D - 138, FLAT NO. 04, FIRST FLOOR KRISHNA PARK, KHANPUR NEW DELHI SOUTH DELHI DL 110080

CIN: U7899DL19949LC063804

Balance Sheet as at March 31, 2022

(Amount in ')

			(Allouite III )		
	Particulars	Note No.	Figures for the current reporting period	Figures for the previous reporting period	
	1	2	3	4	
I. EQU	ITY AND LIABILITIES				
1 Shar	reholders' Funds				
(a)	Share Capital	2	2,00,00,000	2,00,00,000	
(b)	Reserves And Surplus	3	(17,89,873)	(15,84,939	
2 Non	-Current Liabilities				
(a)	Long-Term Borrowings	4	77,44,516	77,44,516	
3 Curr	rent Liabilities				
(a)	Other Current Liabilities	5	31,20,565	23,06,565	
(b)	Short Term Provisions	6		30 AS	
		TOTAL	2,90,75,208	2,84,66,142	
II. ASSE	ETS				
1 Non-	-current assets				
(a)	Fixed Assets( at WDV)	7			
	(i) Tangible Assets		3,75,082	4,55,02	
(b)	Deferred Tax Assets		5,12,766	5,99,876	
(c)	Non Current Investment	8	1,12,90,730	1,12,90,730	
(d)	Other Non Current Assets	9	22,748	22,748	
(e)	Long-Term Loans And Advances	10	1,66,04,709	1,57,77,748	
2 Curr	rent assets				
(a)	Cash & Cash Equivalents	11	2,69,172	3,20,016	
(b)	Short-Term Loans & Advances		**		
		TOTAL	2,90,75,208	2,84,66,142	

The accompanying Notes to the Financial Statements (1 to 20) are an integral part of these financial statements

As per our Report of even date

For SBGA & Co.

Chartered Accountants

Firm Reg. No. 02/3961

(Proprietor) (M.No. 086695)

Date: 31.03.2024 Place: New Delhi

UDIN: 24086695 BK CJJJ9766

For and Behalf of the board of S.B.N. LEASING AND FINANCE LTD.

S.B. N. Leasing & Finance Limited

Director

Rajneesh Nagar (Director)

DIN-01486927

Sunil Nagar (Director)

Director

DIN-01467183

D - 138, FLAT NO. 04, FIRST FLOOR KRISHNA PARK, KHANPUR NEW DELHI SOUTH DELHI DL 110080

CIN: U7899DL19949LC063804

Statement of Profit and Loss for the year ended 31st March, 2022

(Amount in ')

Particulars	Note No.	Figures for the current reporting period	Figures for the previous reporting period
1	2	3	4
Income:			
I. Revenue from operations		8,63,961	9,38,01
II. Other Income	172	*	67
III		8,63,961	9,38,69
IV. Expenditure			
Finance expenses	12	18	14,63
Depreciation and amortization expense	7	79,941	1,10,14
Employeee Benefits expenses	13	5,16,000	7,16,00
Other expenses	14	3,85,826	3,92,15
Total expens	ses	9,81,785	12,32,93
V. Profit before exceptional and extraordinary items and tax (III-IV)		-1,17,824	-2,94,23
VI. Exceptional items			(4)
VII. Profit before extraordinary items and tax (V -	VI)	-1,17,824	-2,94,23
VIII. Extraordinary Items			
V. Profit before tax (III- IV)		(1,17,824)	(2,94,23
Loss on sale of fixed assets		¥	(2,81,34
		(1,17,824)	(5,75,583
Profit/(Loss) Before Tax		(1,17,824)	(5,75,583
VI. Tax expense:			
(1) Current tax			
(2) Deferred tax		87,110	94,85
(3) Earlier Tax			-
VII. Profit (Loss) for the period from continuing operations (IX-X)	-	-2,04,934	-6,70,43
VII. Profit (Loss) for the period (V-VI)	-	(2,04,934)	(6,70,43
VIII. Earnings per equity share:	=		15,757
(1) Basic		(0.10)	(0.3
(2) Diluted		(0.10)	(0.34

The accompanying Notes to the Financial Statements (1 to 20) are an integral part of these financial statements

As per our Report of even date

For SBGA & Co.

Chartered Accountants

Firm Reg. No. 027396N BGA

Sushil Jain (Proprietor)

(M.No. 086695)

Date: 31.03.2024

Place: New Delhi

UDIN: 24086695BKCJJJ 9766

For and Behalf of the board of

S.B.N. LEASING AND FINANCE LIMITED

B. N. Leasing & Finance Limited

Director

Rajneesh Nagar (Director) DIN-01486927

Sunil Nagar (Director)

DIN-01467183

Notes to the Financial Statements for the year ended March 31, 2022

Note No. 1 & 2

#### 1. CORPORATE INFORMATION

S.B.N LEASING & FINANCE LIMITED is a Public Company domiciled an Indian company, incorporated under the provisions of the Companies Act, 2013. The Company is primarily engaged in leasing & finance business.

### 1.1. BASIS OF PREPARATION

The financial statements of the Company have been prepared in accordance with generally accepted accounting principles in India (Indian GAAP). The Company has prepared these financial statements to comply in all material respects with the Accounting Standards notified by Companies (Accounting Standards) Rules, 2006, (as amended) and the relevant provisions of the Companies Act, 2013. The financial statements have been prepared on an accrual basis and under the historical cost convention.

The accounting policies adopted in the preparation of financial statements have been consistently applied by the Company and are consistent with those of previous year, except for the change in accounting policy explained below.

### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### A. CHANGE IN ACCOUNTING POLICY

### Presentation and disclosure of financial statements

During the year ended March 31, 2022, the revised Schedule VI notified under the Companies Act 2013, has become applicable to the Company for preparation and presentation of its financial statements. The adoption of revised Schedule VI does not impact recognition and measurement principles followed for preparation of financial statements. However, it has significant impact on presentation and disclosures made in the financial statements. The Company has also reclassified the previous year figures in accordance with the requirements applicable in the current year.

### B. USE OF ESTIMATES

The preparation of financial statements in conformity with Indian GAAP requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring an adjustment to the carrying amounts of assets or liabilities in future periods.

### C. RECOGNITION OF REVENUE AND EXPENDITURE

Revenue / Income and Costs / Expenditure are generally accounted on accrual basis, as & when they are earned or incurred on the completion of performance. Items of revenue are recognized in accordance with the Accounting Standard (AS-7). The income is deemed as accrued or earned.

Interest income is recognized on a time proportion basis taking into account the amount outstanding and the applicable interest rate.

## D. EARNING PER SHARE

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the number of equity shares outstanding as at closing of 31st March, 2022.

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31,2022

### E. PROVISIONS

A provision is recognized only when the Company has a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation and in respect of which a reliable estimate can be made. Provisions are not discounted to its present value and are determined based on management estimates required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current management estimates.

The company has recognized deferred tax on account of timing difference.

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The net deferred tax liability should always be classified as non-current and disclosed on the face of the balance sheet.

### F. TANGIBLE FIXED ASSETS

Fixed assets are stated at cost less accumulated depreciation . The cost comprises the purchase price, borrowing costs if capitalisation criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use.

Subsequent expenditure related to an item of fixed asset is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance. All other expenses on existing fixed assets, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred. BGA

N. Leasing & Finance Limited

Gains or losses arising from derecognition of fixed assets are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is derecognized.

### G. DEPRECIATION ON FIXED ASSETS

### ON TANGIBLE FIXED ASSETS

For the year ended 31st March 2022, Schedule II prescribed by Companies Act 2013 came into effect. Depreciation during the year has been provided according to the life of the assets described under Schedule II of the Companies Act, 2013 on Straight line method.

### H. PROVISION TAX

Tax expense comprises of current and Deferred Tax. Current Income tax Tax is measured at the amount expected to be paid to the tax authorities in accordance with the Indian Income Tax Act.

Deferred Income Tax reflects the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred Tax is measured based on the tax rates and tax laws enacted or substantively enacted at the Balance sheet date. Deferred tax assets are recognized only to the extents that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are recognized only if there is virtual certainty supported by convincing evidence that they can be realized against future taxable profits.

- I. Claims against the company not acknowledged as Debts. Rs. NIL (Previous Year Rs NIL).
- J. Contingent Estimated amounts of contracts remaining to be executed on capital account and not provided for Rs. NIL (Previous Year Rs NIL).

k.During the year ended March 31, 2022, the revised Schedule VI notified under the Companies Act 2013, has become applicable to the Company. The Company has reclassified previous year figures to conform to this year's classification. The adoption of revised Schedule VI does not impact recognition and measurement principles followed for preparation of financial statements. However, it significantly impacts presentation and disclosures made in the financial statements, particularly presentation of balance sheet.

S. B. N. Leasing & Finance Limited

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Notes to the Financial Statements for the year ended March 31, 2022 (to be annexed and forming part of the Financial Statements)

## 2. | Share Capital

Siture capital	As at 31 Ma	rch 2022	As at 31 M	arch 2021
Particulars	Number	N/	Number	*
Authorized				
Equity Shares of `10/- each	21,10,000	2,11,00,000	21,10,000	2,11,00,000
issued				
Equity Shares of `10/- each	20,00,000	2,00,00,000	20,00,000	2,00,00,000
Subscribed & Paid up				
Equity Shares of `10/- each fully paid	20,00,000	2,00,00,000	20,00,000	2,00,00,000
Total	20,00,000	2,00,00,000	20,00,000	2,00,00,000
Reconciliation of the number of shares				
	As at 31 Ma	arch 2022	As at 31 A	March 2021
Particulars	Number	•	Number	
Shares outstanding at the beginning of the year	20,00,000	2,00,00,000	20,00,000	2,00,00,000
Shares Issued during the year	1.0	*	2	
Shares bought back during the year	•			
Shares outstanding at the end of the year	20,00,000	2,00,00,000	20,00,000	2,00,00,000

## Terms / Rights attached to Equity Shares

- i. The Company has one class of equity shares having a par value of `10 (Rupee Ten Only) 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 the 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.
- ii. Shares of the company are ordinarily transferable provided:
  - a Instrument of transfer is in form prescribed under the Act & duly stamped and executed by/onbehalf of transferor and transferee.
  - b Transferee consenting or replying affirmatively within specified period of his/her receipt of notice in respect of application of transfer of registration of shares made by the transferor.
  - c Transferee is not of unsound mind.
  - d Company does not have any lien on shares under application of transfer.

### Shareholder of Company holding shares more than 5%

	As at 31 Ma	arch 2022	As at 31 March 2021	
Name of Shareholder	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Equity Shares of Rs 10/-each fully paid up				
Dhananjay Nagar	223200	11.16%	223200	11.16%
Shailja Nagar	271700	13.59%	252700	12.64%
Sangeeta Nagar	230700	11.54%	212700	10.64%
Ashok Nagar	259000	12.95%	278000	13.90%
Sunil Nagar	276100	13.81%	257100	12.86%
Tejpal Singh	621500	31.08%	640500	32.03%
(a)ban anigh.	1882200	94.11%	1864200	93.21%

### General Disclosure

- a. The company has neither issued any bonus shares nor any shares pursuant to contract without payment being received in cash during preceding five years. It has also not bought back any shares during these years.
- b. There are no shares reserved for issue under options and contracts commitments for the sale of shares/disinvestment
- c. There are no securities convertible into Equity and Preference Share.
- d. There is no unpaid calls from any Officer.

8. B N. Leasing & Finance Limited

Notes to the Financial Statements for the year ended March 31, 2022

(to be annexed and forming part of the Financial Statements)

3	Reserves	& Surp	lus
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Particulars	March 31, 2022	March 31, 2021
a. Surplus		
Opening balance	(15,84,939)	(9,14,505)
(+) Net Profit/(Net Loss) For the current year	(2,04,934)	(6,70,435)
Total	(17,89,873)	(15,84,939)

# 4. | Long Term Borrowings

	Particulars	March 31, 2022	March 31, 2021
From Banks:			
Car Loan		2,54,815	2,54,815
Other Loan		74,89,701	74,89,701
	Total	77,44,516	77,44,516

# 5. | Other Current Liabilities

Other Current Elabrities	March 31, 2022	March 31, 2021	
Particulars	*	*	
Trade Payable / Expenses Payable	31,20,565	23,06,565	
Total	31,20,565	23,06,565	

### 6 Short Term Provisions

Particulars	March 31, 2022	March 31, 2021
(a) Provision for Income Tax	3.	
Total	w	

# 8. | Non Current Investment

Particulars	March 31, 2022	March 31, 2021
Investment in Flats		
Capital expenditure for Capital Increase	1,57,400	1,57,400
11,13,333 equity Shares of Bulland Buildtech Pvt. Ltd. @ Rs.10/- each	1,11,33,330	1,11,33,330
Total	1,12,90,730	1,12,90,730

## 9 Other non -Current Assets

Particulars	March 31, 2022	March 31, 2021
TDS Receivable	22,748	22,748
Total	22,748	22,748

Chartered Accountants

S.B. N. Leasing & Finance Limited

Director

Director

Notes to the Financial Statements for the year ended March 31, 2022

(to be annexed and forming part of the Financial Statements)

# 10 Long Term Loans & Advances

Particulars	March 31, 2022	March 31, 2021
a. Loans & Advances	1,66,04,709	1,57,77,748
Total	1,66,04,709	1,57,77,748

# 11. Cash and Cash Equivalents

Particulars	March 31, 2022	March 31, 2021
a. Balances with banks*		
Balance with Current Accounts	13,731	13,749
b. Cash on hand*	2,55,441	3,06,267
Total	2,69,172	3,20,016

S. B. N. Leasing & Finance Limited

Director

Director



Notes to the Financial Statements for the year ended March 31, 2022

(to be annexed and forming part of the Financial Statements)

# 12. | Finance expenses

Particulars	March 31, 2022	March 31, 2021
	-	
Bank Charges & Interest	18	14,635
Total	18	14,635

# 13. | Employeee Benefits expenses

Particulars	March 31, 2022	March 31, 2021
Salary	5,16,000	7,16,000
Staff Welfare Expenses	-	
Total	5,16,000	7,16,000

## 14 Other Expenses

Particulars	March 31, 2022	March 31, 2021
Audit Fee	5,000	5,000
Communication Expense	9,700	12,200
Conveyance	13,486	15,850
Misc. Expense	20,940	18,600
Printing & Stationery	6,700	10,500
Professional Fees	3,30,000	3,30,000
Total	3,85,826	3,92,150

S.B. N. Leasing & Finance Limited

Director

Director

Chartered Accountants

Notes to the Financial Statements for the year ended March 31, 2022 (to be annexed and forming part of the Financial Statements)

(Amount in ')

# 7. | Fixed Assets

				Gross Block		A	ccumulated	Depreciation	1	Net	Block
	Particulars	Rate	At the beginning	Additions/ (Disposals)	At the end	At the beginning	Charge for the year	On disposals	At the end	At the end	At the beginning
a	Tangiable Assest										
	Air Conditioner		4,28,850		4,28,850	1,79,109	15,809		1,94,918	2,33,932	2,49,741
	Scorpio		12,80,388		12,80,388	10,80,265	62,498		11,42,763	1,37,625	2,00,123
	Total		17,09,238	•	17,09,238	12,59,374	78,307		13,37,681	3,71,557	4,49,864
b	Intangible Assets Software		17,200	T.e.	17,200	12,041	1,634	*	13,675	3,525	5,159
	Total		17,200	٠	17,200	12,041	1,634	•	13,675	3,525	5,159
_	Grand Total		17,26,438		17,26,438	12,71,415	79,941		13,51,356	3,75,082	4,55,023
Pr	evious Year		65,23,972	-47,97,534	17,26,438	46,80,957	1,10,148	35,19,690	12,71,415	4,55,023	18,43,015

S. B. N. Leasing & Finance Limited

Director

Directo

Chartered Accountants Accountants

Notes to the Financial Statements for the year ended March 31, 2022

(to be annexed and forming part of the Financial Statements)

(Amount in `)

# 15 | Earnings per Share

Particulars		March 31, 2022	March 31, 2021
Profit after Tax	٠.	-2,04,934	(6,70,435)
Weighted no. of ordinary shares of Rs.10 each	Nos.	20,00,000	10,000
Earnings per Share		-0.10	(67.04)

# 16 | Payment to Auditors

Particulars	March 31, 2022	March 31, 2021
Amount paid to auditor on account of		
Audit fee	5,000	5,000
	5,000	5,000

## 17 | Related Party Disclosures

Related Parties in Transaction with the Company:

i. Key Management Personnel & and relatives

Chartered

- a) Rajneesh Nagar
- b) Sunil Nagar

Details of related party transactions during the year and balances outstanding at year end

Particulars	March 31, 2022	March 31, 2021
Transactions During the Year		
Directors Remuneration		
Jai Jai Ram Mishra	2,40,000	4,40,000
Loan Taken/Repaid		
Sunil Nagar		
Rajneesh Nagar ( Loan Received)	20,405	20,405
Balances outstanding at the end of the		
Balance (due to) / due from		
Jai Jai Ram Mishra	-7,54,000	-5,51,000
Sunil Nagar	-9,91,659	-9,91,659
Rajneesh Nagar		
Rajneesh Nagar (Loan)	-32,81,296	-33,01,70

S. B. N. Leasing & Finance Limited

Director

Directo

Notes to the Financial Statements for the year ended March 31, 2022

(to be annexed and forming part of the Financial Statements)

(Amount in `)

### 18 | Solvency:

1	Particulars	March 31, 2022	March 31, 2021
(a)	Current Ratio	8.63%	13.87%
(b)	Debt-Equity Ratio	42.53%	42.06%
(c)	Debt Service Coverage Ratio	0.00%	0.00%
(d)	Return on Equity Ratio	-0.28%	-1.81%
(e)	Inventory turnover ratio	0.00%	0.00%
(f)	Trade Receivables turnover ratio	0.00%	0.00%
(g)	Trade payables turnover ratio	0.00%	0.00%
(h)	Net capital turnover ratio	0.00%	0.00%
(i)	Net profit ratio	0.00%	0.00%
(j)	Return on Capital employed	-0.79%	-2.56%
(k)	Return on investment	-1.02%	-3.35%

# 19 | Micro, Small and Medium Enterprises Development Act, 2006

Information as required to be disclosed under Section 22 the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the company.

There are no Micro, Small and Medium Enterprises as defined in Micro, Small and Medium Enterprises development Act 2006 to whom the company owes dues which are outstanding for more than 45 days as on 31.03.2022 on account of principal amount together with Interest so the clause is not applicable.

## 20 | General Point

- i. In the opinion of Board all the Current Assets, Loans and Advances have a value on realization in the ordinary course of business at least equal to the amount at which they are stated.
- ii. The previous year's figures have been reworked, regrouped, rearranged and reclassified wherever necessary. Amounts and other disclosures for the preceding year are included as integral part of the current financial statements are to be read in relation to the amounts and other disclosures relating to the current year.

As per our Report of even date

For SBGA & Co.

Chartered Accountants

Firm Reg. No. 027396N

Sushil Jain e w (Proprietor)

(M.No. 086695)

Date: 31.03.2024

Place: New Delhi

UDIN: 2408695 BKCJJJ9766

For and Behalf of the board of S.B.N. LEASING AND FINANCE LIMITED

B. N. Leasing & Finance Limited

Valor

Rajneesh Nagar

(Director) DIN-01486927 Sunil Nagar (Director)

DIN-01467183

S.B.N. LEASING AND FINANCE LIMITED Schedule of Fixed Assets as on 31st March, 2022

					Addition				Depreciation	n		Net F	Net Block
S.No.	Particulars	Rate of Dep	Gross Block as on 31st March, 2021	During the Year	Disposed off	Total	As on 31st March, 2021	During the Year	Adjustmen t due to Schedule	Depriciation written back	Total	As on 31st March, 2022	As on 31st March, 2021
	Tangible Assets												
-	Air Conditioner	6.33%	4,28,850	1		4,28,850	1,79,109	15,809	ì	*	1,94,918	2,33,932	2,49,741
	Software	31.67%	17,200	9		17,200	12,041	1,634	i	1	13,675	3,525	5,159
	Scorpio	31.23%	12,80,388			12,80,388	10,80,265	62,498			11,42,763	1,37,625	2,00,123
T	Total		17,26,438	1	1	17,26,438	12,71,415	79,941	1	1	13,51,356	3,75,082	4,55,023
T	Previous Year		65,23,972		47,97,534	17,26,438	46,80,957	1,10,148	,	35,19,690	12,71,415	4,55,023	18,43,015

S. B. N. Leasing & Finance Limited
Director
Director



S.B.N. LEASING AND FINANCE LIMITED Schedule of Fixed Assets as on 31st March, 2022

Fixed Assets - Depreciation Income Tax

			Gros	Gross Block		Accu	Accumulated Depreciation	eciation	Net Block
		As on April 1, Additions	Additions	Disposals	As on March 31,	As on	Dep Charge	As on	As on
Fixed Assets	Dep %	2021		01	2022	April 1,	for the year	March 31,	March 31,
						2021		2022	2022
		,	,	,			,	,	,
Tangible Assets : Acquired Furniture & Fixtures	10%	1	1	1	ı	î	r	ï	1
Air Conditioner	15%	1,41,977	1	1	1,41,977		21,297	21,297	1,20,680
Car	15%	26,17,693	ı	t	26,17,693		3,92,654	3,92,654	22,25,039
000	15%	27,59,670	1	1	27,59,670		4,13,951	4,13,951	23,45,719
Software	40%	2,567	1	ï	2,567		1,027	1,027	1,540
	40%	2,567	1	1	2,567		1,027	1,027	1,540
Total		27,62,237	1	1	27,62,237		4,14,978	4,14,978	23,47,259

S. B. N. Leasing & Finance Limited

Director

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S.B.N. LEASING AND FINANCE LIMITE DEFERRED TAX	D	
Opening Deferred Tax	T	5,99,876
Adjustment:		
Deffered tax on adjusted depreciation		*
		5,99,876
Add:-		
depreciation as per Income Tax Act	23,47,259	
depreciation as per Companies Act	3,75,082	
	19,72,177	
Deemed Tax	5,12,766	5,12,766
		(87,110

S.B. N. Leasing & Finance Limited

Director

