

# REAL GROWTH CORPORATION LIMITED

(FORMERLY REAL GROWTH COMMERCIAL ENTERPRISES LIMITED)

CIN – L70109DL1995PLC064254

Regd. Off: G 01, RG City Centre, Plot SU LSC ,Block B, Lawrence Road, New Delhi- 110035

Website: [www.realgrowth.co.in](http://www.realgrowth.co.in), Email: [info@realgrowth.in](mailto:info@realgrowth.in), Phone No 9560096060.

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To

29.05.2024

The Manager Department of Corporate Relationship 25/05/2023  
BSE Limited 25th Floor P. J. Towers, Dalal Street Mumbai -400 001  
Scrip Code: 539691 (Equity)

**SUB.: Outcome of Board Meeting held on May 29, 2024, as per Regulations 30 and 51 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Dear Sir/Madam,

With reference to our intimation letter dated 21, 2024 regarding Board Meeting, we wish to inform you that the Board of Directors of the Company at its meeting held today, i.e. May 29, 2024, inter alia, transacted following business:

1. Financial Results: Approved the Audited Financial Statements (Standalone) for the financial year ended March 31, 2024 and Financial Results (Standalone ) for the quarter/year ended March 31, 2024 as recommended by the Audit Committee.
2. Appointment of Internal Auditors of the Company for the year 2024-2025 as per the recommendation of Audit Committee.

The meeting of Board of Directors commenced at 4:00 p.m. and concluded at 6.30 pm

We request you to take the above on record.

Thanking you  
Yours Faithfully,

For Real Growth Corporation Limited

Archana Pundir

Company Secretary



**INDEPENDENT AUDITORS' REPORT**  
**To the Members of M/S REAL GROWTH CORPORATION LIMITED**  
**Report on the Audit of the Standalone Financial Statements**

**Opinion**

We have audited the standalone financial statements of **M/S REAL GROWTH CORPORATION LIMITED** ("the Company"), which comprise the standalone balance sheet as at 31 March 2024, the standalone statement of profit & Loss Account, , the Statement of Changes in Equity and standalone statement of cash flows for the year then ended, and notes to the standalone financial statements, including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the standalone financial statements").

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

**Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the Auditor's Responsibilities *for the Audit of the Standalone 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 standalone financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion on the standalone financial statements.

**Key Audit Matters**

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

<b>Key Audit Matter</b>	<b>How the Matter was addressed in our audit</b>
1. Advance against property Rs. 5552.42 Lacs	Our audit procedures related to the matter identification of distinct performance obligations. Project owned by a group company M/s Rajesh Projects (India) Pvt. Ltd. which stands admitted under IBC and operating under the supervision of Interim Resolution professional (IRP) and the concerned part of the project may take 2-3 years in completion.



2. Debtors of Rs. 818.33 Lacs to its group company M/s Rajesh Projects (India) Pvt Ltd. admitted under Insolvency and Bankruptcy Code, 2016, accordingly recovery thereof is doubtful.	Provision @60% on Debtors is being considered by the Management, however the same should be 100% in our opinion.
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**Information Other than the Financial Statements and Auditor’s Report Thereon.**

The Company’s management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company’s annual report, but does not include the financial statements and our auditors’ report thereon. The annual report is expected to be made available to us after the date of this auditors’ report.

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

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

When we read the annual report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take necessary actions, as applicable under the relevant laws and regulations.

**Management’s and Board of Directors’ Responsibilities for the Standalone Financial Statements**

The Company’s management and Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the state of affairs, profit/loss and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act. Read with rule 7 of the companies (Accounts) Rules, 2014. 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 standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management and Board of Directors are 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 intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

The Board of Directors is also responsible for overseeing the Company’s financial reporting process.



### **Auditor's Responsibilities for the Audit of the Standalone Financial Statements**

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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 standalone 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 standalone 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 Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to standalone financial statements 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 and Board of Directors.
- Conclude on the appropriateness of management's and Board of Directors' use of the going concern basis of accounting in preparation of standalone financial statements 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 auditors' report to the related disclosures in the standalone 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 auditors' 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 standalone financial statements, including the disclosures, and whether the standalone 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 standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' 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. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. (A) 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 standalone balance sheet, the standalone statement of profit and loss, Statement of Changes in Equity and the standalone statement of cash flows dealt with by this Report are in agreement with the books of account.

(d) In our opinion, the aforesaid standalone Ind AS Financial Statements comply with the Indian Accounting Standards specified under section 133 of the Act, read with Rules 7 of the Companies (Accounts) Rules, 2014 except Ind As 19 Being Employee Benefits in which actuarial Valuation needs to be done.

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

(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B"; and

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

a) The Company has disclosed the impact of pending litigations as at 31 March 2024 on its financial position in its standalone financial statements.

b) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

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

d) (i) The Management has represented that, to the best of its knowledge and belief, other than as disclosed in financial statement, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(ii) The Management has represented that, to the best of its knowledge and belief, as disclosed in financial statement, no funds have been received by the Company from any persons or entities,



including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Parties or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(iii) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e) contain any material mis-statement.

e) The company did neither proposed/declared nor paid final dividend in the company annual general meeting during the financial year 2023-24. If any dividend declared will be subject to the approval of the members at the ensuing Annual General Meeting. The dividend so declared will be in accordance with section 123 of the Act to the extent it applies to declaration of dividend.

f) Based on our examination, which included test checks, *the company has used accounting software for maintaining its books of Account for the financial year March 31, 2024 which did not have feature of recording audit trail (Edit log) Facility, accordingly we could not make any comment on effective operation and tempered feature throughout the year.*

(C) With respect to the matter to be included in the Auditors' Report under section 197(16) of the Act:

In our opinion and according to the information and explanations given to us, the remuneration paid by the Company to its directors during the current year is in accordance with the provisions of section 197 of the Act. The remuneration paid to any director is not in excess of the limits laid down under section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under section 197(16) of the Act which are required to be commented upon by us.

**FOR A D GUPTA AND ASSOCIATES**  
**CHARTERED ACCOUNTANTS**  
**(Firm Registration No. 018763N)**



**(Amit Kumar Gupta)**  
**PARTNER (M.No.500134)**

**Place: New Delhi**

**Dated: 29<sup>th</sup> May, 2024**

**UDIN:- 24500134BKASGZ5253**

## Annexure A to the Independent Auditors' Report

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

With reference to the Annexure A referred to in the Independent Auditors' Report to the members of the Company on the standalone financial statements for the year ended 31 March 2024, we report the following:

(i) (a) (A) The Company has maintained requisite records of fixed assets however as explained the fixed assets register shall be updated and maintained properly such that all the necessary details including their location are clearly indicated.

(B) The Company has maintained proper records showing full particulars of intangible assets.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has a regular program of physical verification of its property, plant and equipment by which all property, plant and equipment are verified in a phased manner over a period of three years. In accordance with this program, certain property, plant and equipment were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.

(c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, Immovable properties of the company as stock in trade and title deed of immovable properties are held in the name of the Company.

(d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not revalued its property, plant and equipment (including right of use assets) or intangible assets or both during the year.

(e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

(ii) (a) The inventory has been physically verified by the management during the year. In our opinion, frequency of verification is reasonable.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has outstanding working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of the security of current assets at any point of time during the year. *Information relating to Quarterly comparison of book-debts statements has not been submitted with banks because CC account is NPA w.e.f July, 2019. Therefore quarterly reconciliation is not warranted.*

(c) On the basis of our examination of the inventory records. In our opinion, the company is maintaining proper records of inventory. The material effect of discrepancy noticed on physical verification as compared to books records is duly accounted for.



- (iii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, *the Company had made any investments in the form of advance against Immovable Property Rs. 5552.42 Lacs in past years to Group Company which has been admitted under the provisions of Insolvency and Bankruptcy Code, 2016. On petition filed by the Group company, Honorable, NCLAT has passed the order dated 05.02.2020 to, inter alia, complete the project under reverse-CIRP.* The Company has not provided guarantees or granted loans and advances loans during the year to companies and other parties.
- (iv) *According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has complied with the provisions of section 185 and could not complied with the provisions of 186 of the Act regarding booking in immovable property Rs. 5552.42 Lakhs in one of related party in that year.*
- (v) *The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.*
- (vi) *According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Act for the services provided by it. Accordingly, clause 3(vi) of the Order is not applicable.*
- (vii) (a) The Company does not have liability in respect of Service tax, Duty of excise, Sales tax and Value added tax during the year since effective 1 July 2017, these statutory dues has been subsumed into Goods and Services Tax ("GST") According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion the company is not regular in depositing amounts deducted / accrued in the books of account in respect of undisputed statutory dues including GST, Provident fund, Employees' State Insurance, Income-Tax, Duty of Customs, Cess and other statutory dues have been regularly deposited by the Company with the appropriate authorities;  
According to the information and explanations given to us and on the basis of our examination of the records of the Company, no undisputed amounts payable in respect of GST, Provident fund, Employees' State Insurance, Income-Tax, Duty of Customs, Cess and other statutory dues were in arrears as at 31 March 2023 for a period of more than six months from the date they became payable except details below.

Account Head	Amount (Rs.)
GST Payable	55,81,229/-
ESIC & PF Payable	15,884/-
Service Tax Payable	57,558/-
VAT Payable	18,26,018/-
Dividend Distribution Tax	10,64,401/-
TDS Payable	46,41,907/-
<b>Total</b>	<b>1,31,86,997/-</b>

- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no statutory dues relating to GST, Provident Fund, Employees State Insurance, Income-Tax, Sales Tax, Service Tax, Duty of Customs, Value Added Tax or Cess or other Statutory dues which have not been deposited on account of any dispute, except details below.





Head	Assessment Year	Section	Accrued Interest (Rs.)	Tax (Rs.)	Amount (Rs.)
Income Tax	2002-03	143(3)	5,74,308/-	2,70,955/-	8,45,263/-
Income Tax	2005-06	220(2)	63,063/-	-	63,063/-
Income Tax	2006-07	143(3)	2,29,989/-	1,37,064/-	3,67,053/-
Income Tax	2012-13	147	19,05,427/-	40,54,140/-	59,59,567/-
Income Tax	2016-17	143(1)(a)	35,26,548/-	59,77,230/-	95,03,778/-
Income Tax	2017-18	143(1)(a)	44,66,232/-	77,00,440/-	1,21,66,672/-
Income Tax	2018-19	143(1)(a)	25,61,559/-	77,62,330/-	1,03,23,889/-
Income Tax	2019-20	143(1)(a)	6,05,448/-	16,81,890	22,87,338/-
Income Tax	2020-21	143(3)	3,77,912,584/-	11,80,98,758/-	15,58,90,342/-
TDS	2023-24			51,020/-	51,020/-
TDS	2024-25			10,790/-	10790/-
TDS	2018-19			4,03,491/-	4,03,491/-
TDS	Prior Year			93,350/-	93,350/-
<b>Total</b>			<b>5,17,24,158/-</b>	<b>14,62,41,458/-</b>	<b>19,79,65,616</b>

(viii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.

(ix) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has defaulted in the repayment of loans or borrowings or in the payment of interest thereon to Punjab national bank , Interest Payable includes provision for the year 2019-20 in CC limit declared as NPA by Bank in July 2019, Further Company has not made provision for interest for the period 1.4.2020 to 31.3.2024 as company had requested for OTS (One Time Settlement). The said OTS sanctioned on 01.01.2024 to be settled till April 2024 Which yet to be settled.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared a willful defaulter by any bank or financial institution or government or government authority.

(c) In our opinion and according to the information and explanations given to us by the management, there is no term loan outstanding at the end of the year.

(d) According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.

(e) According to the information and explanations given to us and on an overall examination of the standalone financial statements of the Company, we report that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, as defined in the Act. The Company does not hold any investment in any associate or joint venture (as defined in the Act) during the year ended 31 March 2024.



- (f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries (as defined under the Act).
- (x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) Accordingly, clause 3(x)(a) of the Order is not applicable.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private Placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.
- (xi) (a) Based on examination of the books and records of the Company and according to the information and explanations given to us, considering the principles of materiality outlined in the Standards on Auditing, we report that no fraud by the Company or on the Company has been noticed or reported during the audit.
- (b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) We have taken into consideration the company did not received any whistle blower complaints during the year while determining the nature, timing and extent of our audit procedures.
- (xii) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.
- (xiii) In our opinion and according to the information and explanations given to us, the transactions with related parties are in compliance with Section 177 and 188 of the Act, where applicable, and the details of the related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.
- (xiv) (a) Based on information and explanations provided to us and our audit procedures, in our opinion, the Company has an internal audit system commensurate with the size and nature of its business.
- (b) We were unable to review internal audit reports of the Company for the period under audit.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Act are not applicable to the Company.
- (xvi) (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clauses 3(xvi)(a) 3(xvi)(b) of the Order are not applicable.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.
- (d) According to the information and explanations provided to us during the course of audit, the Group does not have any CICs.
- (xvii) The Company has incurred cash losses Rs. 131.70 Lacs in the current financial year and Rs.756.27 Lacs in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the standalone financial statements, our knowledge of the Board of Directors and management plans and based on our examination



of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

- (xx) In our opinion and according to the information and explanations given to us, there is no unspent amount under sub-section (5) of section 135 of the Act pursuant to any project. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

**FOR A D GUPTA AND ASSOCIATES**  
**CHARTERED ACCOUNTANTS**  
**(Firm Registration No. 018763N)**

**(Amit Kumar Gupta)**  
**PARTNER (M.No.500134)**

**Place: New Delhi**

**Dated: 29<sup>th</sup> May, 2024**

**UDIN:- 24500134BKASGZ5253**



## **ANNEXURE - B TO THE AUDITORS' REPORT**

### **Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")**

We have audited the internal financial controls over financial reporting of M/s **REAL GROWTH CORPORATION LIMITED** ("the Company") as of 31 March 2024 in conjunction with our audit of the Ind AS Financial Statements of the Company for the year ended on that date.

#### **MANAGEMENT'S RESPONSIBILITY FOR INTERNAL FINANCIAL CONTROLS**

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

#### **AUDITORS' RESPONSIBILITY**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting of the company based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by Institute of Chartered Accountants of India and the Standards on Auditing prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

#### **MEANING OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING**

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal



financial control over financial reporting includes those policies and procedures that pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

#### **INHERENT LIMITATIONS OF INTERNAL FINANCIAL CONTROLS OVER FINANCIAL REPORTING**

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

#### **OPINION**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2024, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

**FOR A D GUPTA AND ASSOCIATES**  
**CHARTERED ACCOUNTANTS**  
(Firm Registration No. 018763N)



**(Amit Kumar Gupta)**  
**PARTNER (M.No.500134)**  
Place: Delhi  
Dated: 29<sup>th</sup> May, 2024  
UDIN:- 24500134BKASGZ5253

**REAL GROWTH CORPORATION LIMITED**

(Formerly Known as REAL GROWTH COMMERCIAL ENTERPRISES LIMITED)

(Regd. Office:- G-01, GROUND FLOOR, PLOT NO. SU, LSC B-BLOCK, RG CITY CENTRE, LAWRENCE ROAD DELHI-110035)

**Segment wise Revenue, Results, Assets and Liabilities for the quarter ended and Year ended 31st Mar 2024**

(Rs. in Lakhs)

Sr. No.	Particulars	For The Quarter Ended			For Year Ended	
		31st Mar 2024	31st Dec 2023	Mar 31, 2023	31st Mar 2024	Mar 31, 2023
		Audited	Unaudited	Audited	Audited	Audited
1	<b>Segment Revenue</b>					
	Trading	-	-	-	-	-
	Real Estate	0.87	0.87	0.87	3.49	3.49
	Unallocated	26.08	26.05	26.79	105.42	106.23
	<b>Total Segment Revenue</b>	<b>26.96</b>	<b>26.92</b>	<b>27.66</b>	<b>108.92</b>	<b>109.72</b>
	Less: Inter Segment Revenue	-	-	-	-	-
	<b>Net Sales/Income From Operations</b>	<b>26.96</b>	<b>26.92</b>	<b>27.66</b>	<b>108.92</b>	<b>109.72</b>
2	<b>Segment Results(Profit before Interest Costs and Tax)</b>					
	Trading	(0.23)	(0.23)	(0.22)	(0.90)	(0.90)
	Real Estate	0.87	0.87	0.87	3.49	3.49
	Unallocated	(38.70)	(32.06)	(680.88)	(134.98)	(759.55)
	<b>Total Segment Results</b>	<b>(38.05)</b>	<b>(31.41)</b>	<b>(680.23)</b>	<b>(132.39)</b>	<b>(756.96)</b>
	Less: Inter Segment Results	-	-	-	-	-
	<b>Net Segment Results</b>	<b>(38.05)</b>	<b>(31.41)</b>	<b>(680.23)</b>	<b>(132.39)</b>	<b>(756.96)</b>
	Less: (i) Interest**	-	-	-	-	-
	<b>Profit/(loss) after Interest Cost but before Exceptional items</b>	<b>(38.05)</b>	<b>(31.41)</b>	<b>(680.23)</b>	<b>(132.39)</b>	<b>(756.96)</b>
	Exceptional Items	-	-	-	-	-
	<b>Total Profit/(loss) before tax</b>	<b>(38.05)</b>	<b>(31.41)</b>	<b>(680.23)</b>	<b>(132.39)</b>	<b>(756.96)</b>
3	<b>Segment Assets</b>					
	Trading	452.92	452.92	452.92	452.92	452.92
	Real Estate	5,952.37	5,952.46	5,953.72	5,952.37	5,953.71
	Unallocated	84.66	65.78	64.78	84.66	64.79
	<b>Total Segment Assets</b>	<b>6,489.95</b>	<b>6,471.15</b>	<b>6,471.42</b>	<b>6,489.95</b>	<b>6,471.42</b>
4	<b>Segment Liabilities</b>					
	Trading	3,158.34	3,158.01	3,208.91	3,158.34	3,208.91
	Real Estate	548.30	558.73	548.58	548.30	548.58
	Unallocated	2,783.30	2,754.41	2,713.93	2,783.30	2,713.93
	<b>Total Segment Liabilities</b>	<b>6,489.95</b>	<b>6,471.15</b>	<b>6,471.42</b>	<b>6,489.95</b>	<b>6,471.43</b>

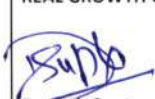
-Previous figures have been re-grouped / rearranged in accordance with the revised Schedule III of the Companies Act,2013 wherever required.

1. The above results for the quarter/year ended 31st Mar 2024 were Audited and approved by the Board of Directors in the meeting of even date. The Statutory Auditors have expressed an unmodified opinion on the aforesaid results as per audit report dated 29 May 2024.

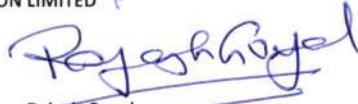
2. The above financial results have been prepared in accordance with the Companies (Indian Accounting Standard) Rules, 2015 (Ind AS), as prescribed under Section 133 of the Companies Act, 2013, and other recognised accounting practices and the policies to the extent applicable.

For and on behalf of Board of Directors

REAL GROWTH CORPORATION LIMITED



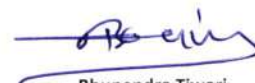
**Deepak Gupta**  
(Wholetime Director)  
DIN: 01890274



**Rajesh Goyal**  
(Director)  
DIN: 01339614



**Archana Pundir**  
(Company Secretary)



**Bhupendra Tiwari**  
(CFO)

Place: Noida

Dated : 29-05-2024

**REAL GROWTH CORPORATION LIMITED**

(Formerly Known as REAL GROWTH COMMERCIAL ENTERPRISES LIMITED)

(Regd. Office:- G-01, GROUND FLOOR, PLOT NO. SU, LSC B-BLOCK, RG CITY CENTRE, LAWRENCE ROAD DELHI-110035)

**Segment wise Revenue, Results, Assets and Liabilities for the quarter ended and Year ended 31st Mar 2024**

(Rs. in Lakhs)

Sr. No.	Particulars	For The Quarter Ended			For Year Ended	
		31st Mar 2024	31st Dec 2023	Mar 31, 2023	31st Mar 2024	Mar 31, 2023
		Audited	Unaudited	Audited	Audited	Audited
1	<b>Segment Revenue</b>					
	Trading	-	-	-	-	-
	Real Estate	0.87	0.87	0.87	3.49	3.49
	Unallocated	26.08	26.05	26.79	105.42	106.23
	<b>Total Segment Revenue</b>	<b>26.96</b>	<b>26.92</b>	<b>27.66</b>	<b>108.92</b>	<b>109.72</b>
	Less: Inter Segment Revenue	-	-	-	-	-
	<b>Net Sales/Income From Operations</b>	<b>26.96</b>	<b>26.92</b>	<b>27.66</b>	<b>108.92</b>	<b>109.72</b>
2	<b>Segment Results(Profit before Interest Costs and Tax)</b>					
	Trading	(0.23)	(0.23)	(0.22)	(0.90)	(0.90)
	Real Estate	0.87	0.87	0.87	3.49	3.49
	Unallocated	(38.70)	(32.06)	(680.88)	(134.98)	(759.55)
	<b>Total Segment Results</b>	<b>(38.05)</b>	<b>(31.41)</b>	<b>(680.23)</b>	<b>(132.39)</b>	<b>(756.96)</b>
	Less: Inter Segment Results	-	-	-	-	-
	<b>Net Segment Results</b>	<b>(38.05)</b>	<b>(31.41)</b>	<b>(680.23)</b>	<b>(132.39)</b>	<b>(756.96)</b>
	Less: (i) Interest**	-	-	-	-	-
	<b>Profit/(loss) after Interest Cost but before Exceptional items</b>	<b>(38.05)</b>	<b>(31.41)</b>	<b>(680.23)</b>	<b>(132.39)</b>	<b>(756.96)</b>
	Exceptional Items	-	-	-	-	-
	<b>Total Profit/(loss) before tax</b>	<b>(38.05)</b>	<b>(31.41)</b>	<b>(680.23)</b>	<b>(132.39)</b>	<b>(756.96)</b>
3	<b>Segment Assets</b>					
	Trading	452.92	452.92	452.92	452.92	452.92
	Real Estate	5,952.37	5,952.46	5,953.72	5,952.37	5,953.71
	Unallocated	84.66	65.78	64.78	84.66	64.79
	<b>Total Segment Assets</b>	<b>6,489.95</b>	<b>6,471.15</b>	<b>6,471.42</b>	<b>6,489.95</b>	<b>6,471.42</b>
4	<b>Segment Liabilities</b>					
	Trading	3,158.34	3,158.01	3,208.91	3,158.34	3,208.91
	Real Estate	548.30	558.73	548.58	548.30	548.58
	Unallocated	2,783.30	2,754.41	2,713.93	2,783.30	2,713.93
	<b>Total Segment Liabilities</b>	<b>6,489.95</b>	<b>6,471.15</b>	<b>6,471.42</b>	<b>6,489.95</b>	<b>6,471.43</b>

-Previous figures have been re-grouped / rearranged in accordance with the revised Schedule III of the Companies Act,2013 wherever required.

1. The above results for the quarter/year ended 31st Mar 2024 were Audited and approved by the Board of Directors in the meeting of even date. The Statutory Auditors have expressed an unmodified opinion on the aforesaid results as per audit report dated 29 May 2024.

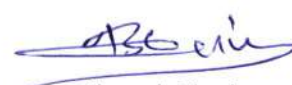
2. The above financial results have been prepared in accordance with the Companies (Indian Accounting Standard) Rules, 2015 (Ind AS), as prescribed under Section 133 of the Companies Act, 2013, and other recognised accounting practices and the policies to the extent applicable.

For and on behalf of Board of Directors  
REAL GROWTH CORPORATION LIMITED

  
Deepak Gupta  
(Wholetime Director)  
DIN: 01890274

  
Rajesh Goyal  
(Director)  
DIN: 01339614

  
Archana Pundir  
(Company Secretary)

  
Bhupendra Tiwari  
(CFO)

Place: Noida  
Dated : 29-05-2024

**REAL GROWTH CORPORATION LIMITED**  
(Formerly Known as REAL GROWTH COMMERCIAL ENTERPRISES LIMITED)  
CIN No. L70109DL1995PLC064254  
Balance sheet as at 31st Mar 2024

(Rs. in Lakhs)

	Note No.	As at 31-03-2024	As at 31-03-2023
<b>I. ASSETS</b>			
<b>1 Non-current assets</b>			
(a) Property, Plant and Equipment	3	0.12	0.82
(b) Financial Assets	4	6.10	6.03
(c) Deferred Tax Assets (Net)	5	71.62	51.93
(d) Other Non-Current Assets	6	5,552.42	5,552.42
		<b>5,630.26</b>	<b>5,611.20</b>
<b>2 Current assets</b>			
(a) Inventories	7	398.81	398.81
(b) Financial Assets	8		
(i) Trade Receivables	8.1	454.05	455.40
(ii) Cash and Cash Equivalents	8.2	2.34	2.37
(c) Current Tax Assets (Net)	9	3.02	2.94
(d) Other Current Assets	10	1.46	0.70
		<b>859.69</b>	<b>860.22</b>
<b>Total Assets</b>		<b>6,489.95</b>	<b>6,471.41</b>
<b>II. EQUITY AND LIABILITIES</b>			
<b>1 Equity</b>			
(a) Equity Share Capital	11	400.00	400.00
(b) Other Equity	12	17.05	129.75
		<b>417.05</b>	<b>529.75</b>
<b>2 Liabilities</b>			
<b>(i) Non-current liabilities</b>			
(a) Financial Liabilities	13		
(i) Borrowing	13.1	1,291.48	1,138.98
(ii) Other financial liabilities	13.2	-	-
(b) Provisions	14	17.27	14.90
(c) Other Non-Current Liabilities	15	556.34	660.28
		<b>1,865.09</b>	<b>1,814.17</b>
<b>(ii) Current liabilities</b>			
(a) Financial Liabilities	16		
(i) Trade payables	16.1	399.92	399.92
(ii) Other Financial Liabilities	16.2	197.65	194.25
(iii) Borrowings	16.3	2,490.09	2,412.90
(b) Other Current Liabilities	17	1,031.18	1,031.46
(c) Provisions	18	88.97	88.97
		<b>4,207.81</b>	<b>4,127.50</b>
<b>Total Equity and Liabilities</b>		<b>6,489.95</b>	<b>6,471.41</b>

**General Information**

Summary of Significant Accounting Policies

The accompanying notes nos 1 to 35 are an integral part of financial statements

For M/S A D Gupta And Associates  
Chartered Accountants  
Firm Reg. No. : 018763N

Amit Kumar Gupta  
(Partner)

M. No. 500134

Place : New Delhi

Dated : 29-05-2024

UDIN:- 24500134BKASGZ5253



For and on behalf of Board of Directors  
REAL GROWTH CORPORATION LIMITED

Deepak Gupta  
(Wholetime Director)  
DIN: 01890274

Rajesh Goyal  
(Director)  
DIN: 01339614

Archana Pundir  
(Company Secretary)

Bhupendra Tiwari  
(CFO)



**REAL GROWTH CORPORATION LIMITED**  
(Formerly Known as REAL GROWTH COMMERCIAL ENTERPRISES LIMITED)  
CIN No. L70109DL1995PLC064254

Statement of Profit and Loss for the Year ended 31st Mar 2024

(Rs. in Lakhs)

	PARTICULARS	Note No.	Current Year	Previous Year
I.	Revenue from operations	19	-	-
II	Other Income	20	108.92	109.72
III	<b>Total Revenue (I+II)</b>		<b>108.92</b>	<b>109.72</b>
	<b>Expenses</b>			
	Cost of Goods Sold	21	-	-
	Employee benefit expense	22	60.17	50.34
	Finance costs	23	152.50	136.04
	Depreciation and amortization expense	24	0.70	0.70
	Other Expenses	25	27.94	679.61
IV	<b>Total Expenses (IV)</b>		<b>241.31</b>	<b>866.68</b>
V	<b>Profit before exceptional items and tax (III - IV)</b>		<b>(132.39)</b>	<b>(756.96)</b>
VI	Exceptional Items		-	-
VII	<b>Profit before tax (V - VI)</b>		<b>(132.39)</b>	<b>(756.96)</b>
VIII	Tax expense:			
	(1) Current tax		-	-
	(2) Earlier Year tax		-	-
	(3) Deferred tax		(19.69)	(20.30)
IX	<b>Profit/(Loss) for the period from continuing operations (VII-VIII)</b>		<b>(112.70)</b>	<b>(736.67)</b>
X	Profit/(Loss) from discontinued operations		-	-
XI	Tax expense of discontinued operations		-	-
XII	Profit/(Loss) from discontinued operations (X - XI)		-	-
XIII	<b>Profit/(Loss) for the period (IX + XII)</b>		<b>(112.70)</b>	<b>(736.67)</b>
XIV	<b>Other Comprehensive Income</b>			
	A. (i) Items that will be reclassified to Profit or Loss			
	(ii) Income Tax relating to Items that will be reclassified to Profit or Loss		-	-
	B. (i) Items that will not be reclassified to Profit or Loss		-	-
	- Remeasurment of post-employment benefit obligation		-	-
	(ii) Income Tax relating to Items that will not be reclassified to Profit or Loss		-	-
XV	<b>Total Comprehensive Income for the period (XIII+XIV)(Comprising Profit (Loss) and Other Comprehensive Income for the period</b>		<b>(112.70)</b>	<b>(736.67)</b>
XVI	<b>Earning per equity share:</b> (For Continuing Operation)			
	(1) Basic (in Rs.)	26	(2.82)	(18.42)
	(2) Diluted (in Rs.)		(2.82)	(18.42)
XVII	<b>Earnings Per Equity Share:</b> (For Discontinuing Operation)			
	(1) Basic (in Rs.)		-	-
	(2) Diluted (in Rs.)		-	-
XVIII	<b>Earnings Per Equity Share:</b> (For Continuing and Discontinued Operation)			
	(1) Basic (in Rs.)		(2.82)	(18.42)
	(2) Diluted (in Rs.)		(2.82)	(18.42)

**General Information**

Summary of Significant Accounting Policies

The accompanying notes nos 1 to 35 are an integral part of financial statements

For M/S A D Gupta And Associates  
Chartered Accountants  
Firm Reg. No. : 018763N

Amit Kumar Gupta  
(Partner)

M. No. 500134

Place : New Delhi

Dated : 29-05-2024


UDIN:- 24500134BKASGZ5253




For and on behalf of Board of Directors  
REAL GROWTH CORPORATION LIMITED

  
Deepak Gupta  
(Wholetime Director)  
DIN: 01890274

  
Archana Pundir  
(Company Secretary)

  
Rajesh Goyal  
(Director)  
DIN: 01339614

  
Bhupendra Tiwari  
(CFO)

**REAL GROWTH CORPORATION LIMITED**  
(Formerly Known as REAL GROWTH COMMERCIAL ENTERPRISES LIMITED)  
CIN No. L70109DL1995PLC064254  
Cash flow statement for the Year ended 31 March 2024

(Rs. in Lakhs)

PARTICULARS	As at 31st Mar 2024	As at 31st Mar 2023
	Audited	Audited
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit before tax	(132.39)	(756.96)
Non-cash adjustment to reconcile profit before tax to net cash flow		
Depreciation/amortization	0.70	0.70
Finance Charges	152.50	136.04
Interest income	(108.92)	(109.72)
<b>Operating profit before working capital changes</b>	<b>(88.11)</b>	<b>(729.95)</b>
<b>Movements in working capital:</b>		
Decrease/(Increase) in Inventories	-	-
Decrease/(Increase) in Trade Receivable	1.34	655.55
Decrease/(Increase) in Non Financial Current Assets	(0.07)	(0.11)
Decrease/(Increase) in other current assets	(0.76)	3.39
Decrease/(Increase) in other Financial Liability	3.40	6.10
Decrease/(Increase) in other Long term Financial Liability	-	(0.62)
Decrease/(Increase) in Non Current Liability	(103.94)	(104.72)
Increase/(Decrease) in trade payables	-	-
Increase/(Decrease) in short-term provisions	-	-
Increase/(Decrease) in Long-term provisions	2.37	(0.02)
Increase/(Decrease) in other current liabilities	(0.29)	531.71
<b>Cash generated from operations</b>	<b>(186.06)</b>	<b>361.34</b>
Direct taxes paid	0.08	0.38
<b>Net cash inflow from operating activities (A)</b>	<b>(186.14)</b>	<b>360.97</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of fixed assets,including capital work in progress & capital advances	-	-
Interest received	108.92	109.72
<b>Net cash used in investing activities (B)</b>	<b>108.92</b>	<b>109.72</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceeds from Short-term borrowings	229.70	(334.47)
Finance Charges	(152.50)	(136.05)
<b>Net cash flow from/(used) in financing activities (C)</b>	<b>77.20</b>	<b>(470.52)</b>
<b>Net increase/(decrease) in cash and cash equivalents (A+B+C)</b>	<b>(0.03)</b>	<b>0.16</b>
Cash and cash equivalents at the beginning of the year	2.37	2.21
<b>Cash and cash equivalents at the end of the year</b>	<b>2.34</b>	<b>2.37</b>
<b>Components of cash and cash equivalents</b>		
Cash on hand	0.03	0.09
With banks - on current account	2.32	2.29
<b>Total cash and cash equivalents (Note 8)</b>	<b>2.34</b>	<b>2.37</b>

For and on behalf of Board of Directors  
**REAL GROWTH CORPORATION LIMITED**

  
**Deepak Gupta**  
(Wholetime Director)  
DIN: 01890274

  
**Rajesh Goyal**  
(Director)  
DIN: 01339614

  
**Archana Pundir**  
(Company Secretary)

  
**Bhupendra Tiwari**  
(CFO)

**Auditors' Certificate**

We have examined the above Cash Flow Statement of Real Growth Commercial Enterprises Limited for the year ended 31st March, 2024. The statement has been prepared by the Company in accordance with the requirements of IND AS 7 issued by the Institute of Chartered Accountants of India and is based on and in agreement with the Balance Sheet and Profit and Loss Account of the Company covered by our report.

For M/S A D Gupta And Associates  
Chartered Accountants  
Firm Reg. No. : 018763N  
  
**Amit Kumar Gupta**  
(Partner)  
M. No. 500134  
Place : New Delhi  
Dated : 29-05-2024  
UDIN:- 24500134BKASGZ5253

## Real Growth Corporation Limited

### Notes forming part of financial statements for the year ended 31 March 2024

#### 1. Corporate Information

Real Growth Corporation Limited ('the Company') is a public limited company domiciled in India. The Company is primarily engaged in the trading of Steel Sheets, Rough Diamonds, Construction Related Material and sale of Commercial Units.

#### 2. Significant accounting policies

##### 2.1 Basis of preparation

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) (Amendment) Rules, 2018.

For all the periods up to and including 31 March 2017, the financial statements were prepared in accordance accounting standards specified under Section 133 of the Companies Act, 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 and from the year ended 31 March 2018 the financial statements were prepared in accordance with Indian Accounting Standard as specified under Section 133 of the Companies Act, 2013.

The financial statements have been prepared on a historical cost basis, except for the following assets and liabilities which have been measured at fair value or revalued amount:

- Derivative financial instruments
- Investment in preference shares (unquoted)

The financial statements are presented in Indian Rupees (INR), except when otherwise indicated.

##### 2.2 Summary of significant accounting policies

###### a) Property, Plant and Equipment

###### *Recognition and Measurement*

Company has elected to continue with the carrying value for all its property, plant and equipment as recognized in the financial statements as at the date of transition to IndAS and use the same as its deemed cost as at the date of transition.

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognized.

The Company does not adjust exchange differences arising on translation/settlement of long-term foreign currency monetary items pertaining to the acquisition of a depreciable asset to the cost of the asset but charges the same to the statement of profit & loss in the year in which such gain/loss arises.

Gains or losses arising from de-recognition of Property Plant & Equipment 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.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.



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## Real Growth Corporation Limited

### Notes forming part of financial statements for the year ended March 31, 2024

#### Depreciation

Depreciation on Property Plant & Equipment is calculated on a straight-line basis to allocate their cost, net of their residual values, over the estimated useful lives. The identified components are depreciated over their useful life, the remaining asset is depreciated over the life of the principal asset.

The Company has used the following rates to provide depreciation which coincides with the rates indicated in Schedule II of the Companies Act, 2013 on its Property plant & Equipments./

Asset category	Useful lives estimated by the management (years)
Computers (Servers and networks)	3 years
Furniture & Fixtures	10 years
Non Commercial Vehicles	6 years
Commercial Vehicles	8 years

The management has estimated, supported by independent assessment by technical experts, professionals, the useful lives of the following classes of assets:

- The useful lives of temporary erection is estimated 1year, which is lower than those indicated in schedule II
- Computers (Servers and networks) are depreciated over the estimated useful lives of 3 years, which is lower than those indicated in schedule II.
- Non Commercial Vehicles are depreciated over the estimated useful lives of 6 years, which is lower than those indicated in schedule II.

Depreciation methods, useful lives and residual values are reviewed at each financial year end and adjusted prospectively, if appropriate

#### b) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortization and accumulated impairment losses.

Internally generated intangibles, excluding capitalized development costs, are not capitalized and the related expenditure is reflected in profit or loss in the period in which the expenditure is incurred.

The useful lives of intangible assets are assessed as either finite or indefinite

Intangible assets with finite lives are amortized over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and the amortization method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortization period or method, as appropriate, and are treated as changes in accounting estimates. The amortization expense on intangible assets is recognized in the statement of profit and loss unless such expenditure forms part of carrying value of another asset. Intangible assets with indefinite useful lives are not amortized, but are tested for impairment annually, either individually or at the cash generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made prospective basis.



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## Real Growth Corporation Limited

### Notes forming part of financial statements for the year ended March 31, 2024

#### - Technical knowhow

Amounts paid towards technical know-how fees for specifically identified projects/products being development expenditure incurred towards product design is carried forward based on assessment of benefits arising from such expenditure. Such expenditure is amortized over the period of expected future sales from the related product, i.e. the estimated period of 60 to 72 months on straight line basis based on past trends, commencing from the month of commencement of commercial production.

#### - Software

Software purchased by the Company are amortized on a straight line basis i.e. non-standard (customized) software in four years and standard (non-customized) software in five years.

Gains or losses arising from derecognition of an intangible asset 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 or loss when the asset is derecognized.

#### c) Leases

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

For arrangements entered into prior to 1 April 2016, the Company has determined whether the arrangement contains lease on the basis of facts and circumstances existing on the date of transition.

#### *Company as a lessee*

A lease is classified at the inception date as a finance lease or an operating lease. A lease that transfers substantially all the risks and rewards incidental to ownership to the Company is classified as a finance lease.

Finance leases are capitalized at the commencement of the lease at the inception date fair value of the leased property or, if lower, at the present value of the minimum lease payments. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognized in finance costs in the statement of profit and loss, unless they are directly attributable to qualifying assets, in which case they are capitalized in accordance with the Company's general policy on the borrowing costs. Contingent rentals are recognized as expenses in the periods in which they are incurred.

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

Operating lease payments are not straight lined in cases where the escalation is expected to increase in line with the expected general inflation to compensate for the lessor's expected inflationary cost.



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**Real Growth Corporation Limited**  
**Notes forming part of financial statements for the year ended March 31, 2024**

**d) Borrowing Costs**

Borrowing cost includes interest, amortization of ancillary costs incurred in connection with the arrangement of borrowings and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset. All other borrowing costs are expensed in the period they are incurred.

**e) Impairment of non-financial assets**

The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

The Company bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of the Company's CGUs to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year. To estimate cash flow projections beyond periods covered by the most recent budgets/forecasts, the Company extrapolates cash flow projections in the budget using a steady or declining growth rate for subsequent years, unless an increasing rate can be justified. In any case, this growth rate does not exceed the long-term average growth rate for the products, industries, or country or countries in which the entity operates, or for the market in which the asset is used.

Impairment losses of continuing operations, including impairment on inventories, are recognized in the statement of profit and loss, except for properties previously revalued with the revaluation surplus taken to OCI. For such properties, the impairment is recognized in OCI up to the amount of any previous revaluation surplus.

An assessment is made at each reporting date to determine whether there is an indication that previously recognized impairment losses no longer exist or have decreased. If such indication exists, the Company estimates the asset's or CGU's recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the statement of profit or loss unless the asset is carried at a revalued amount, in which case, the reversal is treated as a revaluation increase.



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## Real Growth Corporation Limited

### Notes forming part of financial statements for the year ended March 31, 2024

#### f) Inventories

Inventories which includes Commercial Units, Steel Items are valued at the lower of cost and net realizable value. Shares(Quoted) as Inventory are valued at lower of cost or market value. Unquoted shares are valued at cost.

Costs incurred in bringing each product to its present location and condition are accounted for as follows:

- Traded stock is valued at landed cost of purchase or market value whichever is lower.

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

#### g) Foreign currencies

##### Functional and presentational currency

Company's financial statements are presented in Indian Rupees (INR) which is also the Company's functional currency.

#### Transactions and balances

Transactions in foreign currencies are initially recorded by the Company at functional currency spot rates at the date the transaction first qualifies for recognition. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date. Exchange differences arising on settlement or translation of monetary items are recognized in statement of profit and loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognized in OCI or the statement of profit and loss are also recognized in OCI or the statement of profit and loss, respectively).

#### h) Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

The specific recognition criteria described below must also be met before revenue is recognized.

##### Sale of goods

Revenue from the sale of goods is recognized when the significant risks and rewards of ownership of the goods have passed to the buyer, usually on delivery of the goods. Revenue from the sale of goods is measured at the fair value of the consideration received or receivable, net of returns and allowances, trade discounts and volume rebates.



## Real Growth Corporation Limited

### Notes forming part of financial statements for the year ended March 31, 2024

#### Sale of commercial units

Sale of commercial units is recognized when the 100% payment is received against the booking or when the possession of the unit is handed over to the buyer, whichever is earlier.

#### Sale of Securities

Profit / Loss on sale of securities is accounted on weighted average method & is calculated based on daily mark to market position. Profit on sale of securities is netted with the loss on sale of securities.

#### Interest income

For all debt instruments measured either at amortized cost or at fair value through other comprehensive income, interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset or to the amortized cost of a financial liability. When calculating the effective interest rate, the Company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses. Interest income is included in finance income in the statement of profit and loss.

#### i) Fair value measurement

The Company measures financial instruments such as derivatives at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable



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## Real Growth Corporation Limited

### Notes forming part of financial statements for the year ended March 31, 2024

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above. This note summarizes accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

- Significant estimates and assumptions (note 29)
- Quantitative disclosures of fair value measurement hierarchy (note 29)
- Financial instruments (including those carried at amortized cost) (note 8, 13, 16, 29)

#### j) Current versus non-current classification

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

- Expected to be realized or intended to be sold or consumed in normal operating cycle (the company considers 12 month period as normal operating cycle).
- Held primarily for the purpose of trading.
- Expected to be realized within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle (the company considers 12 month period as normal operating cycle).
- It is held primarily for the purpose of trading.
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Company classifies all other liabilities as non-current.

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

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents.

#### k) Taxes

##### Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.



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## Real Growth Corporation Limited

### Notes forming part of financial statements for the year ended March 31, 2024

#### Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognized for all taxable temporary differences.

Deferred tax assets are recognized for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized. However, following the prudence policy, the management has decided not to recognize deferred tax asset on the carry forward losses.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are re-assessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

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

Deferred tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity

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

Minimum alternate tax (MAT) paid in a year is charged to the statement of profit and loss as current tax. The Company recognizes MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. In the year in which the Company recognizes MAT credit as an asset in accordance with the Guidance Note on Accounting for Credit Available in respect of Minimum Alternative Tax under the Income-tax Act, 1961, the said asset is created by way of credit to the statement of profit and loss and shown as "MAT Credit Entitlement." The Company reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.

#### l) Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue, if any, that have changed the number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.



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**Real Growth Corporation Limited**  
**Notes forming part of financial statements for the year ended March 31, 2024**

**m) Provisions**

**General provisions**

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Company expects some or all of a provision to be reimbursed the expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

**Contingent Liability**

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably.

**n) Retirement and other employee benefits**

Retirement benefit in the form of provident fund is a defined contribution scheme. The Company has no obligation, other than the contribution payable to the provident fund. The Company recognizes contribution payable to the provident fund scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to, for example, a reduction in future payment or a cash refund.

Accumulated leave, which is expected to be utilized within the next 12 months, is treated as short-term employee benefit. The Company measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date.

The Company treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method at the year-end. Actuarial gains/losses are immediately taken to OCI in the period in which they occur. The Company presents the leave as a current liability in the balance sheet, to the extent it does not have an unconditional right to defer its settlement for 12 months after the reporting date. Where Company has the unconditional legal and contractual right to defer the settlement for a period exceeding 12 months, the same is presented as non-current liability.

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognized immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.



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## Real Growth Corporation Limited

### Notes forming part of financial statements for the year ended March 31, 2024

Past service costs are recognized in profit or loss on the earlier of:

- The date of the plan amendment or curtailment, and
- The date that the Company recognizes related restructuring costs

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. The Company recognizes the following changes in the net defined benefit obligation as an expense in the statement of profit and loss:

- Service costs comprising current service costs, past-service costs, gains and losses on curtailments and non-routine settlements; and
- Net interest expense or income

#### o) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

##### Financial asset

###### *Initial recognition and measurement*

All financial assets are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognized on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

###### *Subsequent measurement*

For purposes of subsequent measurement, financial assets are classified in four categories:

- Debt instruments at amortized cost
- Debt instruments at fair value through other comprehensive income (FVTOCI)
- Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)
- Equity instruments measured at fair value through other comprehensive income (FVTOCI)

###### *Debt instruments at amortized cost*

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

- a. The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b. Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

This category is the most relevant to the Company. After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables. Company has recognized financial assets viz. security deposit, trade receivables, employee advances at amortized cost.



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**Real Growth Corporation Limited**  
**Notes forming part of financial statements for the year ended March 31, 2024**

*Debt instrument at FVTOCI*

A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:

- a. The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- b. The asset's contractual cash flows represent SPPI.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, the Company recognizes interest income, impairment losses & reversals and foreign exchange gain or loss in the P&L. On derecognition of the asset, cumulative gain or loss previously recognized in OCI is reclassified from the equity to P&L. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

However there are no instruments which have been classified under this category.

*Debt instrument at FVTPL*

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the Company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch').

Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

*Equity investments*

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognized by an acquirer in a business combination to which Ind AS103 applies are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present subsequent changes in the fair value in other comprehensive income. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity.

For equity instruments which are included within FVTPL category are measured at fair value and company has to recognize all changes in the P&L.

*Derecognition*

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized (i.e. removed from the Company's balance sheet) when:

- The rights to receive cash flows from the asset have expired, or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.



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## Real Growth Corporation Limited

### Notes forming part of financial statements for the year ended March 31, 2024

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognize the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

#### *Impairment of financial assets*

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for the measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

- a. Financial assets that are debt instruments, and are measured at amortized cost e.g., deposits, advances and bank balance
- b. Trade receivables that result from transactions that are within the scope of Ind AS 18
- c. Financial guarantee contracts which are not measured as at FVTPL.

The Company follows 'simplified approach' for recognition of impairment loss allowance on Trade receivables.

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognizes impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognizing impairment loss allowance based on 12-month ECL.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. When estimating the cash flows, an entity is required to consider:

- All contractual terms of the financial instrument (including prepayment, extension, call and similar options) over the expected life of the financial instrument. However, in rare cases when the expected life of the financial instrument cannot be estimated reliably, then the entity is required to use the remaining contractual term of the financial instrument
- Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms

For assessing increase in credit risk and impairment loss, the Company combines financial instruments on the basis of shared credit risk characteristics with the objective of facilitating an analysis that is designed to enable significant increases in credit risk to be identified on a timely basis.



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**Real Growth Corporation Limited**  
**Notes forming part of financial statements for the year ended March 31, 2024**

The Company does not have any purchased or originated credit-impaired (POCI) financial assets, i.e., financial assets which are credit impaired on purchase/ origination.

**Financial liabilities**

*Initial recognition and measurement*

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts.

*Subsequent measurement*

The measurement of financial liabilities depends on their classification, as described below:

*Financial liabilities at fair value through profit or loss*

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

The company does not have any financial liabilities designated at Fair Value through Profit or Loss.

*Loans and borrowings*

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

*Derecognition*

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit or loss.



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## Real Growth Corporation Limited

### Notes forming part of financial statements for the year ended March 31, 2024

#### Reclassification of financial assets

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognized gains, losses (including impairment gains or losses) or interest.

#### Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

#### p) Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks, cash on hand and cheques on hand, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash at bank, cash on hand and cheques on hand as they are considered an integral part of the Company's cash management.

For M/S A D Gupta And Associates  
Chartered Accountants  
Firm Reg. No. : 018763N



Amit Kumar Gupta  
(Partner)  
M. No. 500134  
Place : New Delhi  
Date : 29-05-2024  
UDIN:- 24500134BKASG25253

For and on behalf of Board of Directors  
REAL GROWTH CORPORATION LIMITED

Deepak Gupta  
(Wholetime Director)  
DIN: 01890274

Rajesh Goyal  
(Director)  
DIN: 01339614

Archana Pundir  
(Company Secretary)

Bhupendra Tiwari  
(Chief Financial Officer)



**REAL GROWTH CORPORATION LIMITED**  
**(Formerly Known as REAL GROWTH COMMERCIAL ENTERPRISES LIMITED)**  
**CIN No. L70109DL1995PLC064254**

**Notes to financial statements for the Year Ended 31st Mar 2024**

**Note 3 Fixed Assets**

**(Rs. in Lakhs)**

Fixed Assets	Gross Block			Depreciation			Net Block	
	Balance as at 01-04-2023	Additions/ (Disposals)	Balance as at 31-03-2024	On Adjustment			Balance as at 31-03-2024	Balance as at 31-03-2023
				Balance as at 01-04-2023	Depreciation charge for the year	Balance as at 31-03-2024		
<b>Tangible Assets</b>								
Computer & Software	3.10	-	3.10	3.10	-	3.10	0.00	0.00
Furniture & Fixture	6.84	-	6.84	6.05	0.68	6.74	0.11	0.79
Vehicles	47.11	-	47.11	47.11	-	47.11	0.00	0.00
Weighing Scale	0.16	-	0.16	0.13	0.01	0.14	0.01	0.03
Mobile Phone	0.21	-	0.21	0.21	-	0.21	0.00	0.00
<b>Total (CY)</b>	<b>57.41</b>	<b>-</b>	<b>57.41</b>	<b>56.60</b>	<b>0.70</b>	<b>57.29</b>	<b>0.12</b>	<b>0.82</b>
Total (PY)	57.41	-	57.41	55.90	0.70	56.60	0.82	1.51



*Rg* *Or* *Or*

**REAL GROWTH CORPORATION LIMITED**  
(Formerly Known as REAL GROWTH COMMERCIAL ENTERPRISES LIMITED)  
CIN No. L70109DL1995PLC064254  
Notes to financial statements for the Year Ended 31st Mar 2024

(Rs. in Lakhs)

**Note :- 4 Financial Asset**

Particulars	As at 31-03-2024	As at 31-03-2023
a) Fixed deposits with banks (Incl Interest accrued)*	3.38	3.35
b) Security Deposit	2.72	2.68
<b>Total</b>	<b>6.10</b>	<b>6.03</b>

\* FDR of Rs.1.00 Lakhs is pledged with DVAT dept., Rs. 0.25 Lakhs is pledged with UPVAT dept .

**Note :- 5 Deferred Tax**

Particulars	As at 31-03-2024	As at 31-03-2023
<b>Deferred tax Asset (Net)</b>		
<b>Deferred tax asset</b>		
Impact of expenditure charged to the statement of profit and loss in the current year but allowed for tax purposes on payment basis:		
Fixed assets: Impact of difference between tax depreciation and depreciation/amortization charged for the financial reporting	1.26	1.27
Disallowances on Payments due under section 43B and section 40 not allowable	25.78	25.21
Carried Forward of Losses	44.59	25.46
<b>Gross deferred tax asset</b>	<b>71.62</b>	<b>51.93</b>
<b>Deferred tax asset (Net)</b>	<b>71.62</b>	<b>51.93</b>

**Note :- 6 Other Non Current Assets**

Particulars	As at 31-03-2024	As at 31-03-2023
Advance Against Property*	5,552.42	5,552.42
<b>Total</b>	<b>5,552.42</b>	<b>5,552.42</b>

\* It represents the bookings in immovable property in the project under development by a group company M/s Rajesh Projects (India) Pvt. Ltd. which stands admitted under IBC and operating under the supervision of Interim Resolution professional (IRP) and the concerned part of the project may take 3-4 years in completion. The said property was acquired under settlement with debtors . The Company has exercised its option for buyback of the said booking by developer company vide agreement Dated September 2019. The same has been shown as advance against property because the confirmation /acceptance of buyback offer from Rajesh Projects India Private limited is yet to be obtained.

**Note :- 7 Inventories**

(As quantified, valued and certified by the management)

Particulars	As at 31-03-2024	As at 31-03-2023
Shares	0.62	0.62
Commercial units *	398.19	398.19
<b>Total</b>	<b>398.81</b>	<b>398.81</b>

\* Property provided as security for cash credit.

*Handwritten signatures: RG, A, BK*



<b>Note :- 8 Financial Assets</b>		
<b>Note :- 8.1 Trade Receivables</b>	<b>As at 31-03-2024</b>	<b>As at 31-03-2023</b>
<b>Particulars</b>		
Outstanding for a period exceeding six months from the date they are due for payment Considered Doubtful *	1,103.79	1,103.79
Less: Provision for Doubtful Debts #	(650.87)	(650.87)
Other Receivables	1.14	2.48
<b>Unsecured</b>	<b>454.05</b>	<b>455.40</b>
<b>Total</b>		
* Hypothecation towards Cash Credit Limit		
* The balances are subject to confirmation from the parties. In the opinion of the management the effect of reconciliation is not expected to be material.		
* It includes Rs. 818.33 Lakhs (Previous year 818.33 Lakhs) receivable from a group company M/s Rajesh Projects (India) Pvt. Ltd. which was admitted under IBC and operating under the supervision of Interim Resolution professional (IRP). It was aquired under settlement with debtors.		
# Provision has been made for Doubtful Debts @ 60% on debtors exceeding 3 Years.		
Refers annexure 32 for ageing of Debtors		
<b>Particulars</b>	<b>As at 31-03-2024</b>	<b>As at 31-03-2023</b>
<b>Note 8.2 : Cash and Cash equivalent</b>		
<b>Particulars</b>		
Balances with banks:		
On current account *		
-In Indian Rupee	2.32	2.29
Cash in hand (as certified by the Management)		
-Indian Currency	0.03	0.09
<b>Total</b>	<b>2.34</b>	<b>2.37</b>
* It includes certain balances of the bank accounts which are deemed to be dormant for which outstanding balance Rs. 1.92 Lakhs		
<b>Note :- 9 Current Tax Assets</b>		
<b>Particulars</b>	<b>As at 31-03-2024</b>	<b>As at 31-03-2023</b>
Income Tax Refund entitlements	3.02	2.94
<b>Total</b>	<b>3.02</b>	<b>2.94</b>
<b>Note :- 10 Other Current Assets</b>		
<b>Particulars</b>	<b>As at 31-03-2024</b>	<b>As at 31-03-2023</b>
Other Expense Recoverable	1.46	0.70
<b>Total</b>	<b>1.46</b>	<b>0.70</b>

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**REAL GROWTH CORPORATION LIMITED**  
**(Formerly Known as REAL GROWTH COMMERCIAL ENTERPRISES LIMITED)**  
**CIN No. L70109DL1995PLC064254**  
**Notes to financial statements for the Year Ended 31st Mar 2024**

(Rs. in Lakhs)

**Note : - 11**

**Equity Share capital**

Particulars	As at 31-03-2024	As at 31-03-2023
<b>Authorised shares</b>		
42,50,000 (P.Y. 42,50,000) equity shares of Rs. 10/- each	425.00	425.00
20,75,000 (P.Y. 20,75,000 ) preference shares of Rs. 100/- each	2,075.00	2,075.00
	<b>2,500.00</b>	<b>2,500.00</b>
<b>Issued, subscribed and fully paid-up shares</b>		
40,00,000 (P.Y. 40,00,000) number of Equity Shares @ Rs.10 each	400.00	400.00
Total	<b>400.00</b>	<b>400.00</b>
<b>Note :- 11.1 Reconciliation of the number of equity shares and share capital</b>	<b>As at 31-03-2024</b>	<b>As at 31-03-2023</b>
	No. of shares	No. of shares
Issued/Subscribed and Paid up equity Capital outstanding at the beginning of the year	40,00,000	40,00,000
Add: Shares Issued during the year		
Issued/Subscribed and Paid up equity Capital outstanding at the end of the year	<b>40,00,000</b>	<b>40,00,000</b>

**Note :- 11.2 Terms/rights attached to equity shares**

The Company has one class of equity shares having a par value of Rs. 10/ per share. Each holder of equity shares is entitled to one vote per share.

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

**Note :- 11.3 Details of Equity Shares held by shareholders holding more than 5% of the aggregate shares in the company**

Name of the shareholder	As at 31-03-2024	As at 31-03-2023
	% of holding	% of holding
Rajesh Projects (India) Pvt. Ltd. ( No. of Shares -6,40,000 Previous Year Same)	16%	16%

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REAL GROWTH CORPORATION LIMITED  
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CIN No. L70109DL1995PLC064254  
Notes to financial statements for the Year Ended 31st Mar 2024

(Rs. in Lakhs)

**Note :- 12 Retained Earnings**

Particulars	As at 31-03-2024	As at 31-03-2023
Retained Earnings		
Opening Balance	129.75	866.41
Add: Profit during the period transfer from statement of profit & loss	(112.70)	(736.67)
Total	17.05	129.75

**Note :- 13 Financial Liabilities**

**Note :- 13.1 Borrowings**

Particulars	As at 31-03-2024	As at 31-03-2023
2% Redeemable Preference Share Capital	1,291.48	1,138.98
Total	1,291.48	1,138.98

(a) In the absence of any stipulation for redemption period maximum period prescribed i.e. 20 years has been considered as redemption periods.

**List of preference shareholders having more than 5% shares:**

Cool Estates Pvt. Ltd. (10,00,000) each of 100/-	50%	50%
Hendez Distributers Pvt. Ltd. (10,00,000) each of 100/-	50%	50%

**Note :- 13.2 Other Financial Liability**

Particulars	As at 31-03-2024	As at 31-03-2023
Security Deposit	-	-
Total	-	-

**Note :- 14 Provisions- Non Current**

Particulars	As at 31-03-2024	As at 31-03-2023
<b>Provision for Employee Benefits *</b>		
(i) Provision for gratuity	15.01	12.96
(ii) Provision for leave benefits	2.26	1.94
Total	17.27	14.90

\* Actuarial Valuation could not be done during the year

**Note :- 15 Other non current Liabilities**

Particulars	As at 31-03-2024	As at 31-03-2023
Fair value Adjustment Account (Non current Portion)	556.34	660.28
Total	556.34	660.28

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**REAL GROWTH CORPORATION LIMITED**

CIN No. L70109DL1995PLC064254

Notes to financial statements for the Year Ended 31st Mar 2024

**Note :- 16 Financial Liabilities- Current**

**Note :- 16.1 Trade Payables**

(Rs. in Lakhs)

Particulars	As at 31-03-2024	As at 31-03-2023
Sundry Creditors*	399.92	399.92
<b>Total</b>	<b>399.92</b>	<b>399.92</b>

\* in the absence of any information available from the creditors having outstanding balance as on date. about their registration under Micro, Small and Medium Enterprise Development Act, 2006 (MSMED Act, 2006) no disclosure is required.

\* The company could not obtain the balance confirmations in majority of the cases due to non-availability of reconciliation of the account balances. In the opinion of the management ultimate effect on the net receivables and payables may not be material.

Refers Annexure 33 for Ageing of Creditors

**Note :- 16.2 Other Financial Liabilities**

Particulars	As at 31-03-2024	As at 31-03-2023
Expense Payable	61.21	59.60
Statutory Dues Payable*	136.44	134.65
<b>Total</b>	<b>197.65</b>	<b>194.25</b>

**Note :- 16.3 Borrowings**

Particulars	As at 31-03-2024	As at 31-03-2023
<b>From Bank (Secured)</b>		
Cash credit facilities (a)	1,895.89	1,945.89
Interest Payable**	290.52	290.52
From Body Corporate Related Party (Unsecured Repayable on Demand)	303.69	19.60
From Body Corporate Other Than Related Party (Unsecured Repayable on Demand)	-	156.89
<b>Total</b>	<b>2,490.09</b>	<b>2,412.90</b>

(a) Company has taken Cash Credit Limit of Rs. 25 Cr from Punjab National Bank on following Security:

- Primarily secured by - Hyp of stock & book debt of Trading division

- Collaterally Secured by

- Stock of commercial Property situated at RG Mall, Rohini, Delhi having cost of Rs.5.56 crores (PY-Rs.5.56 crores).

- Stock of Commercial property belonging to group company situated at RG City Center, Lawrence Road, Delhi having cost of Rs.2.75 crore (PY-Rs.2.75 crores) alongwith its Corporate Guarantee.

- Additionally secured by - Personal Guarantee of directors and their relatives -Sh. Rajesh Goyal , Sh. Jai Bhagwan Goyal & Smt. Suchita Goyal.

\*\* Interest Payable represents provision for the year in which CC limit was declared as NPA by Bank.

The Financial effect of OTS scheme sanctioned on 01.01.2024 is not considered because the scheme was to be settled till April 2024, further the scheme is not yet settled due to scarcity of funds and the company has applied for extension of time for 9 months which is under consideration of the bank.

As disclosed by the management, no quarterly book debt statement required to be submitted because the account is NPA since long, hence no comments on comparison required.

**Note :- 17 Other Current Liabilities**

Particulars	As at 31-03-2024	As at 31-03-2023
Advance received from Customer	395.45	395.45
*Others Payable	531.50	531.50
Fair value Adjustment Account (Current Portion)	104.23	104.51
<b>Total</b>	<b>1,031.18</b>	<b>1,031.46</b>

The company has provided the liability of Rs.5.31 crores only as payable to M/s Empire Assets & properties pvt Ltd i.e amount equal to credit given by the bank after the disposal of the property belonging to M/s Empire Assets & properties pvt Ltd. as against the amount demanded by M/s Empire Assets & properties pvt Ltd (equal to the cost of the property). The loss / expense for the difference amount payable if any shall be provided in the year of settlement.

**Note :- 18 Provisions**

Particulars	As at 31-03-2024	As at 31-03-2023
<b>Provision for Taxation</b>		
Provision for direct taxes	88.97	88.97
<b>Total</b>	<b>88.97</b>	<b>88.97</b>

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REAL GROWTH CORPORATION LIMITED  
(Formerly Known as REAL GROWTH COMMERCIAL ENTERPRISES LIMITED)  
CIN No. L70109DL1995PLC064254  
Notes to financial statements for the Year Ended 31st Mar 2024

(Rs. in Lakhs)

Note: - 19

Revenue from operations

Particulars	Current Year	Previous Year
Revenue from Trading activities	-	-
Revenue from Real estate Activities	-	-
<b>Revenue from Operations (Gross)</b>	<b>-</b>	<b>-</b>

Note :- 20 Other Income

Particulars	Current Year	Previous Year
Interest income	0.03	0.03
Rent received	3.49	3.49
Other income	1.17	1.69
Amortization of Fair value Reserve Account	104.23	104.51
<b>Total</b>	<b>108.92</b>	<b>109.72</b>

Note :- 21 Cost of Goods Sold

Particulars	Current Year	Previous Year
Opening Stock	398.81	398.81
Purchase	-	-
Less Closing Stock	398.81	398.81
<b>Cost of Sales</b>	<b>-</b>	<b>-</b>

Note :-22 Employee Benefit Costs

Particulars	Current Year	Previous Year
Salaries and incentives	57.17	49.99
Contributions to provident fund	0.62	0.35
Social security and other benefit plans	2.37	(0.02)
Staff welfare expenses	0.01	0.02
<b>Total</b>	<b>60.17</b>	<b>50.34</b>

Note :-23

Finance Costs

Particulars	Current Year	Previous Year
<b>Others</b>		
Unwinding of discount on Financial liabilities (RPSC)	152.50	136.04
<b>Total</b>	<b>152.50</b>	<b>136.04</b>

Note :- 24 Depreciation & Amortization Costs

Particulars	Current Year	Previous Year
Depreciation on Tangible Assets (Refer Note-3)	0.70	0.70
<b>Total</b>	<b>0.70</b>	<b>0.70</b>

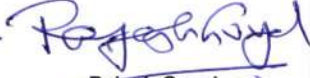


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<b>Note :- 25 Other Expenses</b>		
	(Rs. in Lakhs)	
<b>Particulars</b>	<b>Current Year</b>	<b>Previous Year</b>
Rent	4.50	4.50
Listing Fees	5.10	9.13
Legal & professional charges	5.15	4.37
Payment to auditor*	1.20	1.20
Internal Audit fees	0.69	-
Secretarial Audit	0.30	0.70
Provision For Doubtful debts	-	650.87
Prior Period Expenses	0.46	-
Penalty	6.02	3.18
Miscellaneous expenses	4.52	5.66
<b>Total</b>	<b>27.94</b>	<b>679.61</b>
<b>*Payment to Auditors as Auditor</b>		
	<b>Current Year</b>	<b>Previous Year</b>
Statutory Audit Fees	1.20	1.20
<b>Total</b>	<b>1.20</b>	<b>1.20</b>
<b>Note: - 26</b>		
<b>Earnings per share (EPS)</b>		
<b>Particulars</b>	<b>Current Year</b>	<b>Previous Year</b>
<b>Basic EPS</b>		
From continuing operation	(2.82)	(18.42)
From discontinuing operation	-	-
<b>Diluted EPS</b>		
From continuing operation	(2.82)	(18.42)
From discontinuing operation	-	-
<b>26.1 Basic Earning per Share</b>		
The earnings and weighted average number of equity shares is used in calculation of basic earning per share and the EPS.		
<b>Profit attributable to equity holders of the company:</b>		
<b>Particulars</b>	<b>Current Year</b>	<b>Previous Year</b>
From Continuing operations	(112.70)	(736.67)
From discontinuing operation	-	-
<b>Earnings used in calculation of Basic Earning Per Share</b>	<b>(112.70)</b>	<b>(736.67)</b>
Weighted average number of shares for the purpose of basic earnings per share (Nos in Lakhs)	40.00	40.00
<b>26.2 Diluted Earning per Share</b>		
The earnings and weighted average number of equity shares used in calculation of diluted earning per share:-		
<b>Profit attributable to equity holders of the company:</b>		
<b>Particulars</b>	<b>Current Year</b>	<b>Previous Year</b>
Continuing operations	(112.70)	(736.67)
From discontinuing operation	-	-
<b>Earnings used in calculation of diluted Earning Per Share from continuing operations</b>	<b>(112.70)</b>	<b>(736.67)</b>
The weighted number of equity shares for the purpose of diluted earning per share reconciles to the weighted average number of equity shares used in calculation of basic earnings per share as follows:		
(in Numbers )		
<b>Particulars</b>	<b>Current Year</b>	<b>Previous Year</b>
Weighted average number of shares for the purpose of basic earnings per share		
Equity Shares	40.00	40.00
Effect of Dilution :		
Weighted average number of shares for the purpose of Diluted earnings per share	40.00	40.00
<b>For and on behalf of Board of Directors</b>		
REAL GROWTH CORPORATION LIMITED		
 		
<b>Deepak Gupta</b> (Wholetime Director) DIN: 01890274		<b>Rajesh Goyal</b> (Director) DIN: 01339614
 		
<b>Archana Pundir</b> (Company Secretary)		<b>Bhupendra Tiwari</b> (CFO)





**REAL GROWTH CORPORATION LIMITED**  
**(Formerly Known as REAL GROWTH COMMERCIAL ENTERPRISES LIMITED)**  
**CIN No. L70109DL1995PLC064254**  
**Notes to financial statements for the Year Ended 31st Mar 2024**

(Rs. in Lakhs )

**Note: - 27**

**DISCLOSURE REGARDING PENDING LITIGATION**

i. There is no Pending litigation of the Company except

(a) Case No CS DJ/560/2019, Smt. Gunjan Batra Vs. Real Growth Commercial Enterprises Limited & Others regarding Non-registration of Sale deed. The Matter is disposed off vide order dated 06.01.2023. Fresh Case No. EX.CIVIL-EXECUTION CIVIL/116/2023 in which next date of hearing is 16/07/2024.

(b) Case No CS COMM./303/2020, Mukesh Gupta (HUF) Vs. Real Growth Commercial Enterprises Limited & Others regarding Non-registration of Sale deed. Written Statemen to be filed by the Defendant and Affidavits of admission/denial of document have to be filed by both the parties, next date of hearing 20.07.2024

(c) Case No CS COMM./304/2020, Smt. Sunita Gupta Vs. Real Growth Commercial Enterprises Limited & Others regarding Non-registration of Sale deed. Written Statemen to be filed by the Defendant and Affidavits of admission/denial of document have to be filed by both the parties, next date of hearing 20.07.2024

(d) Case No CS COMM./305/2020, Shri Mukesh Gupta Vs. Real Growth Commercial Enterprises Limited & Others regarding Non-registration of Sale deed. Written Statemen to be filed by the Defendant and Affidavits of admission/denial of document have to be filed by both the parties, next date of hearing 20.07.2024

(e) Case no. CS(Comm) 145/2023, Saurabh Bhalotia Vs. Real Growth Commercial Enterprises Limited & Ors., the next date of hearing is 09/09/2024

(f) Case no. CS(Comm) 146/2023, Kanta Bhalotia Vs. Real Growth Commercial Enterprises Limited & Ors., the next date of hearing is 09/09/2024

(g) Case No W.P. (C)/3821/2020, Shri Sunil Goel Vs. Securities and Exchange Board of India & Others regarding promoters disputes regarding shareholding. The company has provided all the necessary documents with BSE for revocation of suspension of trading of the shares of companies within stipulated period granted by court. After revocation, the matter of reclassification of promoters group will be disposed off in accordance the Sebi regulation the next date of hearing is 09.07.2024

(i) Case No. OA/819/2021, Punjab National Bank Vs M/s Real Growth Commercial Enterprises Limited & Others regarding recovery of more then Rs.35 crore (Approx.) and there is an apprehension that the defendants will dispose off the property which is mortgaged / charged with the applicant bank, next date of hearing is not available/updated at the site.

(j) Case no. SA/172/2023, Real Growth Commercial Enterprises Limited Vs. Punjab National Bank, the matter was lastly listed on 09/07/2024, and is yet to be updated before the Bench

(k) Case No CS DJ/547/2023, Smt. Gunjan Batra Vs. Real Growth Commercial Enterprises Limited & Others regarding Non-registration of Sale deed is under investigation u/s 156(3).

(l) Case No CS DJ/597/2023, Smt. Nirmal Arora Vs. Real Growth Commercial Enterprises Limited & Others regarding Non-registration of Sale deed is under investigation u/s 156(3).

ii. The Company did not have long term contracts including derivative contracts for which there were any material foreseeable losses.

iii. There is no amount required to be transferred to the Investors education and Protection Fund by the Company.

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Note: - 28

**GRATUITY & LEAVE ENCASHMENT**

1	<b>Change in Defined Benefit Obligation</b>	<b>31-03-2024</b>	<b>31-03-2023</b>
(a)	Defined benefit obligation, Beginning of period	12.96	11.69
(b)	Interest cost on DBO	-	-
(c)	Net current Service Cost	-	-
(d)	Actuarial Plan Participants Contributions	-	-
(e)	Benefits Paid	-	-
(f)	Past Service Cost	-	-
(g)	Changes in Foreign currency Exchanges Rates	-	-
(h)	Acquisitions /Business combination / Divestiture	-	-
(i)	Losses/ (Gain) on curtailments / Settlements	-	-
(j)	Actuarial (Gain)/ Loss on Obligations	2.06	1.26
<b>(k)</b>	<b>Defined benefit obligation, End of period</b>	<b>15.01</b>	<b>12.96</b>

2	<b>Net Defined Benefit cost/(income) included in statement of profit and loss at period end</b>	<b>31-03-2024</b>	<b>31-03-2023</b>
(a)	Service Cost	-	-
(b)	Net Interest Cost	-	-
(c)	past Service Cost	-	-
(d)	Remeasurments*	-	-
(e)	Administration Expense	-	-
(f)	Losses/ (Gain) on curtailments / Settlements/ Terminations/Divestiture	-	-
<b>(g)</b>	<b>Total Defined benefit Cost/(Income) included in profit and loss</b>	<b>-</b>	<b>-</b>

Note: Actuarial Valuation could not be done

3	<b>Total defined benefit cost/(income) included in profit and loss and other comprehensive income</b>	<b>31-03-2024</b>	<b>31-03-2023</b>
(a)	Amount recognized in P&L, end of period	-	-
(b)	Amount recognized in OCI, end of period	2.06	1.26
<b>(c)</b>	<b>Total Net defined benefit cost/(income) at period end</b>	<b>2.06</b>	<b>1.26</b>

4	<b>Current/ Non-Current Bifurcation</b>	<b>31-03-2024</b>	<b>31-03-2023</b>
(a)	Current Liability	-	-
(b)	Non-Current Liability	15.01	12.96

Note: Actuarial Valuation could not be done

**Leave Encashment**

1	<b>Change in Defined Benefit Obligation</b>	<b>31-03-2024</b>	<b>31-03-2023</b>
(a)	Defined benefit obligation, Beginning of period	1.94	3.23
(b)	Interest cost on DBO	-	-
(c)	Net current Service Cost	-	-
(d)	Actuarial Plan Participants Contributions	-	-
(e)	Benefits Paid	-	-
(f)	Past Service Cost	-	-
(g)	Changes in Foreign currency Exchanges Rates	-	-
(h)	Acquisitions /Business combination / Divestiture	-	-
(i)	Losses/ (Gain) on curtailments / Settlements	-	-
(j)	Actuarial (Gain)/ Loss on Obligations	0.31	(1.29)
<b>(k)</b>	<b>Defined benefit obligation, End of period</b>	<b>2.26</b>	<b>1.94</b>

Note: Actuarial Valuation could not be done

2	<b>Amount Recognised in Statement of Profit and loss at period end</b>	<b>31-03-2024</b>	<b>31-03-2023</b>
(a)	Service Cost	-	-
(b)	Net Interest Cost	-	-
(c)	past Service Cost	-	-
(d)	Remeasurments*	-	-
(e)	Administration Expense	-	-
(f)	Losses/ (Gain) on curtailments / Settlements/ Terminations/Divestiture	-	-
<b>(g)</b>	<b>Total Defined benefit Cost/(Income) included in profit and loss</b>	<b>-</b>	<b>-</b>

Note: Actuarial Valuation could not be done

3	<b>Current/ Non-Current Bifurcation</b>	<b>31-03-2024</b>	<b>31-03-2023</b>
(a)	Current Liability	-	-
(b)	Non-Current Liability	2.26	1.94

Note: Actuarial Valuation could not be done



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**Note 29****Related Party Disclosures (as per IND AS 24)**

<b>(a) Name of related parties and related party relationship</b>		
(i) Rajesh Projects (India) Private Limited	Common Control	Common Control
(ii) RG Residency Private Limited	Common Control	Common Control
(iii) Elegant Facility Management Pvt Ltd	Common Control	Common Control
(iv) RG Buildcon Pvt. Ltd.	Common Control	Common Control
(v) Empire Assets & Properties Pvt Ltd.	Common Control	Common Control
(vi) R K & Sons (HUF)	Common Control	Relative Director
(vii) Rajesh Goyal	Director	Director
(viii) Deepak Gupta	Director	Director
(ix) Himanshu Garg	Director	Director
(x) Bhupendra Tiwari	KMP	KMP
(xi) Archana Pundir	KMP	KMP
(xii) Cool Estate Pvt Ltd	Common Control	Common Control
(xiii) Fortune Assets Pvt Ltd	Common Control	Common Control
<b>(b) Transactions with Related Parties</b>		
<b>Particulars</b>	<b>31-03-2024</b>	<b>31-03-2023</b>
<b>(i) Rajesh Projects (India) Private Limited</b>		
<b>Other Receivables / Payables / Income Expenses</b>		
Lease Rental paid	4.50	4.50
Advance against Property	5,552.42	5,552.42
Sundry Debtors*-Outstanding	818.33	818.33
Expense Payable	4.05	-
<b>(ii) RG Residency Pvt Ltd</b>		
<b>Current A/c</b>		
Opening Balance	2.00	-
Amount Received	-	2.00
Amount Paid	2.00	-
Expense Payable-Closing balance	-	2.00
<b>(iii) Elegant Facility Management Pvt Ltd</b>		
<b>Other Receivables / Payables / Income Expenses</b>		
Opening Balance payable	0.98	0.68
Maintenance bill charged during the year	0.42	0.30
Amount Received/Paid	1.54	-
Other Receivables/Payable -Closing balance	(0.13)	0.98
<b>(iv) RG Buildcon Private Limited</b>		
Other Expense Recoverable	0.60	0.60
<b>(v) Empire Assets &amp; Properties Pvt Ltd</b>		
*Others Payable	531.50	531.50
<b>(vi) R K &amp; Sons (HUF)</b>		
Expense Payable-Closing Balance	0.29	0.29
<b>(vii) Rajesh Goyal</b>		
<b>Loan taken/Exps Reimbursement</b>		
Opening balance	0.00	(3.49)
Loan taken/Expensed during the year	1.04	4.27
Loan repaid during the year	-	0.79
Expense Payable-Closing Balance	1.04	0.00
<b>(viii) Deepak Gupta</b>		
<b>Other Receivables / Payables / Income Expenses</b>		
Opening Balance	38.97	38.95
Salary and Other Benefit	35.78	35.78
TDS Deducted	5.92	6.05
PF Employees Contribution	0.22	0.22
Amount Paid	30.22	29.50
Expense Payable-Closing Balance	38.39	38.97



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(ix) <b>Himanshu Garg</b> Expenses Payable	1.08	1.08
(x) <b>Bhupendra Tiwari</b> Staff Salary	8.18	2.73
(xi) <b>Archana Pundir</b> Staff Salary	13.20	9.34
(xii) <b>Cool Estate Pvt Ltd</b> From Body Corporate Related Party (Unsecured Repayable on Demand)	285.14	1.05
(xiii) <b>Fortune Assets Pvt Ltd</b> From Body Corporate Related Party (Unsecured Repayable on Demand)	18.55	18.55

*Dfg Ar BK*



**REAL GROWTH CORPORATION LIMITED**

CIN No. L70109DL1995PLC064254

Notes to financial statements for the Year Ended 31st Mar 2024

**Note 30****Fair Value****(Rs. in Lakhs )**

Set out below is the comparison by class of the carrying amounts and fair value of the company's financial instruments that are recognised in the financial statements.

Particulars	Level	Carrying Amount	Fair Value	Carrying Amount	Fair Value
		31-03-2024	31-03-2024	31-03-2023	31-03-2023
<b>(a) Financial Assets</b>					
At Amortised Cost					
- Cash and Cash equivalents		2.34	2.34	2.37	2.37
- Trade Receivables		454.05	454.05	455.40	455.40
- Other Financial Assets		5,558.52	5,558.52	5,558.45	5,558.45
		<b>6,014.91</b>	<b>6,014.91</b>	<b>6,016.22</b>	<b>6,016.22</b>
<b>(b) Financial Liabilities</b>					
At fair Value through Profit and loss					
- 2% Preference share Capital (Redemable)	Level 3	2,000.00	1,291.48	2,000.00	1,138.98
At Amortised Cost					
- Trade payables		399.92	399.92	399.92	399.92
- Borrowings		2,490.09	2,490.09	2,412.90	2,412.90
- Other Financial Liabilities		197.65	197.65	194.25	194.25
		<b>5,087.66</b>	<b>4,379.14</b>	<b>5,007.07</b>	<b>4,146.05</b>

The following methods / assumptions were used to estimate the fair values:

- The carrying value of cash and cash equivalent, other bank balances, certificate of deposits, trade receivables and trade payables approximate their fair value mainly due to the short-term maturities of these instruments.  
The fair values of other financial assets and other financial liabilities are assessed by the management to be same as their carrying value and is not expected to be significantly different if estimated by discounting future cash flows using rates currently available for debt on similar terms, credit risk and remaining maturities.
- Fair Value Hierachy

All financial instruments for which fair value is recognised or disclosed are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole;

Level 1: Quoted (unadjusted) prices in active markets for identical assets or liabilities.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e as prices) or indirectly (i.e derived from prices)

Level 3: Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs)



*Rg Ar*

**REAL GROWTH CORPORATION LIMITED**

CIN No. L70109DL1995PLC064254

Notes to financial statements for the Year Ended 31st Mar 2024

(Rs. in Lakhs)

**Note 31  
Segment Reporting**

	Particulars	Trading of Goods	Real Estate	Unallocated	Total Segment
1	<b>Segment Revenue</b>				
a	External Sales	-	3.49	105.42	108.92
b	Inter-Segment Sales	-	-	-	-
c	<b>Net Sales/Income From Operations</b>	-	3.49	105.42	108.92
2	<b>Segment Results(Profit before Interest Costs and Tax)</b>	(0.90)	3.49	17.52	20.11
	Less: (i) Interest	-	-	-	-
	(ii) Other Un allocable Expenditure net of Unallocable Income	-	-	152.50	152.50
	<b>Net Results</b>	<b>(0.90)</b>	<b>3.49</b>	<b>(134.98)</b>	<b>(132.39)</b>
3	Segment Assets	452.92	5,952.37	84.66	6,489.95
		-	-	-	-
4	Segment Liabilities	3,158.34	548.30	2,783.30	6,489.95
5	Share Capital and Equity	-	-	417.05	417.05



Note:- 32 Trade Receivable Ageing Schedule		Rs in Lakhs				
Particulars	'As at 31st Mar 2024					
	Outstanding for following periods from due date of payments					
	> 6 months	6 months -1 Years	1-2 years	2-3 years	More than 3 years	Total
<b>Trade Receivables</b>						
(a) Undisputed Trade receivables -Considered Doubtful	1.14	0.00	0.00	0.00	1103.79	1104.93

Particulars	'As at 31st Mar 2023					
	Outstanding for following periods from due date of payments					
	> 6 months	6 months -1 Years	1-2 years	2-3 years	More than 3 years	Total
<b>Trade Receivables</b>						
(a) Undisputed Trade receivables -Considered Doubtful	2.48	0.00	0.00	19.00	1084.79	1106.27

Note 33 Trade Payable Ageing Schedule:-		'As at 31st Mar 2024				
Particulars	-					
	Outstanding for following periods from due date of payments					
	Less than 1 year	1-2 years	2-3 years	More than 3 Years	Total	
<b>Trade Payables</b>						
(a) Due to Others	-	-	-	399.92	399.92	

Particulars	'As at 31st Mar 2023				
	Outstanding for following periods from due date of payments				
	Less than 1 year	1-2 years	2-3 years	More than 3 Years	Total
<b>Trade Payables</b>					
(a) Due to Others	-	0.00	0.48	399.43	399.92

**Note:- 34**

**A. CONTINGENT LIABILITIES AND COMMITMENTS**

**Contingent Liabilities**

1. Claims against the company not acknowledge as debt
2. Bank Guarantees
3. Disputed Tax Demands

F.Y. 2023-24	F.Y. 2022-23
--------------	--------------

Ref Note-27	Ref Note-27
NIL	NIL
1,979.66	1,571.60
<u>1,979.66</u>	<u>1,571.60</u>

**B. Registration of charges or satisfaction with Registrar of Companies**

There is no Charge or satisfaction pending to be registered with Registrar of Companies.

**C. Details of Benami Property held**

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

**E. Relationship with Struck off Companies**

The company has not any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

**F. Details of Crypto Currency or Virtual Currency**

The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.

**G. Corporate Social Responsibility (CSR)**

The company is not covered under section 135 of the companies act. Because Company is not fulfilling the criteria specified under section 135.

Particulars	Presecribed Criteria	Amount of Company
Networth	500 Crore	910.72 Lakh
Turnover	1000 Crore	00.0 Lakh
Net Profit	5 Crore	-358.61 Lakh

**K. Title deeds of immovable Property not held in name of the Company**

No Such case of Title deeds of immovable Property not held in name of the Company.



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**Note: 35****Ratios**

Name of Ratios	For the yearended 31.03.2024	For the yearended 31.03.2023	% Variance	Reason for Variance
(i) Current Ratio [Current Assets / Current Liabilities]	0.20	0.21	1.97%	
(ii) Debt-Equity Ratio [Total Liabilities / Shareholder's Equity]	14.56	11.22	-29.83%	Note 35(i)
(iii) Debt Service Coverage Ratio [PBIT / Debt Service (interest + Principal)]	-	-	-	
(iv) Return on Equity Ratio [Net Income Available for Equity Shareholder's/ Shareholder's Equity]	(0.27)	(1.39)	0.81	
(v) Inventory turnover ratio [Cost of goods sold / Avg Inventory]	-	-	0.00%	
(vi) Trade Receivables turnover ratio [Net credit sales / Avg Account Receivables]		-	0.00%	
(vii) Trade payables turnover ratio [Net credit Purchases / Avg Account Payables]	-	-	0.00%	
(viii) Net capital turnover ratio [Net Annual sales / working capital]	-	-	0.00%	
(ix) Net profit ratio [Net Profit Margin / Revenue]	(1.22)	(6.90)	82.38%	Note 35(ii)
(x) Return on Capital employed [PBIT / Capital Employed]	(0.06)	(0.32)	82.04%	Note 35(iii)
(xi) Return on investment [Net Return on Investment / Cost of Investment]	-	-	-	

Note 35(i) Debt equity ratio increased due to fresh loan during the year.

Note 35(ii) Net profit ratio change due to major amt of provisions created during the Previous year.

Note 35(iii) Change in Return on capital employed due to heavy losses in previous year.

**For M/S A D Gupta And Associates**

Chartered Accountants

Firm Reg. No. : 018763N

Amit Kumar Gupta  
(Partner)

M. No. 500134

Place : New Delhi

Dated : 29-05-2024

UDIN:- 24500134BKASGZ5253

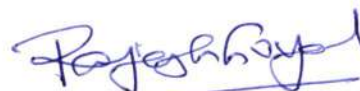


**For and on behalf of Board of Directors**

**REAL GROWTH CORPORATION LIMITED**



Deepak Gupta  
(Wholetime Director)  
DIN: 01890274



Rajesh Goyal  
(Director)  
DIN: 01339614



Archana Pundir  
(Company Secretary)



Bhupendra Tiwari  
(CFO)



# REAL GROWTH CORPORATION LIMITED

(Formerly Real Growth Commercial Enterprises Limited)

CIN: L70109DL1995PLC064254

Add: G-01, Ground Floor, Plot No. SU, LSC B-Block, RG City Centre, Lawrence Road Delhi North West DL 110035

E-mail: [info@realgrowth.in](mailto:info@realgrowth.in) Website: [www.realgrowth.co.in](http://www.realgrowth.co.in) Ph. 9560096060

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The Manager  
Department of Corporate Relationship  
BSE Limited  
25<sup>th</sup> Floor P.J. Towers, Dalal Street  
Mumbai – 400001

Date: 29/05/2024

SCRIP CODE: 539691 (Equity)

Dear Sir/Madam

**Re.: DECLARATION PURSUANT TO Regulation 22(3) (d) and 52(3)(a) of SEBI (Listing Obligations and Discloser Requirements) Regulation 2015**

Dear Sir/Madam

I, Deepak Gupta Whole Time Director of the Company Real Growth Corporation Limited (CIN L70109DL1995PLC064254) having Registered office at - G-01, Ground Floor, Plot No. SU, LSC B-Block, RG City Centre, Lawrence Road North West Delhi-110035 hereby declare that the Statutory Auditors of the Company, AD Gupta and Associates, Chartered Accountants (Firm Reg. No. 018763N) have issued an Audit Report with unmodified opinion on the Audited Financial Results of the Company for the year ended 31<sup>st</sup> March 2024.

This declaration is given in compliance to Regulation 33(3) d and 52(3)(a) of the SEBI (Listing Obligation and Discloser Requirements) Regulation 2015

Kindly take this declaration on your records

For Real Growth Corporation Limited



Deepak Gupta  
Whole Time Director  
DIN: 01890274