTATE PRIVATE LIMITED**CIN: U70100DL2011PTC214418****Notes forming part of the standalone financial statements for the year ended 31st March 2024**

1. Background of the Company

Logix Buildestate Private Limited (the Company) is a private company domiciled in India and incorporated under the provisions of the Companies Act, 1956. The Company is engaged in the business of Real Estate Development and construction.

2. Significant Accounting Policies**i. Basis of preparation**

The standalone financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under the Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013 Act ("the 2013 Act"), as applicable. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

ii. Use of estimates

The preparation of the financial statements in conformity with Indian GAAP requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialise.

iii. Recognition of Revenue and related expenditure**a. Sale of Land**

Incomes from sale of land are recognised as per the terms of the agreement.

iv. Going Concern

The Company has incurred accumulated losses aggregating to Rs. 2,93,644.95 thousand as at March 31, 2024 and the net worth of the Company has been eroded. However, Key Management Personnel has confirmed that it would provide financial support to the Company.

In view of the above, the standalone financial statements have been prepared on a going concern basis.

v. Property, Plant & Equipment**Tangible**

Tangible assets are stated at cost of acquisition less accumulated depreciation and impairment losses, if any. Cost comprises the purchase price (net of cenvat credit availed) and any attributable cost of bringing the asset to its working condition for its intended use. Expenditure on account of restoration/ modification/ alteration in plant and machinery/ building, which increases the future benefit from the existing asset beyond its previously assessed standard of performance/ estimated useful life, is capitalised.

LOGIX BUILDESTATE PRIVATE LIMITED**CIN: U70100DL2011PTC214418****Notes forming part of the standalone financial statements for the year ended 31st March 2024**

Intangible

- i. Intangible assets are being recognised if the future economic benefits attributable to the assets are expected to flow to the Company and cost of the assets can be measured reliably. The same are amortised over the expected duration of benefits.
- ii. The cost of acquisition of intangible assets is amortized as per Schedule II of Companies, Act 2013.
- iii. Intangible assets are amortised over their estimated useful life.

vi. Depreciation and amortisation**Tangible**

Depreciation on assets has been provided on WDV basis for the year at as per the method of useful life prescribed in Schedule II of the companies Act, 2013, except the following:

Cost of leasehold improvements is amortized over the period of the lease or estimated useful life of the leasehold improvements, whichever is lower.

Intangible

Technical knowhow is being amortised as per the provisions of Companies Act, 2013

vii. Investments

Investments that are readily realisable and intended to be held for not more than a year are classified as current investments. All other investments are classified as long-term investments.

Current investments are valued at the lower of cost and fair value. Long-term investments are stated at cost.

Provision is made for diminution in the value of long-term investments to recognise a decline, if any, other than temporary in nature.

Profit /loss on sale of investments are computed with reference to their cost determined on first in first out basis.

viii. Inventories

- i. Materials, stores and spares, tools and consumable are valued at cost or net realisable value, whichever is lower on the basis of first in first out method reflecting the fairest possible approximation to the cost incurred in bringing the items of inventory to their present location and condition.
- ii. Work in Progress in respect of construction activities is valued at cost or net realisable value, whichever is lower.

LOGIX BUILDESTATE PRIVATE LIMITED**CIN: U70100DL2011PTC214418****Notes forming part of the standalone financial statements for the year ended 31st March 2024****ix. Project in progress**

Projects in progress are valued at cost. Cost includes cost of land, development expenses, materials, construction cost, services cost, borrowing costs, other overhead relating to projects and advance against projects under execution.

x. Taxes on income

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

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

Deferred tax is recognised on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted as at the reporting date. Deferred tax liabilities are recognised for all timing differences. Deferred tax assets are recognised for timing differences of items other than unabsorbed depreciation and carry forward losses only to the extent that reasonable certainty exists that sufficient future taxable income will be available against which these can be realised. However, if there are unabsorbed depreciation and carry forward of losses and items relating to capital losses, deferred tax assets are recognised only if there is virtual certainty supported by convincing evidence that there will be sufficient future taxable income available to realise the assets. Deferred tax assets and liabilities are offset if such items relate to taxes on income levied by the same governing tax laws and the Company has a legally enforceable right for such set off. Deferred tax assets are reviewed at each balance sheet date for their realisability.

xi. Borrowing Cost

Borrowing costs include interest, amortisation of ancillary costs incurred and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost. Costs in connection with the borrowing of funds to the extent not directly related to the acquisition of qualifying assets are charged to the Statement of Profit and Loss over the tenure of the loan. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction /development of the qualifying asset upto the date of capitalisation of such asset is added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

xii. Research and development

Research and development expenditure is charged to profit and loss account except capital expenditure, which is added to the cost of respective fixed assets in the year in which it is incurred.

LOGIX BUILDESTATE PRIVATE LIMITED**CIN: U70100DL2011PTC214418****Notes forming part of the standalone financial statements for the year ended 31st March 2024****xiii. Leases****a) Operating Lease**

Lease rentals in respect of assets taken on operating lease are charged to the profit and loss account on a straight-line basis over the term of the lease.

b) Finance Lease

Assets acquired on finance lease which transfer risk and rewards of ownership to the Company are capitalized as assets by the Company at the lower of fair value of the leased property or the present value of the related lease payments or where applicable, estimated fair value of such assets. Amortization of capitalized leased assets is computed on the straight-line method over the useful life of the assets. Lease rental payable is apportioned between principal and finance charge using the internal rate of return method. The finance charge is allocated over the lease term so as to produce a constant periodic rate of interest on the remaining balance of liability.

xiv. Employee benefits

Employee benefits include provident fund, gratuity and compensated absences.

Defined contribution plans

The Company's contribution to provident fund is considered as defined contribution plan and is charged as an expense based on the amount of contribution required to be made.

Defined benefit plans

For defined benefit plans in the form of gratuity, the cost of providing benefits is determined using the Projected Unit Credit method, with actuarial valuations being carried out at each balance sheet date. Actuarial gains and losses are recognised in the Statement of Profit and Loss in the period in which they occur. Past service cost is recognised immediately to the extent that the benefits are already vested and otherwise is amortised on a straight-line basis over the average period until the benefits become vested. The retirement benefit obligation recognised in the Balance Sheet represents the present value of the defined benefit obligation as adjusted for unrecognised past service cost.

Short-term employee benefits

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include salaries, bonus and performance incentives which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under:

Leave encashment liability for the employees during service period is recognized and provided for only when such encashment is allowed by the management.

Long-term employee benefits

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

LOGIX BUILDESTATE PRIVATE LIMITED**CIN: U70100DL2011PTC214418****Notes forming part of the standalone financial statements for the year ended 31st March 2024**

xv. Earnings per share

Basic earnings per share is computed by dividing the profit / (loss) after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit / (loss) after tax as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares. Potential equity shares are deemed to be dilutive only if their conversion to equity shares would decrease the net profit per share from continuing ordinary operations. Potential dilutive equity shares are deemed to be converted as at the beginning of the period, unless they have been issued at a later date. The dilutive potential equity shares are adjusted for the proceeds receivable had the shares been actually issued at fair value. Dilutive potential equity shares are determined independently for each period presented.

xvi. Impairment of assets

The carrying values of assets/ cash generating units at each balance sheet date are reviewed for impairment if any indication of impairment exists.

If the carrying amount of the assets exceeds the estimated recoverable amount, impairment is recognised for such excess amount. The impairment loss is recognised as an expense in the Statement of Profit and Loss, unless the asset is carried at revalued amount, in which case any impairment loss of the revalued asset is treated as a revaluation decrease to the extent a revaluation reserve is available for that asset.

The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor.

When there is indication that an impairment loss recognised for an asset (other than a revalued asset) in earlier accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of Profit and Loss, to the extent the amount was previously charged to the Statement of Profit and Loss. In case of revalued assets such reversal is not recognised.

xvii. Contingent liabilities and provisions

- a. Provisions are recognized in the accounts in respect of present probable obligations, the amount of which can be reliably measured.
- b. Contingent Liabilities are disclosed in respect of possible obligations that arise from past events but their existence is confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company.

Particulars	Notes	As at 31 March, 2024	As at 31 March, 2023
I. EQUITY AND LIABILITIES			
(1) Shareholder's funds			
a) Share capital	3	100.00	100.00
b) Reserves and surplus	4	(293,644.95)	(248,860.94)
(2) Non-Current Liabilities			
a) Long term borrowings	5	2,477,769.75	1,133,573.49
(3) Current Liabilities			
a) Trade payables			
(i) total outstanding dues to micro enterprises and small enterprises		-	-
(ii) total outstanding dues to creditors other than micro enterprises and small enterprises	6	29.50	89.71
TOTAL (1+2+3)		2,184,254.30	884,902.26
II. ASSETS			
(1) Non- Current Assets			
a) Long term loans and advances	7	89,423.17	133,778.38
(2) Current Assets			
a) Inventories	8	2,094,643.63	276,412.12
b) Trade receivables	9	-	474,035.26
c) Cash and cash equivalents	10	187.50	187.50
d) Other current assets	11	-	489.00
TOTAL(1+2)		2,184,254.30	884,902.26

See accompanying notes to the standalone financial statements

In terms of our report attached

For Gunjan Kriplani & Co.
Chartered Accountants
Firm's Regn. No. 023824C
New Delhi

Gunjan Kriplani
(Proprietor)
M. No. 430818

Place : Delhi
Date : 30/08/2024

UDIN - 24430818BKGAJ8981

For and on behalf of the Board of Directors
LOGIX BUILDESTATE PRIVATE LIMITED

Nitin Dua
Director
DIN - 06371498

Place : Delhi
Date : 30/08/2024

Dev Juneja
Director
DIN - 07283434

LOGIX BUILDSTATE PRIVATE LIMITED
CIN: U70100DL2011PTC214418
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH, 2024

Rs in '000'

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Particulars	Notes	Year ended 31 March, 2024	Year ended 31 March, 2023
I) Income			
Other income		-	-
II) Total Income		-	-
III) Expenses			
(a) Cost of Land (WIP)	12A	(1,344,196.26)	-
(b) Changes in inventories of work-in-progress	12	1,344,196.26	-
(c) Other expenses	13	44,784.01	79.89
IV) Total expenses		44,784.01	29.89
V) Loss before exceptional and extraordinary items, Provisions and tax (II-IV)		(44,784.01)	(29.89)
VI) Less : Extraordinary items		-	-
VII) Loss before tax (V-VI)		(44,784.01)	(29.89)
VIII) Less : Tax expenses			
(1) Current tax	14	-	-
(2) Deferred tax		-	-
IX) Loss for the year (VII-VIII)		(44,784.01)	(29.89)
Earnings per equity share:			
(Nominal value of shares of Rs.10 each for all classes of equity shares)			
(1) Basic (in Rs.)		(4,478.40)	(2.99)
(2) Diluted (in Rs.)		(4,478.40)	(2.99)
Weighted average number of equity shares		10,000	10,000

See accompanying notes to the standalone financial statements

In terms of our report attached

For Gunjan Kriplani & Co.

Chartered Accountants

Firm's Regn. No. 023874C



Gunjan Kriplani

(Proprietor)

M. No. 430818

Place : Delhi

Date : 30/08/2024

UDIN - 24430818BKGAJ8981

For and on behalf of the Board of Directors

LOGIX BUILDSTATE PRIVATE LIMITED

Nitin Dua

Director

DIN - 06371498

Place : Delhi

Date : 30/08/2024

Dee Juneja

Director

DIN - 07283434

LOGIX BUILDESTATE PRIVATE LIMITED
CIN: U70100DL2011PTC214418
CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH, 2024

15

Rs In '000'

Particulars	Year ended 31 March, 2024	Year ended 31 March, 2023
A. Cash Flow Arising From Operating Activities		
Profit/(Loss) before tax	(44,784.01)	(29.89)
Operating Profit Before Working Capital Changes		
Adjustment For Working Capital Changes		
Increase/(Decrease) in Trade payables	(60.21)	29.80
Net Cash Flow From Working Capital Changes	(44,355.22)	(0.09)
Cash Flow From Operating Activities	(44,355.22)	(0.09)
Less : Income Tax paid (including tax deducted at source) (Net of Refunds)	-	-
Net Cash Flow From Operating Activities	(44,355.22)	(0.09)
B. Cash Flow Arising From Investing Activities		
(Purchase)/sale of investments	-	-
Decrease/(Increase) in Long term loans and advances	44,355.21	-
Net Cash Flow From Investing Activities	44,355.21	-
C. Cash Flow Arising From Financing Activities		
Decrease/(Increase) in borrowings	-	-
Net Cash Flow From Financing Activities	-	-
Net Increase/(Decrease) in Cash or Equivalents	(0.01)	(0.09)
Opening Cash and Cash Equivalents	187.50	187.59
Closing Cash and Cash Equivalents	187.49	187.50

See accompanying notes to the standalone financial statements

In terms of our report attached

For Gunjan Kriplani & Co.

Chartered Accountants

Firm's Reg. No. 23874C



Gunjan Kriplani
(Proprietor)

M. No. 430818

Place : Delhi

Date : 30/08/2024

UDIN - 24430818BKGAJ8981

For and on behalf of the Board of Directors

LOGIX BUILDESTATE PRIVATE LIMITED

Nitin Dua

Director

DIN - 06371498

Place : Delhi

Date : 30/08/2024

Dev Juneja

Director

DIN - 07283434

Note No. 3 : Share Capital

Particulars	As at 31 March, 2024		As at 31 March, 2023	
	Number of shares	Amounts (Rs in '000')	Number of shares	Amounts (Rs in '000')
Authorised				
Equity Shares of Rs. 10 each with voting rights	10,000	100.00	10,000	100.00
	10,000	100.00	10,000	100.00
Issued, Subscribed and Fully Paid up				
Equity Shares of Rs. 10 each with voting rights	10,000	100.00	10,000	100.00
Total	10,000	100.00	10,000	100.00

a) The Reconciliation of the No. of Shares outstanding at the beginning and at the end of the year

Particulars	As at 31 March, 2024		As at 31 March, 2023	
	Number of shares	Amounts (Rs in '000')	Number of shares	Amounts (Rs in '000')
Equity Shares with Voting rights:				
Shares outstanding at the beginning of the year	10,000	100.00	10,000	100.00
Add : Shares issued during the year	-	-	-	-
Less : Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	10,000	100.00	10,000	100.00

(b) Right, Preferences and Restriction attached to Equity Shares

The Company has only one class of Equity shares having par value Rs. 10 per share. Each shareholder is eligible for one vote per share held. The dividend proposed by the board of directors is subject to the approval of the shareholders in ensuing Annual General Meeting, except in the case of interim dividend. In the event of liquidation, the Equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

c) Shares held by each shareholder holding more than 5% of shares

Name of Shareholder	As at 31 March, 2024		As at 31 March, 2023	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Shakti Nath	5,000	50	5,000	50
Meena Nath	5,000	50	5,000	50

d) Shares held by promoters at the end of the year

Promoter Name	As at 31 March, 2024		As at 31 March, 2023		% Change during the year
	No. of Shares held	% of Holding	No. of Shares held	% of Holding	
Shakti Nath	5,000	50	5,000	50	
Meena Nath	5,000	50	5,000	50	

Note No. 4 Reserves and surplus

Particulars	As at 31 March, 2024	As at 31 March, 2023
Surplus:		
Opening balance	(248,860.94)	(248,831.05)
Add: Profit/(loss) for the year	(44,784.01)	(29.89)
Closing Balance	(293,644.95)	(248,860.94)
Total	(293,644.95)	(248,860.94)

Note No. 5 Long term borrowings

Particulars	As at 31 March, 2024	As at 31 March, 2023
Deferred payment liabilities - YEID Authority - Secured *	2,477,769.75	1,133,573.49
Total	2,477,769.75	1,133,573.49

* YEDA Liability has been reconciled with YEDA records during the year.

Note No. 6 Trade Payables

Particulars	As at 31 March, 2024	As at 31 March, 2023
(a) Total outstanding dues of micro enterprises and small enterprises (Refer note below)	-	-
(b) Total outstanding dues of trade payables other than micro enterprises and small enterprises		
-Related party		60.21
-Others	29.50	29.50
Total	29.50	89.71

Ageing of trade payables at March 31, 2024

Particulars	Outstanding for following periods from due date of payment					
	Unbilled	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-	-
(ii) Others	29.50	-	-	-	-	29.50
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-
Total	29.50	-	-	-	-	29.50

Ageing of trade payables at March 31, 2023

Particulars	Outstanding for following periods from due date of payment					
	Unbilled	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-	-

LOGIX BUILDESTATE PRIVATE LIMITED
CIN: U70100DL2011PTC214418
Notes forming part of the financials statements

Rs in '000' **18**

(ii) Others	29.50	59.30	0.91	-	-	89.71
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-
Total	29.50	59.30	0.91	-	-	89.71

Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

S.No	Particulars	As at 31 March, 2024	As at 31 March, 2023
(i)	Principal amount remaining unpaid to any supplier at the end of the accounting year	-	-
(ii)	Interest due thereon remaining unpaid to any supplier at the end of the accounting year	-	-
(iii)	The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
(iv)	The amount of interest due and payable for the year	-	-
(v)	The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
(vi)	The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	-	-

Note :

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.

Note 7 Long term loan and advances

Particulars	As at 31 March, 2024	As at 31 March, 2023
Unsecured and Considered good:		
Capital Advance (to related party)		44,355.21
Stamp Duty Under Protest	89,423.17	89,423.17
Total	89,423.17	133,778.38

Note 8 Inventories

Particulars	As at 31 March, 2024	As at 31 March, 2023
Valued at cost or net realisable value which ever is lower :		
Land (WIP)	2,094,643.63	276,412.12
Total	2,094,643.63	276,412.12

Note 9 Trade receivables

Particulars	As at 31 March, 2024	As at 31 March, 2023
Unsecured and Considered good:		
Outstanding for a period exceeding six months		474,035.26
Total	-	474,035.26

Ageing of trade receivables at March 31, 2024

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
Undisputed trade receivables						
- considered good	-	-	-	-	-	-
- which have significant increase in credit risk	-	-	-	-	-	-
- credit impaired	-	-	-	-	-	-
Disputed trade receivables						
- considered good	-	-	-	-	-	-
- which have significant increase in credit risk	-	-	-	-	-	-
- credit impaired	-	-	-	-	-	-
Total	-	-	-	-	-	-

Ageing of trade receivables at March 31, 2023

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
Undisputed trade receivables						
- considered good	-	-	-	-	474,035.26	474,035.26
- which have significant increase in credit risk	-	-	-	-	-	-
- credit impaired	-	-	-	-	-	-
Disputed trade receivables						
- considered good	-	-	-	-	-	-
- which have significant increase in credit risk	-	-	-	-	-	-
- credit impaired	-	-	-	-	-	-
Total	-	-	-	-	474,035.26	474,035.26

Note 10 Cash and cash equivalents

Particulars	As at 31 March, 2024	As at 31 March, 2023
a) Cash on hand	134.77	134.77
b) Balance with Bank		
- Current account	52.73	52.73
Total	187.50	187.50

Note 11 Other current assets

Particulars	As at 31 March, 2024	As at 31 March, 2023
Amount receivable against shares	-	489.00
Total	-	489.00

Note 15 : Related Party Disclosure

Disclosures as required under Accounting Standard (18) on "Related party disclosure" issued by The Institute of Chartered Accountants of India, are given below:

I. Key Management Personnel and Relatives [Para 3(d) of AS-18]:

1	Nitin Dua	Director
2	Dev Juneja	Director
3	Kuldeep Singh	Director
4	Mr. Shakti Nath	Ex Director
5	Mr. Davender Mohan Saxena	Ex Director
6	Mrs. Meena Nath	Wife of Mr. Shakti Nath
7	Mr. Vikram Nath	Son of Mr. Shakti Nath
8	Mrs. Chandni Nath	Daughter of Mr. Shakti Nath

II. Enterprises/Personnel under Significant Influence of Key Management Personnel [Para 3(e) of AS-18]:

1 NIL

- vii) During the current year, the Company has not received any fund from any person(s) or entity(ies), including foreign entities (funding party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or
- (b) provide any guarantee, security or the like on behalf of the ultimate beneficiaries
- viii) The Company has complied with the number of layers prescribed under clause (ii) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017,
- ix) The Company is not declared wilful defaulter by any bank or financial institution or lender during the year
- x) The Company does not have any borrowings from banks and financial institutions as on balance sheet date.

- Note 18** The company does not have any pending litigations which would impact its financial position.
- Note 19** There are no estimated amount of contracts remaining to be executed on capital account and not provided for as on 31 March, 2024 and 31 March, 2023 respectively.
- Note 20** In the opinion of the Board of Directors the current assets and loans and advance have a value on realisation in the ordinary course of business at least equal to the amount at which they are stated in the Balance Sheet.
- Note 21** Balances of trade receivables is subject to confirmation.
- Note 22** Deferred tax asset has not been recognised due to lacking of virtual certainty with convincing evidence that company going to earn profit near future.
- Note 23** Previous year's figures have been regrouped/rearranged wherever necessary to make them comparable with current year's figures

For Gunjan Kripplani & Co.
Chartered Accountants
Firm's Regn. No. K0808724
New Delhi
Gunjan Kripplani
(Proprietor)
M. No. 430818

Place : Delhi
Date : 30/08/2024
UDIN - 24430818BKGAAJ8981

For and on behalf of the Board of Directors
LOGIX BUILDESTATE PRIVATE LIMITED

Nitin Dura
Director
DIN - 06371498

Dev Juneja
Director
DIN - 07283434

Place : Delhi
Date : 30/08/2024

Note 12 Changes in inventories of work-in-progress

Particulars	Year ended 31 March, 2024	Year ended 31 March, 2023
<u>Inventories at the end of the year</u>		
Land	1,620,608.38	276,412.12
<u>Inventories at the beginning of the year</u>		
Land	276,412.12	276,412.12
Net (Increase)/ Decrease	(1,344,196.26)	-

Note 13 Other expenses

Particulars	Year ended 31 March, 2024	Year ended 31 March, 2023
Bank charges		0.09
ROC fees	30.70	0.30
Payments to auditors (Refer note 13.01 below)	29.50	29.50
Account Written off	44,723.81	-
Total	44,784.01	29.89

Note 13.01 :

Particulars	Year ended 31 March, 2024	Year ended 31 March, 2023
Payments to the auditors comprises :		
As auditors - statutory audit	29.50	29.50
For income tax matters	-	-
Total	29.50	29.50

Note 14 Current Tax

Particulars	Year ended 31 March, 2024	Year ended 31 March, 2023
Tax relating to current year	-	-
Tax relating to prior period	-	-
Total	-	-

(B) Transactions with Related Parties-

S.No.	Name of the Company	Nature of Transaction	Transaction During the Current Year		Transaction During the Previous Year		Outstanding at the End of the Year	
			Debit	Credit	Debit	Credit	31.03.2024	31.03.2023
	Enterprises under Significant influence of KMP							
1	Logix Soft-Tel Pvt. Ltd.	Against Expenses/Tax	120.40	60.20	-	59.30		60.20
	Logix Soft-Tel Pvt. Ltd.	Capital Advance	44,234.81	44,234.81	-	-	-	-
2	ISP Technologies Pvt Ltd	Capital Advance	-	44,355.21	-	-	-	44,355.21

Note: Capital Advance of Logix Softel Private Limited of Rs.44234.81 has been written off during the year under consideration.

Note: All Related party transactions are in ordinary course of business and are on arm's length basis. Capital Advance given to related party is unsecured and interest free. Based on the assessment made by the Company for the year ended 31 March 2024, there is no need to record any impairment/provisions of receivables from related parties (31st March 2023: Nil).

The company makes this assessment each financial year through examination of the financial position of the related party and the market condition in which the related party operates.

Note 16 Financial ratios

The following are analytical ratios for the year ended March 31, 2024 and March 31, 2023

Particulars	Numerator	Denominator	31-Mar-24	31-Mar-23	Variance	Reason for variance
Current ratio	Current assets	Current liabilities	71,011.22	8,372.80	748.12%	Due to Increase in current Assets.
Debt-equity ratio	Total debt	Total equity	{8.44}	{4.56}	-85.09%	No Major Variance
Debt service coverage ratio	Earnings available for debt service*	Debt Service**	-	-	0.00%	No Major Variance
Return on equity ratio	Net profit after taxes	Average Total equity	0.17	-	0.00%	No Major Variance
Inventory turnover ratio	Cost of goods sold or sales	Average Inventory	NA	NA	NA	NA
Trade receivables turnover ratio	Sales	Average Trade Receivables	NA	NA	NA	NA
Trade payables turnover ratio	Purchases	Average Trade Payables	NA	NA	NA	NA
Net capital turnover ratio	Sales	Working Capital	NA	NA	NA	NA
Net profit ratio	Net profit after tax	Sales	NA	NA	NA	NA
Return on capital employed	Earnings before Interest and Taxes	Capital employed****	{0.02}	-	0.00%	No Major Variance

* Earning for Debt Service = Net Profit after taxes*** + Non-cash operating expenses like depreciation and other amortizations + Interest + other adjustments like loss on sale of Fixed assets etc.

** Debt service = Interest & Lease Payments + Principal Repayments

*** "Net Profit after tax" means reported amount of "Profit / (loss) for the period" and it does not include items of other comprehensive income.

**** Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability

Note 17 Other statutory information

- i) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- ii) The Company has not had any transactions with struck off companies under Section 248 of the Companies Act, 2013 or Section 560 of Companies Act, 1956.
- iii) The Company has not traded or Invested in Crypto currency or Virtual Currency during the financial year.
- iv) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- v) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- vi) During the current year, the Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (ultimate beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.