

सेवा में,

दिनांक-06.11.2024

श्रीमान तकनीकी सलाहकार,
उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण
नवीन भवन, राज्य नियोजन संस्थान,
कालाकांकर हाऊस, पुराना हैदराबाद,
लखनऊ, उत्तर प्रदेश।

विषय- उ०प्र० भू-सम्पदा विनियामक प्राधिकरण (उ०प्र० रेरा) में परियोजना Ews, Gokuldham under PMAY जनपद Unnao आवेदन आई०डी० नं० ID1286151 के, पंजीयन के संबंध में।

महोदय,

कृपया उपरोक्त विषयक आवेदन के क्रम में अपने पत्र संख्या 3010244 / यू०पी०-रेरा / परि०पंजी० / 2024-25 दिनांकित-30.10.2024 का संदर्भ ग्रहण करने का कष्ट करें, जिसके माध्यम से आपने उक्त पंजीयन आवेदन में पाई गई कमियों से अवगत कराते हुए, उक्त कमियों को दूर करने का निर्देश दिया है। इस क्रम में निम्न आख्या प्रेषित है :-

1. प्रमोटर कम्पनी द्वारा आवेदन के साथ संलग्न Treadstone Limited की वित्तीय वर्ष 2023-24 की Balance Sheet की स्पष्ट कॉपी, माननीय विनियामक प्राधिकरण के पोर्टल पर अपलोड कर दी गई है तथा इस पत्र के साथ भी आपके सुलभ संदर्भ हेतु प्रेषित की जा रही है। **(संलग्नक-1)**
2. प्रमोटर कम्पनी द्वारा परियोजना के विकास कार्यों (Development Works) का सांख्यिकिक विवरण (Quantified), माननीय विनियामक प्राधिकरण के पोर्टल पर अपलोड कर दिया गया है एवं इस पत्र के साथ भी आपके सुलभ संदर्भ हेतु प्रेषित किया जा रहा है। **(संलग्नक-2)**
3. प्रमोटर कम्पनी द्वारा विषयक परियोजना का निर्माण एवं विकास कन्सॉर्शियम एग्रीमेंट, जो कि उप-निबंधक कार्यालय उन्नाव में बही संख्या-4, जिल्द संख्या-193, के पृष्ठ 211 से 230 तक क्रमांक-233 पर दिनांक 30.12.2022 को पंजीकृत हुआ है, के अंतर्गत किया जा रहा है, जिसमें Treadstone Limited लीड मेम्बर के रूप में पंजीकृत है। **(संलग्नक-3)**

उक्त कन्सोर्शियम के अन्य मैबर Treadstone International Limited तथा कृष्ण कुमार वाघवा हैं, जिनके द्वारा उक्त कन्सोर्शियम के अंतर्गत भूमि का योगदान परियोजना के लिए किया गया है, इस प्रकार Treadstone Limited उक्त परियोजना के Developer Promoter के रूप में उ०प्र० रेरा में पंजीकृत हैं।

TREADSTONE LIMITED

Director

इस क्रम में आपके संज्ञान में यह लाना भी अति प्रासांगिक है कि, विषयक परियोजना का निर्माण एवं विकास भारत सरकार द्वारा प्रोत्साहित "प्रधानमंत्री आवास योजना" के अंतर्गत उ0प्र0 शासन द्वारा प्रतिपादित नीतियों के अनुसार किया जा रहा है, जिसमें निम्न आय वर्ग के परिवारों को उ0प्र0 शासन द्वारा नामित सक्षम विकास प्राधिकरणों/जिला प्रशासन/डूडा द्वारा उपलब्ध कराई गई पात्र आवेदकों की सूची के अनुसार भवन उपलब्ध कराये जाते हैं। उक्त परियोजना में विकासकर्ता का दायित्व केवल शासन द्वारा उपलब्ध कराये गये मापदण्डों के अनुसार भवन बनाकर उपलब्ध कराना है, अन्य सभी औपचारिकताएँ शासन द्वारा नामित उपरोक्त संस्थाओं द्वारा पूर्ण की जाती हैं।

यहां आपके संदर्भ हेतु यह भी अंकित करना प्रासांगिक है कि, उपरोक्त "प्रधानमंत्री आवास योजना (PMAY)" की नीति के अन्तर्गत उ0प्र0 शासन द्वारा जारी शासनादेश संख्या-1132/आठ-1-18-106 विविध/2018, दिनांकित-12.07.2018 के बिन्दु संख्या 2.3 में निम्न प्रावधान है :-

"2.3 योजना के क्रियान्वयन हेतु निजी विकासकर्ताओं द्वारा कन्सॉर्शियम बनाये जाने की स्थिति में कन्सॉर्शियम के समस्त सहभागी सदस्यों के मध्य संलग्नक-1 पर निर्धारित प्रपत्र पर एम.ओ. यू. का निष्पादन अनिवार्य होगा, जो सम्बन्धित जनपद के सब-रजिस्ट्रार के कार्यालय में पंजीकृत होना चाहिए। कन्सॉर्शियम के लीड मेम्बर की अंशधारिता न्यूनतम 26 प्रतिशत होनी चाहिए।"

उपरोक्त प्रावधान के अनुसार किसी भी परियोजना का क्रियान्वयन निजी विकासकर्ताओं द्वारा कन्सॉर्शियम के माध्यम से किया जा सकता है, अधिसूचना की छायाप्रति उक्त बिन्दु को रेखांकित कर आपके संदर्भ हेतु प्रेषित की जा रही है। (संलग्नक-4)

उ0प्र0 शासन द्वारा निजी क्षेत्र की सहभागिता से प्रधानमंत्री आवास योजना के अंतर्गत भवन बनाए जाने की नीति के उपरोक्त प्रावधानों के अनुसार ही उक्त परियोजना का विकास कन्सॉर्शियम द्वारा किया जा रहा है, जिसका कन्सॉर्शियम उक्त नीति अनुसार विधिवत पंजीकृत कराकर पंजीयन आवेदन के साथ उ0प्र0 रेरा के समक्ष प्रस्तुत किया गया है।

उक्त कन्सॉर्शियम में स्पष्ट रूप से सहभागी सदस्यों का विवरण तथा परियोजना के प्रति उनके दायित्वों का स्पष्ट उल्लेख किया गया है। शासन की उपरोक्त नीति के मानक अनुसार ही कन्सॉर्शियम के लीड मेम्बर Treadstone Limited की अंशधारिता भी 26 प्रतिशत से अधिक, 47.50 प्रतिशत है।

इस प्रकार उक्त परियोजना का विकास उ0प्र0 शासन द्वारा प्रधानमंत्री आवास योजना के लिए प्रतिपादित नीति के अंतर्गत दिए गए प्रावधानों का अनुपालन करते हुए विधिवत किया जा रहा है।

TREADSTONE LIMITED

Director

4. प्रमोटर कम्पनी द्वारा, जैसा कि उपर दिए गए बिन्दु में स्पष्ट है कि विषयक परियोजना का विकास प्रधानमंत्री आवास योजना नीति के अंतर्गत उ0प्र0 शासन द्वारा प्रतिपादित नीतियों के अनुसार किया जा रहा है, जिसमें विकासकर्ता की भूमिका केवल और केवल उक्त नीति के मापदण्डों के अनुसार भवन निर्माण कर पात्र आवेदकों को उपलब्ध कराने की है, जबकि पात्र आवेदकों से आवेदन लिए जाने, भवन आवंटित करने, भवन संख्या आवंटित करने तथा आवंटन के पश्चात उनको आवंटन पत्र जारी करते हुए, आवेदकों से त्रिपक्षीय Lease Deed (आवंटी, विकासकर्ता एवं विकास प्राधिकरण के मध्य) निष्पादित कराने की प्रक्रिया शासन द्वारा नामित संस्थान (स्थानीय विकास प्राधिकरणों/जिला प्रशासन/डूडा) के द्वारा की जाती है।

यहां यह बताना उल्लेखनीय है कि, इस परियोजना के आवेदन पत्र, आवंटन पत्र एवं विक्रय विलेख आदि, उक्त नीति अनुसार विशेष नियम एवं शर्तों का उल्लेख करते हुए प्राधिकरण द्वारा ही उपलब्ध कराए जाते हैं तथा प्राधिकरण एवं नामित संस्थाओं द्वारा संयुक्त रूप से आवंटन की उपरोक्त प्रक्रिया पूर्ण की जाती है।

पंजीयन आवेदन में संलग्नित आवेदन पत्र, विक्रय अनुबंध एवं विक्रय विलेख के प्रारूप सक्षम संस्थानों की संस्तुति के उपरांत ही तैयार किए गए हैं तथा उन्हीं के स्तर से जारी किए जाने हैं।

5. प्रमोटर कम्पनी द्वारा परियोजना के भूखण्ड से संबंधित भार-मुक्त प्रमाण पत्र (Non encumbrance Certificate) अधिवक्ता से सत्यापित कराते हुए, Letterhead पर हस्ताक्षर एवं सील सहित, माननीय विनियामक प्राधिकरण के पोर्टल पर अपलोड कर दिया गया है एवं इस पत्र के साथ भी आपके सुलभ संदर्भ हेतु प्रेषित किया जा रहा है। (संलग्नक-5)

आशा है उपरोक्त स्पष्टीकरण से इस प्रकरण में स्थिति की स्पष्टता आपकी अपेक्षाओं के अनुरूप होगी।

अतः आपसे निवेदन है कि, कृपया विषयक आवेदन पर अग्रतर कार्यवाही करते हुए परियोजना का पंजीयन जारी करने की कृपा करें।

सधन्यवाद।

TREADSTONE LIMITED
Treadstone Limited



Director

(अलका वाधवा)
(निदेशक)

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संलग्नक :- उपरोक्तानुसार।



ANIL SAXENA AND ASSOCIATES

Chartered Accountants

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INDEPENDENT AUDITORS' REPORT

**TO THE MEMBERS OF
TREADSTONE LIMITED**

Report on the Standalone Financial Statements

We have audited the accompanying standalone financial statements of **TREADSTONE LIMITED**, which comprise the standalone Balance Sheet as at 31st March 2024 and the standalone statement of Profit and Loss for the year then ended 31st March 2024, and a summary of 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 financial statements give the information required by The Companies Act, 2013 in the manner so required and give a true and fair view in conformity with the accounting standards prescribed under section 133 of the Act read with the Companies (Accounting Standards) Rules, 2006, as amended, ("AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2024, its Profit/Loss for the year ended on 31st March, 2024.

Basis for Opinion

We conducted our audit of the Standalone Financial Statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's responsibilities for the audit of the 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 (ICAI) together with the ethical requirements that are relevant to our audit of the Financial Statements under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's code of ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the standalone financial statements.

Qualified opinion

Reference is invited to Note no. 20 regarding Trade Receivables amounting to Rs. 283.52 Lacs out of which trade receivables amounting to Rs. 280.00 Lacs which are outstanding for more than 1 year from invoice date. As explained therein the recoveries from these trade receivables have been almost negligible. There have been defaults on the payment obligations by the debtors on the due dates. As informed by the management no reply is received from any parties to whom notices were sent by the management, neither any confirmations are obtained. In view of the above we are unable to comment on the realisability of the debts.

The company did not obtain balance confirmations from customers, creditors, and other parties, including those related to loans and advances, as of March 31, 2024. Since we could not obtain the



required external confirmations as per SA-505 Standards on Auditing, we are unable to comment on any adjustments or disclosures that may arise.

Information other than the Financial Statements and Auditors' Report thereon

The Company's Board of Directors are responsible for the preparation of the other information. The other information comprises of the information included in the Board's Report including Annexure(s) to Board's Report which comprises various information required under section 134(3) of the Companies Act, 2013 but does not include the Financial Statements and our auditor's report thereon. Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Standalone Financial Statements, our responsibility is to read the Board Report and, in doing so, consider whether the Board Report is materially inconsistent with the Standalone Financial Statements, or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement in this Board Report, we are required to report that fact. We have nothing to report in this regard.

Management's Responsibility for the Financial Statements

The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Standalone Financial Statements that give a true and fair view of the financial position, financial performance of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement 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 is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board Of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so. The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the Standalone Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable Assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these 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)(l) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention to our auditor's report to the related disclosures in the Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure, and content of the 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.

Materiality is the magnitude of misstatements in the Standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in:

- (i) planning the scope of our audit work and in evaluating the results of our work; and
- (ii) to evaluate the effect of any identified misstatements in the Standalone financial statements.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by the companies (Auditor's Report) Order, 2020 ("The Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "**Annexure A**" a statement on the matters specified in the paragraph 3 and 4 of the order.



2. As required by Section 143 (3) of the Act, based on our audit 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 appears from our examination of those books.
 - c) The Standalone Balance Sheet and the Standalone Statement of Profit and Loss dealt with in this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid Standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e) On the basis of written representations received from the directors as on 31st March, 2024, taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2024, from being appointed as a director in terms of Section 164(2) of the Act.
 - f) 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 limit prescribed by section 197 for maximum permissible managerial remuneration is not applicable to a private limited company, accordingly requirement to report is not applicable.
 - g) In our opinion, as per provisions of clause (i) of sub-section 3 of Section 143 of the Act with regard to opinion on internal financial controls with reference to the financial statements and operating effectiveness of such controls is not applicable since the company's turnover as per last audited financial statements is less than Rs. 50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs. 25 Crores, therefore the same is not applicable vide amendment to the notification G.S.R 464(E) dated June 13, 2017;
 - h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014 as amended in our opinion and to the best of our information and according to the explanation given to us:
 - i) The Company does not have any pending litigations which would impact its financial position in its financial statements.
 - ii) The Company did not have any long-term contracts including derivatives contracts for which there were any material foreseeable losses.
 - iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, 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 person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall



- whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (“Ultimate Beneficiaries”) or
- provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

The management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the company shall:

- whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever (“Ultimate Beneficiaries”) by or on behalf of the Funding Party or
- provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

v) Based on audit procedures which we 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) contain any material misstatement.

v) The company has not declared or paid any dividend during the year in contravention of the provisions of section 123 of the Companies Act, 2013.

vi) The company has used “Tally Prime Edit Log 4.1” as accounting software for maintaining its books of accounts , which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all transactions recorded in the software and the audit trail feature has not been tampered with and the audit trail has been preserved by the company as per the statutory requirements for record retention.

As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 01, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention is not applicable for the financial year ended March 31, 2024.

Place : Kanpur
Date : 02nd September, 2024

For Anil Saxena & Associates
Chartered Accountants
(FRN-008364C)


Anil Kumar Saxena
(Partner)
(M.No.-071895)

UDIN- 24071895BKFKKH4863





ANIL SAXENA AND ASSOCIATES

Chartered Accountants

111/471, Brahma Nagar, Kanpur-208012 Uttar Pradesh

Phone : 9935505500, E-Mail : ca.anil.saxena@gmail.com

The Annexure A referred to in Independent Auditor's Report to the members of TREADSTONE LIMITED for the year ended 31/03/2024.

On the basis of the information and explanation given to us during the course of our audit, we report that:

- (1) (i) (a) The Company has not maintained proper records showing full particulars, including quantitative details and the situation of all fixed assets.
 - (b) The company does not have any intangible asset. Therefore, the provisions of Clause (i)(a)(B) of paragraph 3 of the order are not applicable to the company.
 - (ii) The Property, Plant and Equipment have not been physically verified by the management during the year.
 - (iii) According to the information and explanations given to us title deeds of immovable properties, classified as fixed assets, are held in the name of the company.
 - (iv) The company has not revalued its Property, Plant, and Equipment (including right of use of assets) or intangible asset during the year. Therefore, the provisions of Clause (i)(d) of paragraph 3 of the order are not applicable to the company.
 - (v) No proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder. Therefore, the provisions of Clause (i)(e) of paragraph 3 of the order are not applicable to the company.
- (2) (a) In our opinion, physical verification of inventory has not been conducted at reasonable intervals by the management and the coverage and procedure of such verification by the management are not appropriate.
 - (b) Company has not been sanctioned any working capital limits from banks or financial institution on the basis of security of current assets during the financial.
- (3) During the year company has made investments and also granted loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships, or other parties covered in the register maintained under section 189 of the Companies Act 2013. However, as per the information and explanation given to us , no guarantee or security has been provided on the same.
 - (a) In respect of the loans or advances in the nature of loans to any subsidiaries, we report that:
 - (A) The aggregate amount during the year, and the balance outstanding at the balance sheet date with respect to such loans or advances to any subsidiaries, joint ventures and associates are as under:



Aggregate amount given during the year : Rs. 0.67 Lacs
 Balance Outstanding as at the Balance Sheet date : Rs. 0.67 Lacs

(B) The aggregate amount during the year, and the balance outstanding at the balance sheet date with respect to such loans or advances to parties other than subsidiaries, joint ventures and associates are as under:

Aggregate amount given during the year : Rs. 0.00 Lacs
 Balance Outstanding as at the Balance Sheet date : Rs. 140.35 Lacs

- (b) We have not been provided with the terms and conditions on the basis of which the above said advances/loans were given, accordingly we are unable to opine as to whether the said terms and conditions are not prejudicial to the company's interest or not.
- (c) According to the information and explanation given to us, there is no stipulation as regards repayment of principal and payment of interest on the above said loans.
- (d) Since there is no stipulation as regards servicing of the loan, there are no overdue amounts.
- (e) According to the information and explanations given to us and on the basis of verification of books of account and records of the company, we are of the opinion that there are no loans or advances in the nature of loan which has fallen due during the year, and have been renewed or extended or fresh loans granted to settle overdue of existing loans given to the same parties.
- (f) The company has granted loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment. The details of such loans and breakup thereof is as under:

Total amount of loans/advances granted during the year	Percentage thereof to the loans granted	Out of (1), Aggregate amount of loans granted to Promoters, related parties as defined in clause (76) of section 2 of Companies Act. 2013	Percentage of loans as per column (3) of the total loans granted during the year
(1)	(2)	(3)	(4)
0.67 Lacs	100%	Nil	-

The above loans are part of the loans specified in para (a) above.

- (4) In our opinion and according to the information and explanation given to us , and on the basis of our verification of the books of account and records of the company, we report that, in respect of loans, investment, guarantees, and security, the provisions of section 185 and 186 of the companies Act have not been complied with respect to following:
- (a) Non-Compliance with provision of section 185 of the companies Act, 2013: Loans given to relative of Director during the year- Rs. Nil.
- (b) Non-Compliance with provision of section 186 of the companies Act, 2013: No interest has been received/charged in respect of loans/advances of Rs. 141.02 Lacs outstanding as at reporting date.



- (5) According to the information and explanation given to us, and in the basis of examination of books of accounts and records of the company, we report that the company has not accepted any deposits or amount which are deemed to be deposits. Hence, reporting under this clause 3(v) of the order is not applicable.
- (6) The maintenance of the cost records has not been specified for the activities of the company by the Central Government under section 148(1) of the Companies Act, 2013. Hence reporting under clause 3(vi) of the order is not applicable.
- (7) (a) The company is generally regular in depositing undisputed statutory dues including Goods and Service Tax, Provident fund, Employees state insurance, Income Tax, Duty of Custom cess and any other statutory dues applicable to the company with the appropriate authorities. According to information and explanations given to us, no undisputed amounts payable in respect of these statutory dues were pending at the end of the year for a period more than six months from the date they became payable.
- (b) There are no dues in respect of the statutory dues referred in in foregoing paragraph vii)a) which have not been deposited on account of any dispute.
- (8) There were no transaction relating to previously unrecorded income that have been surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961 (43 of 1961) during the year. Hence clause 3(viii) of the Order is not applicable to the company.
- (9) (a) The Company has not defaulted in repayment of loans and borrowings or in the payment of interest thereon to any lender during the year.
- (b) The company has not been declared a willful defaulter by any bank or financial institution or government or government authority.
- (c) No term loan was taken during the year. Hence Clause 3(9)(c) of the order is not applicable.
- (d) In our opinion and according to the information and explanations given to us, and the procedures performed by us and on an overall examination of the financial statements 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 explanation given to us and on the basis of our verification of books of account and records of the company, in our opinion, the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
- (f) According to the information and explanations given to us, the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies (as defined under the Companies Act, 2013) during the year ended 31st March 2024. Hence clause 3(ix)(f) of the order is not applicable.
- (10) (a) The company did not raise any money by way of initial public offer or further public offer (including debt instruments) Hence 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 convertible debentures (fully, partially or optionally convertible) during the year hence clause 3(x)(b) of the order is not applicable.

- (11) (a) No fraud by the Company or no fraud on the company has been noticed or reported during the year.
- (b) During the year no report under sub-section (12) of section 143 of the Companies 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) The establishment of whistle-blower mechanism is not applicable to the company hence clause 3(xi)(c) of the order is not applicable.
- (12) The company is not a Nidhi company as per the provisions of the Act. Accordingly, the requirement to report on clause 3(xii) of the order is not applicable to the company.
- (13) All transactions with the related parties are in compliance with section 177 and 188 of The Companies Act, 2013 as applicable and the details have been disclosed in the Financial Statements as required by the applicable accounting standards.
- (14) (a) In our opinion and based on our examination, the company does not have an internal audit system commensurate with the size and nature of its business and is not required to have an internal audit system as per provision section 138 of the Companies Act, 2013.
- (b) Since the company is not required to have the internal audit system hence clause 3(xiv)(b) of the order is not applicable.
- (15) 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, provision of Section 192 of the Companies Act, 2013 are not applicable to the company.
- (16) (a) The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence clause 3(xvii)(a) of the order is not applicable.
- (b) The company is not engaged in any Non-Banking Financial or Housing Finance activities during the year. Hence clause 3(xvii)(b) of the order is not applicable.
- (c) The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Hence clause 3(xvii)(c) of the order is not applicable.
- (d) As per the information and explanations received, the group does not have any CIC as part of the group. Hence clause 3(xvii)(d) of the order is not applicable.
- (17) The company has not incurred cash loss in the current financial year and preceding financial year.
- (18) During the year the auditor's M/s Anugrah & Associates have given resignation as statutory auditors vide their resignation letter to the management of the company dated-30/12/2023 owing to time constraints and other professional assignments which has been accepted by the management.
- (19) On the basis of the financial ratios disclosed in notes to the standalone financial statements the company has properly disclosed ageing of expected dates of realization of financial assets



and payment of financial liabilities, and based on other information accompanying the financial statements, the Board of Directors and management's plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We however, state that this is not as 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.

- (20) There is no liability of the company under the provisions of section 135 of Companies Act, relating to Corporate Social Responsibility. Therefore, the provisions of Clause (xx) of paragraph 3 of the order are not applicable to the Company.
- (21) In our opinion and according to the information and explanation given to us, none of our companies included in the consolidated financial statements have unfavorable remarks, qualifications or adverse remarks given by the respective auditors in their reports under the companies (Auditor's Report) Order, 2020(CARO).

Place: Kanpur

Date : 02nd September, 2024

For ANIL SAXENA AND ASSOCIATES

Chartered Accountants

(FRN-008364C)


Anil Kumar Saxena
(Partner)

(M.No.: 071895)

UDIN: 24071895BKFKKH4863



TREADSTONE LIMITED
52/3,4,5, FACTORY AREA FAZALGANJ KANPUR - 208012, UTTAR PRADESH
CIN-U51210UP1987PLC009029

Standalone Balance Sheet as on 31 March 2024

(Rs. In Lacs)

Particulars	Note No.	As at 31st March 2024	As at 31st March 2023
I			
(1) Equity and Liabilities			
Shareholders Funds			
(a) Share Capital	3	133.08	133.08
(b) Reserve and Surplus	4	1,829.75	1,894.47
(2) Non- Current Liabilities			
Long Term Borrowings	5	1,151.22	651.22
Deferred Tax Liabilities (Net)	6	22.09	24.29
Other Long term liabilities	7	-	-
Long-term provisions	8	-	-
(3) Current Liabilities			
(a) Short Term Borrowings	9	-	-
(b) Trade Payable	10	15.06	39.77
(c) Other Current Liabilities	11	208.77	207.99
(d) Short Term Provision	12	-	21.96
TOTAL		3,359.97	2,972.78
II			
(1) Assets			
Non Current Assets			
(a) Property, Plant and Equipment	13		
(i) Property, Plant and Equipment		293.95	303.75
(ii) Intangible Assets		22.14	22.14
(iii) Capital work-in-progress		-	-
(iv) Intangible assets under development		-	-
(b) Non-current investments	14	190.30	189.50
(c) Deferred tax assets (Net)	15	-	-
(b) Long Term Loans and Advances	16	447.04	364.67
(c) Other Non Current Asset	17	-	-
(2) Current Assets			
(a) Current Investments	18	3.93	0.01
(b) Inventories	19	1,901.53	1,383.61
(c) Trade Receivables	20	283.52	304.02
(d) Cash and Bank Balances	21	50.93	36.28
(e) Short Term Loans & Advances	22	166.08	209.17
(f) Other Current Assets	23	0.55	159.63
TOTAL		3,359.97	2,972.78

Additional Information and Significant Accounting Policies

1-2

The notes referred above form an integral part of Financial Statements

As per our report of even date attached

For Anil Saxena & Associates

Chartered Accountants

Firm Regn No. : 008364C

Anil Kumar Saxena
(Partner)

Membership No : 071895

Place : Kanpur

Date : 02/09/2024

UDIN: 24071895BKFKKH4863



For and on Behalf of the Board of Directors

Krishan Kumar Wadhwa
DIN:00170731
Director

Alka Wadhwa
DIN: 00189265
Director

TREADSTONE LIMITED
52/3,4,5, FACTORY AREA FAZALGANJ KANPUR - 208012, UTTAR PRADESH
CIN-U51210UP1987PLC009029

Standalone Statement of Profit & Loss for the year ended 31 March 2024

(Rs. In Lacs)

Particulars	Note No.	As at 31st March 2024	As at 31st March 2023
I Income			
Revenue From Operations	24	-	47.83
Other Income	25	39.74	66.19
Total Income		39.74	114.02
II Expenses			
Cost of Material Consumed	26	134.12	-
Purchase of Stock-in-trade	27	-	-
Change in Inventories of finished goods, work-in-progress and stock-in-trade	28	(134.12)	-
Employee Benefits Expenses	29	12.30	41.66
Finance Cost	30	2.56	16.50
Depreciation and Amortisation Expenses	31	10.51	13.61
Other Expenses	32	4.25	36.35
Total Expenses		29.62	108.12
Profit before Exceptional items, Extraordinary Items & Tax		10.12	5.90
III Tax			
Exceptional Items & Extraordinary Items	33	3.33	-
IV Profit Before Tax		6.79	5.90
V Less: Tax Expense :-			
Current Tax		-	-
Deferred Tax		(2.20)	0.89
Tax for Earlier Years (Net)		-	-
VI Profit after Tax for the year		8.99	5.01
VII Earning per share (Face value of Rs.10/- each)	34		
Basic		6.75	3.76
Diluted		-	-

Additional Information and Significant Accounting Policies **1-2**
The notes referred above form an integral part of Financial Statements

As per our report of even date attached
For Anil Saxena & Associates
Chartered Accountants
Firm Regn No. : 008364C

Anil Kumar Saxena
(Partner)
Membership No : 071895
Place : Kanpur
Date : 02/09/2024



For and on Behalf of the Board of Directors

Krishan Kumar wadhwa
DIN: 00170731
Director

Alka Wadhwa
DIN: 00189265
Director

TREADSTONE LIMITED
52/3,4,5, FACTORY AREA FAZALGANJ KANPUR - 208012, UTTAR PRADESH
CIN-U51210UP1987PLC009029

Notes on standalone financial statements as on 31st March 2024

Note No. : 3 Share Capital

Rs. In Lacs

Particulars	As at March 31, 2024		As at March 31, 2023	
	No. of Shares	Amount	No. of Shares	Amount
Authorised				
Equity Shares of Rs.10/- each	150,000.00	150.00	150,000.00	150.00
Issued				
Equity Shares of Rs.10/- each Fully Paid up	133,080.00	133.08	133,080.00	133.08
Subscribed & Fully paid up				
Equity Shares of Rs.10/- each Fully Paid up	133,080.00	133.08	133,080.00	133.08
Total	133,080.00	133.08	133,080.00	133.08

Note No. 3 (a) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting Period.

Particulars	As at March 31, 2024	As at March 31, 2024	As at March 31, 2023	As at March 31, 2023
	No. of Shares	Amount	No. of Shares	Amount
Shares outstanding at the beginning of	133,080.00	133.08	133,080.00	133.08
Shares issued during the year via Fresh issue of shares	-	-	-	-
Shares issued during the year via Bonus Shares	-	-	-	-
Shares brought back during the year	-	-	-	-
Shares outstanding at the end of the year	133,080.00	133.08	133,080.00	133.08

Note No. 3 (b) The company has only one class of equity share having a part value of Rs. 10 per share. Each holder of equity is entitled to one vote per share. The holders of equity share are entitled to receive dividend as declared from time to time. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the company, the holders of equity share 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 No. 3 (c) Details of shares held by each shareholder holding more than 5% equity shares in the company :

Particular	As at March 31, 2024		As at March 31, 2023	
	No. of Shares	% of Holding	No. of Shares	% of Holding
Equity Shares with voting right				
Krishna Kumar Wadhwa	99,810.00	75.00%	99,810.00	75.00%
Alka Wadhwa	12,440.00	9.35%	12,440.00	9.35%
O.P. Wadhwa HUF	10,630.00	7.99%	10,630.00	7.99%
Total	133,080.00	92.34%	133,080.00	92.34%

Note No. 3 (d) Details of shares held by Promoters of the company :

Promoter Name	Shareholding at the beginning of	Shareholding at the beginning of	Shareholding at the end of the year	Shareholding at the end of the year	Change during the year	
	No. of Shares	% of Holding	No. of Shares	% of Holding	No. of Shares	% of Holding
Year ended 31.03.2024						
Equity Shares with voting right						
Krishna Kumar Wadhwa	99,810.00	75.00%	99,810.00	75.00%	-	0.00%
Alka Wadhwa	12,440.00	9.35%	12,440.00	9.35%	-	0.00%
O.P. Wadhwa HUF	10,630.00	7.99%	10,630.00	7.99%	-	0.00%
Total	133,080.00		133,080.00		-	0.00%
Year ended 31.03.2023						
Equity Shares with voting right						
Krishna Kumar Wadhwa	99,810.00	75.00%	99,810.00	75.00%	-	0.00%
Alka Wadhwa	12,440.00	9.35%	12,440.00	9.35%	-	0.00%
O.P. Wadhwa HUF	10,630.00	7.99%	10,630.00	7.99%	-	0.00%
Total	133,080.00		133,080.00		-	0.00%

Note No. 4 Reserves & Surplus

Particulars	As at March 31, 2024	As at March 31, 2023
Surplus of Profit & Loss A/c		
Opening Balance	1,894.47	1,889.46
Add : Profit & Loss During the year	8.99	5.01
Less : Adjustments related to previous years	(73.71)	
Total	1,829.75	1,894.47

Note No. 5 Long Term Borrowings

Particulars	As at March 31, 2024	As at March 31, 2023
Secured		
Vehicle Term Loans from Banks - INR	5.21	5.94
Unsecured		
Loan from Directors	741.84	237.89
Loan from Other Related Parties	404.17	407.39
Total	1,151.22	651.22

TREADSTONE LIMITED

Director

TREADSTONE LIMITED

Director



Note No. 6 Deferred Tax Liabilities (Net)

Particulars	As at March 31, 2024	As at March 31, 2023
Tax effect of items constituting deferred tax liability		
On difference between book balance and tax balance of fixed assets	22.09	24.29
Total	22.09	24.29

Note No. 7 Other Long term liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
	-	-
Total	-	-

Note No. 8 Long-term provisions

Particulars	As at March 31, 2024	As at March 31, 2023
	-	-
Total	-	-

Note No. 9 Short Term Borrowings

Particulars	As at March 31, 2024	As at March 31, 2023
Secured		
(a) Working capital loans from Banks- INR	-	-
Current maturities of long term borrowings	-	-
Unsecured		
Total	-	-
Amount of default as on Balance Sheet date:		
(a) Repayment of Loan	-	-
(b) Interest on Loan	-	-
Total	-	-

Note No. 10 Trade Payables

Particulars	As at March 31, 2024	As at March 31, 2023
(a) Dues to Micro enterprises and small enterprises (refer note below)	-	-
(b) Dues to creditors other than micro enterprises and small enterprises (refer note below)	15.06	39.77
Total	15.06	39.77

Note No. 10(a) Aeging Schedule for Trade Payables

Particulars	Unbilled	Not Due	Less than 1 Years	1-2 Years	2-3 Years	More than 3 Years	Total
As at March 31, 2024							
Undisputed Dues							
(i) MSME (Micro and Small Entities)	-	-	-	-	-	-	-
(ii) Others	-	-	3.08	11.98	-	-	15.06
Disputed Dues							
(i) MSME (Micro and Small Entities)	-	-	-	-	-	-	-
(ii) Others	-	-	-	-	-	-	-
Total	-	-	3.08	11.98	-	-	15.06
As at March 31, 2023							
Undisputed Dues							
(i) MSME (Micro and Small Entities)	-	-	-	-	-	-	-
(ii) Others	-	-	39.77	-	-	-	39.77
Disputed Dues							
(i) MSME (Micro and Small Entities)	-	-	-	-	-	-	-
(ii) Others	-	-	-	-	-	-	-
Total	-	-	39.77	-	-	-	39.77

Note: The company has requested confirmation from Suppliers regarding their registration (filling of Memorandum) under the Micro, Small and Medium Enterprises Development Act, 2006 (the MSMED Act). According to the information available with the company, the following disclosures has been made in respect of dues to Micro and Small Enterprises:

Particulars	As at March 31, 2024	As at March 31, 2023
(a) Principal amount and interest due thereon remaining unpaid to any supplier at the end of the year (over due and unpaid)	-	-
Principal Amount	-	-
Interest due on above	-	-
(b) Amount of interest paid by the company in terms of section 16 of the MSMED Act, along with the amount of the payment made to the supplier beyond the appointed day during the year	-	-
(c) Amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act	-	-
(d) the amount of interest accrued and remaining unpaid at the end of the year	-	-

TREADSTONE LIMITED

Director

TREADSTONE LIMITED

Director



(e) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the MSMED Act

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Note No. 11 Other Current Liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Advance from Customers	1.52	25.27
Salary Bonus & Gratuity Payable	203.40	32.19
Expenses Payable	1.41	1.89
Statutory Liabilities	2.44	4.16
Book Overdrafts	-	144.48
Total	208.77	207.99

Note No. 12 Short Term Provisions

Particulars	As at March 31, 2024	As at March 31, 2023
Provision for Income Tax	-	1.55
Provision for employee benefits	-	20.41
Total	-	21.96

Note No. 14 Non-Current Investments

Particulars	As at March 31, 2024	As at March 31, 2023
Investments In Associates (Unquoted Shares)	110.10	189.38
Investments In Subsidiary (Unquoted Shares)	80.20	-
Insurance for Employee PMAY	-	0.12
Total	190.30	189.50

Note No. 15 Deferred Tax Assets (Net)

Particulars	As at March 31, 2024	As at March 31, 2023
Deffered Tax Asset	-	-
Total	-	-

Note No. 16 Long Term Loans and Advances

Particulars	As at March 31, 2024	As at March 31, 2023
Advance to Suppliers	140.95	96.77
Advance Custom Duty	54.01	54.01
Security Deposit	111.73	55.83
Unsecured Loans and advances	140.35	158.06
Total	447.04	364.67

Note No. 17 Other Non Current Assets

Particulars	As at March 31, 2024	As at March 31, 2023
Preliminary Expenses (PMAY)	-	-
Total	-	-

Note No. 18 Current Investments

Particulars	As at March 31, 2024	As at March 31, 2023
Term Deposits	3.93	0.01
Total	3.93	0.01

Note No. 19 Inventories (At cost or net realisable value whichever is lower)

Particulars	As at March 31, 2024	As at March 31, 2023
Finished Goods	5.17	5.17
Raw Material	19.81	19.81
PMAY WIP	517.92	-
Stock of Land	1,358.63	1,358.63
Total	1,901.53	1,383.61

Note No. 20 Trade Receivables

Particulars	As at March 31, 2024	As at March 31, 2023
Secured Considered Good	283.52	304.02
Unsecured Considered Good	-	-
Less: Impairment loss allowance	-	-
Allowance for doubtful debts	-	-
Total	283.52	304.02

Note No. 20(a) Aeging Schedule for Trade Receivables

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Director

Director



Particulars	Unbilled	Not due	Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
As at March 31, 2024								
Undisputed Trade Receivables								
(i) Considered good	-	-	-	3.52	6.56	273.44	-	283.52
(ii) Considered doubtful	-	-	-	-	-	-	-	-
Disputed Trade Receivables								
(i) Considered good	-	-	-	-	-	-	-	-
(ii) Considered doubtful	-	-	-	-	-	-	-	-
Total	-	-	-	3.52	6.56	273.44	-	283.52
As at March 31, 2023								
Undisputed Trade Receivables								
(i) Considered good	-	-	-	-	304.02	-	-	304.02
(ii) Considered doubtful	-	-	-	-	-	-	-	-
Disputed Trade Receivables								
(i) Considered good	-	-	-	-	-	-	-	-
(ii) Considered doubtful	-	-	-	-	-	-	-	-
Total	-	-	-	-	304.02	-	-	304.02

Note No. 21 Cash and Cash Equivalents

Particulars	As at March 31, 2024	As at March 31, 2023
Balance with Banks in Current Accounts	22.08	1.43
Cheques, draft on hand;	-	-
Cash in hand;	28.85	34.85
Total	50.93	36.28

Note No. 22 Short Term Loans and Advances

Particulars	As at March 31, 2024	As at March 31, 2023
Balance With Government Authorities	131.60	164.65
Other loans & Advance	34.48	44.52
Total	166.08	209.17

Note No. 23 Other Current Assets

Particulars	As at March 31, 2024	As at March 31, 2023
Prepaid Expense	0.55	2.40
Preoperative expenses (pmay)	-	157.23
Total	0.55	159.63

TREADSTONE LIMITED

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Director

TREADSTONE LIMITED

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Director



TREADSTONE LIMITED
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CIN-U51210UP1987PLC009029

Notes on standalone financial statements as on 31st March 2024

Note No. 24 Revenue from Operations

Particulars	As at March 31, 2024	As at March 31, 2023
Sale of Goods (Shoe Division)		
-Sales IGST 12%	-	0.88
- Sales IGST@18%	-	9.40
Sale of Plots/Units (Consustruction Division)		
- Sale of Plots/Units	-	37.55
Total	-	47.83

Note No. 25 Other Income

Particulars	As at March 31, 2024	As at March 31, 2023
Rental Income	3.00	3.20
Rent on agriculture land	0.93	
Sundry Balances written off	35.56	14.03
Interest on Deposits	0.25	-
Misc. Income	-	0.02
Gain from conversion of Capital assets into stock	-	48.94
Total	39.74	66.19

Note No. 26 Cost of Material Consumed

Particulars	As at March 31, 2024	As at March 31, 2023
Opening stock of Raw Material	19.81	19.81
Add: Purchase of Raw Material	134.12	-
Less: Closing stock of Raw material	19.81	19.81
Total	134.12	-

Note No. 27 Purchase of stock in trade

Particulars	As at March 31, 2024	As at March 31, 2023
-	-	-
Total	-	-

Note No. 28 Increase/decrease in Inventories

Particulars	As at March 31, 2024	As at March 31, 2023
Inventory at the beginning of the year		
-Shoe Division		
Work-in-progress	-	-
Finished Goods	845.22	845.22
-Construction Division	-	-
Land/Units Stock	538.40	538.40
Total (A)	1,383.62	1,383.62
Inventory at the end of the year		
-Shoe Division		
Work-in-progress - PMAY	134.12	-
Finished Goods	845.22	845.22
-Construction Division		
Land/Units Stock	538.40	538.40
Total (B)	1,517.74	1,383.62
Decrease/Increase in Stocks (A-B)	(134.12)	-

Note No. 29 Employee Benefits

Particulars	As at March 31, 2024	As at March 31, 2023
Salary, Wages & Bonus	9.42	33.32
Contribution to Provident and Other Funds	2.34	8.04
Workmen and staff welfare expenses	0.54	0.29
Directors Remuneration (including sitting fees)	-	-
Total	12.30	41.65

Note No. 30 Finance Cost

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Particulars	As at March 31, 2024	As at March 31, 2023
Bank Charges	0.34	0.48
Interest Others	2.22	16.02
Total	2.56	16.50

Note No. 31 Depreciation and Amortisation Expenses

Particulars	As at March 31, 2024	As at March 31, 2023
Depreciation/Amortisation on Tangible Assets	10.51	13.61
Total	10.51	13.61

Note No. 32 Other Expenses

Particulars	As at March 31, 2024	As at March 31, 2023
Audit Fees	0.70	0.70
Administration Expenses	1.32	0.72
Misc. Exps.	0.03	5.65
Courier Expenses	0.05	1.16
Freight & Cartage Expenses	0.09	0.02
Insurance	0.76	0.67
Donation	1.00	-
Conveyance Expenses	-	0.31
Legal & Professional Expenses	0.03	3.24
Provident fund damages	0.12	-
Computer software and stationery	0.13	-
Printing & Stationery	-	0.11
Power & Fuel	0.02	11.05
Rent, Rates & Taxes	-	5.46
Repair & Maintenance	-	4.81
Vehicle Running & Maintenance	-	2.45
Total	4.25	36.35

Note No. 33 Exceptional Items & Extraordinary Items

Particulars	As at March 31, 2024	As at March 31, 2023
Prior period expenses w/o	3.33	-
Total	3.33	-

Note No. 34 Calculation of Earnings per Share

Particulars	As at March 31, 2023	As at March 31, 2022
Profit for the year (Rs. In Lacs)	8.99	5.01
Weighted average number of equity shares for the purpose of of calculation of Basic and Diluted EPS	133,080.00	133,080.00
Nominal value of equity shares (Rupees)	10.00	10.00
EPS- Basic and diluted (Rupees per share)	6.75	3.76

Note No. 35 Contingent Earnings not provided for

Particulars	As at March 31, 2024	As at March 31, 2023
i. Claims against the company not acknowledgement as debts	-	-
ii. Contingent Liabilities in respect of :		
(a) Corporate Guarantee(s) to banks	-	-
(b) Bank Guarantee outstanding	-	-
Total	-	-

Nature of Dues & Forum where dispute is pending	Period to which relates	As at March 31, 2024	As at March 31, 2023
		-	-
		-	-

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Director

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Director



Note No. 36 Disclosure of related parties/related party transactions/balances pursuant to AS 18 "Related Party Disclosures"

(a) Subsidiary Companies

- NPU Real Estate Private Limited	Subsidiary
- Treadstone India Private Limited	Subsidiary
- Treadstone Equestrian Private Limited	Subsidiary
- Skyline Habitat Private Limited	Subsidiary

(b) Parties where control exist

- Rachnalok Housing Constructions Private Limited	Associate
- Treadstone Hospitality Private Limited	Associate
- Treadworld AB	Associate
- Treadworld Inc.	Associate

(c) Key Managerial Persons :-

Nidhi Wadhwa	Director
Krishan Kumar Wadhwa	Director
Alka Wadhwa	Director
Priyanka Wadhwa	Director

(d) Other: Enterprises over which KMP or relatives of KMP are able to exercise significant influence:

- Grand International
- Lotus Stem Farms Private Limited
- Eato Fish Private Limited
- Hundred Wholesale Networks Private Limited

(e) Summary of Transactions with Related Parties :-

Nature of Transactions	Wholly owned Subsidiaries		Associates		Key Managerial Persons (KMP) &	
	As at / for the year ended		As at / for the year ended		As at / for the year ended	
	31.03.2024	31.03.2023	31.03.2024	31.03.2023	31.03.2024	31.03.2023
Purchases of materials / finished goods	-	-	-	-	-	-
Purchases of fixed assets	-	-	-	-	-	-
Sale of materials / finished goods	-	-	-	-	-	-
Sale of fixed assets	-	-	-	-	-	-
Services rendered / other receipts	-	-	-	-	-	-
Services availed	-	-	-	-	-	-
Rent paid	-	-	-	-	-	-
Rent received	-	-	-	-	3.93	3.00
Dividend received	-	-	-	-	-	-
Commission received on Corporate Guarantee	-	-	-	-	-	-
Remuneration/sitting fee	-	-	-	-	-	-
Sitting Fees & Remuneration	-	-	-	-	-	-
Guarantee Commission	-	-	-	-	-	-
Interest Paid	-	-	-	-	1.66	-
Interest Received	-	-	-	-	-	-
Receivables (Net)	-	-	-	-	-	-
Payables (Trade payable & other liabilities)	-	-	-	-	-	-
Loans given/(repaid) during the year	-	-	-	-	0.67	-
Loans and Advances at the year end	-	-	-	-	141.02	140.35
Share Application Money (Investment)	-	-	-	-	-	-
Unsecured Loans availed/(repaid)	-	-	-	-	500.73	-
Unsecured Loans at the year end	-	-	-	-	1,146.02	645.28

Name of related party & Transactions	Wholly owned Subsidiaries		Associates		Key Managerial Persons (KMP) & Relatives	
	As at / for the year ended		As at / for the year ended		As at / for the year ended	
	31.03.2024	31.03.2023	31.03.2024	31.03.2023	31.03.2024	31.03.2023
Rent received						
Grand International					3.00	3.00

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Krishna Kumar Wadhwa					0.46	-
Alka Wadhwa					0.46	-
Total	-	-	-	-	3.92	3.00
Interest Paid						
Krishna kumar Wadhwa					1.66	-
Total	-	-	-	-	1.66	-
Loans and Advances given						
Skyline Habitats Private Limited					0.64	-
Treadstone Equestrian Private Limited					0.01	-
Treadstone India Private Limited					0.01	-
Treadstone International Limited					0.01	-
Total	-	-	-	-	0.67	-
Loans and Advances at the year end						
Grand International					140.35	140.35
Skyline Habitats Private Limited					0.64	-
Treadstone Equestrian Private Limited					0.01	-
Treadstone India Private Limited					0.01	-
Treadstone International Limited					0.01	-
Total	-	-	-	-	141.02	140.35
Unsecured Loans availed						
Alka Wadhwa					132.63	-
Grand International					15.34	-
Krishna kumar Wadhwa					515.95	-
Nidhi Wadhwa					19.18	-
Priyanka Wadhwa					1.00	-
Sanmeet Anil Patil					16.45	-
Total	-	-	-	-	700.55	-
Unsecured Loans repaid						
Alka Wadhwa					29.56	-
Krishna kumar Wadhwa					107.39	-
Nidhi Wadhwa					27.86	-
Rachnalok Housing Constructions Pvt. Ltd.					0.01	-
Sanmeet Anil Patil					5.00	-
Treadstone Hospitality Pvt Ltd					30.00	-
Total	-	-	-	-	199.82	-
Unsecured Loans at the year end						
Nidhi Wadhwa					30.43	39.10
Krishna kumar Wadhwa					469.39	60.83
Alka Wadhwa					236.66	133.59
Priyanka Wadhwa					5.37	4.37
Grand International					139.13	123.79
Rachnalok Housing Constructions Pvt. Ltd.					45.83	45.84
Sanmeet Anil Patil					21.45	10.00
Treadworld AB					12.32	12.32
Treadstone Hospitality Pvt Ltd					-	30.00
Hundred Wholesale Networks Pvt. Ltd.					185.44	185.44
Total	-	-	-	-	1,146.02	645.28

(f) No amount has been written off/back or provided as doubtful debts during the year in respect of related parties.

Note-37 Additional Regulatory Information

Additional Regulatory Information pursuant to Clause (6L) of General Instructions for preparation of Balance Sheet as given in Part I of Division I of Schedule III to the Companies Act, 2013, are given hereunder to the extent relevant and other than those given elsewhere in any other notes to the Financial Statements.

(a) Title deeds of Immovable Property not held in name of the Company

The Company do not have any immovable property which is not held in the name of the company.

(b) Fair Value of Investment Property

The Company do not have any investment property.

TREADSTONE LIMITED

TREADSTONE LIMITED

Director

Director



(c) Revaluation of Property, Plant & Equipment and Intangible Assets

The Company has not revalued any of its Property, Plant & Equipment and Intangible Asset, during the year.

(d) Details of Benami Property held

The company do not have any Benami Property, where any proceeding has been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made there under.

(e) Borrowings from banks or financial institutions on the basis of security of current assets

The Company does not have any borrowing from Banks or financial institution on the basis of security of current assets

(f) Willful Defaulter

The Company has not been declared as a willful defaulter by any lender who has powers to declare a company as a willful defaulter at any time during the

(g) Relationship with Struck off Companies

The company has no transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act,1956.

(h) Registration of charges or satisfaction thereof with Registrar of Companies

There is a charge standing on Immovable property, Books Debts & Moveable property amounting to Rs. 800.00 Lacs created on 24/02/2022 and Rs. 7.00 Lacs created on 23/09/2021 which are yet to be cancelled with Registrar of Companies as on the date of Balance Sheet.

Name of The lender	Charge Id	Date of Creation	Amount (Rs. In Lacs)	Reason for delay in satisfaction of charge
State Bank of India SME Branch, 24/90 Birhana Road, Kanpur Nagar, Uttar Pradesh, India-208001	100558994	24/02/2022	800.00	Filing of Satisfaction of charge with ROC along with Non Dues from Banker is in process.
Bank of Baroda Fazalganj Branch, Kanpur Nagar, Uttar Pradesh, India-208012	100490435	23/09/2021	7.00	Filing of Satisfaction of charge with ROC along with Non Dues from Banker is in process.

(i) Compliance with number of layers of companies

There is no non-compliance of provisions regarding the number of layers prescribed under clause (87) of section 2 of the Act read with companies

(j) The company has not advanced or loaned or invested funds to any other person(s) or entity (is), including foreign entities (intermediaries), with the understanding that the intermediary shall;

- Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries),
- Provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

(k) The Company has not received any funds from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall;

- Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party
- Provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

(l) Undisclosed income

The Company does not have any transactions which is not recorded in the books of accounts but has been surrendered or disclosed as income during the year

(m) Details of Crypto Currency or Virtual Currency

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

(n) Compliance with approved Scheme(s) of Arrangements

During the year, no Scheme of Arrangements has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

(o) Ratios

Ratio	Numerator	Denominator	As at March 31, 2024	As at March 31, 2023	% Variance	Reason of Variance
Current Ratio (in times)	Current Assets	Current Liabilities	10.75	7.76	2.99	Note -1
Debt- Equity Ratio (in times)	Total Debts	Shareholder's Equity	0.59	0.32	0.27	-

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Director

Director



Debt Service Coverage Ratio (in times)	EBIDT + Non cash expense	Interest + Principal Repayment	-	-	-	-
Return on Equity Ratio (in %)	Profits after tax	Average Shareholder's Equity	0.45%	0.25%	0.20%	-
Inventory turnover ratio (in times)	Sales	Average Inventory	-	-	-	-
Trade receivables turnover ratio (in times)	Sales	Average Accounts Receivable	-	-	-	-
Trade Payable turnover ratio (in times)	Net credit purchase	Average Trade Payable	-	-	-	-
Net capital turnover ratio (in times)	Sales	Average Capital Employed	-	-	-	-
Net profit ratio (in %)	Net profit after tax	Revenue from Operations	0.00%	10.46%	-10.46%	-
Return on Capital employed (in %)	EBIT	Average Capital Employed	0.60%	1.08%	-0.48%	-
Return on investment (in %)	Income generated from invested funds	Average Investments	-	-	-	-

Note-1 Variation in ratio is on account of higher revenue from operations and higher profitability.

Note No. 38 Exceptional Items

There were no exceptional items during the year

Events occurring after the balance sheet date:

No adjusting or significant non adjusting events have occurred between the reporting date and date of authorization of financial statements.

Figures of the previous year have been regrouped/rearranged wherever required in order to make them comparable with those of current year.

Figures have been rounded off to the nearest rupees in lacs.

TREADSTONE LIMITED

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Director

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Director



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Note No. 13 Property, plant & equipment, Intangible assets and Capital Work in Progress (CWIP)

Sl No	Particulars	Gross Block				Depreciation				Net Block	
		As on	Addition	Sales/ adjustment	As on	Up to	Depreciation for the year	Adjustments	Up to	As on	As on
		01.04.2023			31.03.2024				01.04.2023	31.03.2024	31.03.2023
A.	Property, plant & equipment										
1	Land Freehold	84.92	-	-	84.92	-	-	-	-	84.92	84.92
3	Electric Installation	30.49	-	-	30.49	29.08	-	-	29.08	1.42	1.42
4	Factory Buildings	241.25	-	-	241.25	127.27	3.96	-	131.23	110.02	113.98
5	Tools, Dies and Patterns	16.58	-	-	16.58	15.80	0.01	-	15.81	0.77	0.78
6	Vehicles	198.00	-	-	198.00	152.50	3.52	-	156.02	41.98	45.50
7	Furniture & Fixtures	18.74	-	-	18.74	18.05	-	-	18.05	0.69	0.69
8	Office Equipment	24.59	-	-	24.59	23.48	0.18	-	23.66	0.93	1.11
9	Computer	27.12	-	-	27.12	26.20	-	-	26.20	0.92	0.92
10	Trade Mark	7.72	-	-	7.72	7.43	0.28	-	7.72	-	0.29
11	Air Conditioners	7.86	0.72	-	8.58	7.51	0.15	-	7.66	0.92	0.35
12	Generators	13.47	-	-	13.47	12.92	-	-	12.92	0.55	0.55
13	Plant and Machinery	322.68	-	-	322.68	269.44	2.41	-	271.85	50.83	53.24
	Sub-total	993.42	0.72	-	994.14	689.68	10.51	-	700.19	293.95	303.75
B.	Intangible Assets										
	Trademark (bought out)	22.14	-	-	22.14	-	-	-	-	22.14	22.14
	Sub-total	22.14	-	-	22.14	-	-	-	-	22.14	22.14
C.	Capital work in progress										
		-	-	-	-	-	-	-	-	-	-
	Sub-total	-	-	-	-	-	-	-	-	-	-
	Grand Total	1,015.56	0.72	-	1,016.28	689.68	10.51	-	700.19	316.09	325.89

Note No. 13(b) Ageing schedule for Capital-work-in-progress (CWIP)

Sl No	Amount in CWIP for a period of WIP	As at March 31, 2024					As at March 31, 2023				
		Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
1	Projects in progress	-	-	-	-	-	-	-	-	-	-
2	Projects temporarily suspended	-	-	-	-	-	-	-	-	-	-

Note No. 13(c) CWIP, whose completion is overdue or has exceeded its cost compared to its original plan:

Nil

Nil

Note No. 13(d) Intangible assets under development (Intangible CWIP)

Nil

Nil

Note No. 13(e) The management has carried out an exercise of identifying the asset that may have been impaired, during the year, in respect of each cash generating unit. On the basis of review carried out by the management, there was no impairment loss on fixed assets during the year.

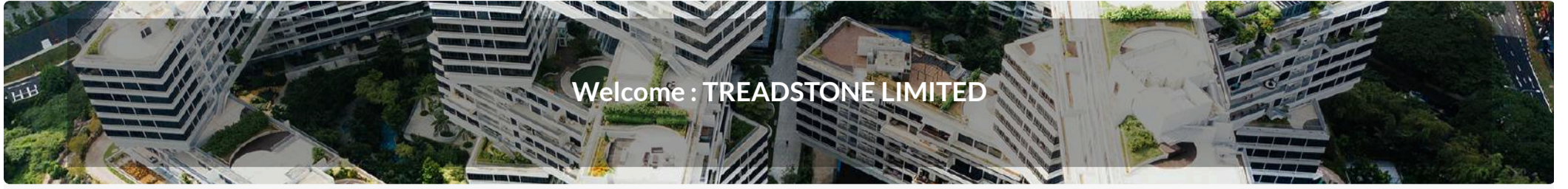
TREADSTONE LIMITED

Director

TREADSTONE LIMITED

Director





Project Registration

[Promoter Details](#) | [Development Works](#) | [Land Details](#) | [Upload Documents](#) | [Contact Details](#) |

Development Works (Brief Description)

Demarcation of Plots*	its boundaries (latitude and longitude of the end points) 26.518386 - 80.438941 to the North 26.517273 -80.439354 to the south 26.518291 - 80. 438885 to the East 26.517692 - 80. 43997 to the West of Village Magarwara Tehsil Unnao Development Authority Kanpur, District Unnao, PIN 209862.
Boundary Wall*	250 MM thk. Brick Wall with column 3.3 m C/C height of boundary wall 2.4 M.
Road Work*	20 mm thk.premix carpet seal coat over 75 thk. Bituminous macadam / 450 mm thk. comated W.B.M. / 250 MM thk. granular sub base / 150 mmthk compacted moorum.
Footpaths*	25mm thk. paver tiles over WBM fixed with 35/50 mm sand in Zigzag pattern.
Water Supply Including Drinking Water Facilities*	Domestic water supply lines to Plots from OHT or UGR.OHT/UGR will feed from Municipal water supply line.
Sewer System*	Underground Sewer System through HDPE pipe and pit (As per IS Code) to STP within the premises. (Inside project domain)
Drain*	Underground Drainage System through HDPE pipe and pit (As per IS Code). Overflow to Municipal Drain.
Parks*	We will provide landscape with civil work 125/ 250 mm thk. brick, stone , paver grass , various type of plantation and foot path inside the park.
Tree Planting*	Tree Plantation as per sanctioned plan . There are various type of trees / shurbs here like Ashok, Neem , Neebu, Peela Gulmohar, Dhak/ Palash, Blackboard, tree (Chitvan)/ Bougainvilla, Orange, Jessamie, Neelkanth, Pila Kaner.
Design For Electric Supply Including Street Lighting*	Service connections to plots from captive sub-stations and park lighting 6.5/9 metres Electric Pole as per layout.
Community Buildings*	Not Applicable
Treatment and Disposal System of Sewage and Sullage water*	Total tread water generated at site per day will be 373KLD through 425KLD STP.142 KLD of treated water will be reused in flushing and gardening. Rest 156KLD of treated water from STP will be discharged to city sewer line.
Solid Waste Management And Disposal System*	3511KG/Day solid waste will be generated at site of which 1755kg/day will be proposed through composter machine size of 2000kg/day at site to convert into valuable compost which can be used as compost/manure for the landscaping with in the premises. Rest of the recyclable and non biodegradable waste will be collected from site

Water Conservation System*

equipment of 175KLD for tertiary treatment including all filtration vessels (FRP), filter press, Air blower, all type of pumps, panel, electrical equipment (wire and cables), all types of pipes, etc. Complete in all respect as per MBBR specification and drawing. The STP treated water will be used for flushing, landscaping etc. The quality of treated water

Energy Management System Including Use of Renewable Energy*

Solar Energy system will be installed as per norms.

Fire Protection And Fire Safety System*

Supply, erection, testing and commissioning of Electrical Motor driven main pump, centrifugal horizontal type, with gland packing capable of deliver 2850 LPM at 88 MWC. The pump shall be coupled with TEFC motor of suitable KW with speed of 2900 RPM with all accessories and

Social Infrastructure And Other Public Amenities Including Public Health Services*

Proper Water Supply and Sanitary facilities.

Emergency Evacuation Services*

Yes, Refuge area provided at every Tower at 25.56 M lev.

Other Miscellaneous Work*

Proper security system including security guard , CCTV cameras available.

SAVE AND CONTINUE



The Real Estate (Regulation and Development) Act, 2016 is an Act of the Parliament of India which seeks to protect home-buyers as well as help boost investments in the real estate industry. The Act came into force from 1 May 2016.

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> [SOP For Complaint Redressal](#)

> [Click For More Notices...](#)



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

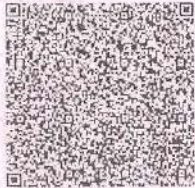
बृजेन्द्र चरन सहाय

ई-स्टाम्प विक्रीता (Acc. Count-UP14248104)

ला 6 नं० 73 / 95

आर.डी.ओ. जामि, कानपुर
फोन-9235853073, 9335626936

Certificate No. : IN-UP87704625119792U
 Certificate Issued Date : 23-Dec-2022 12:12 PM
 Account Reference : NEWIMPACC (SV)/ up14248104/ KANPUR SADAR/ UP-KNP
 Unique Doc. Reference : SUBIN-UPUP1424810468845394135127U
 Purchased by : TREADSTONE LIMITED
 Description of Document : Article 46 Partnership
 Property Description : PARTNERSHIP DEED
 Consideration Price (Rs.) :
 First Party : TREADSTONE LIMITED
 Second Party : Not Applicable
 Stamp Duty Paid By : TREADSTONE LIMITED
 Stamp Duty Amount(Rs.) : 750
 (Seven Hundred And Fifty only)



E-STAMP

LOCKED
SR

Please write or type below this line



फोटो से चेहरा का मिलान किया



फोटो से चेहरा का मिलान किया



फोटो से चेहरा का मिलान किया



Himanshu Trivedi
Advocate-Unnao
Reg. No. UP05436/12
Mob. 9696936832
8299456760

Authorised Signatory

JD 0030931706

Statutory Alert

1. The authenticity of the Stamp Certificate should be verified at www.indiaestamp.com or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details of the Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Consortium MoU

FOR THE IMPLEMENTATION OF THE COMPANY'S PRESTIGIOUS PROJECT NAMELY PMAY situated at Magarwara Near Gokulbaba Mandir, Unnao (as per the guideline of the PMAY project) company is to enter into consortium MoU.

ACCORDINGLY THIS CONSORTIUM MEMORANDUM OF UNDERSTANDING (hereinafter referred to as the 'MoU') is made and entered into this 30st day of the December of 2022, by and among:

1. M/s TREADSTONE LIMITED a company registered under the Companies Act, 1956/2013 through Authorized Signatory Mr. Krishan Kumar Wadhwa having their principal place of business at 52/3,4,5 Block T, Fazalganj, Kanpur and local address Magarwara Near Gokulbaba Mandir, Unnao which expression shall unless repugnant to the context thereof include his Successors, of the ONE PART;

2. M/s TREADSTONE INTERNATIONAL LIMITED a company registered under the Companies Act, 1956/2013 or a firm or a person through Authorized Signatory Mr. Krishan Kumar Wadhwa having their principal place of business at 52/3,4,5 Block T, Fazalganj, Kanpur which expression shall unless repugnant to the context thereof include his Successors, of the SECOND PART;

3. Mr. KRISHAN KUMAR WADHWA, S/o Late Sh. Om Prakash Wadhwa, R/o C-33, Sarvodaya Nagar, Kanpur which expression shall unless repugnant to the context thereof include his Successors, of the THIRD PART;

All the above parties for the purpose of this MoU hereinafter individually called the 'Member' and collectively called the 'Members.'

NOW, THEREFORE, this MoU witnesses as follows:-

In consideration of the mutual covenants of the Members, the sufficiency whereof is hereby acknowledge and other good valuable considerations, the Members have agreed as follows:

1. Definitions and interpretations

1.1 Definitions


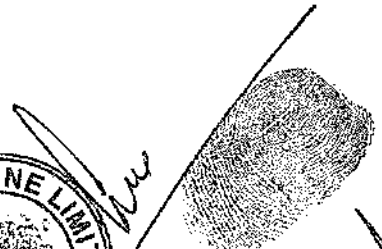
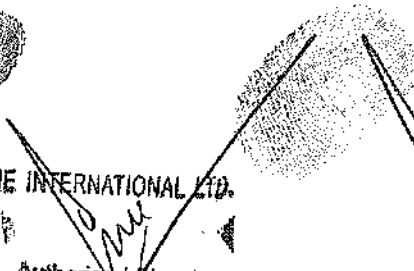
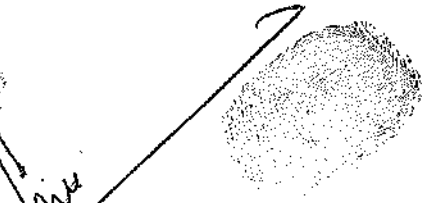
Capitalized terms used in this MoU shall have their respective defined meanings:-

(a) 'Applicant' means the Consortium Applicant;

The image shows the signatures and stamps of the parties to the MoU. On the left is a circular stamp for TREADSTONE LIMITED, KANPUR. In the center, there is a signature over a stamp for TREADSTONE INTERNATIONAL LTD, with the text 'Authorised Signatory' below it. On the right, there is another signature and a circular stamp.



- (b) 'Authority' means the Uttar Pradesh Housing and Development Board or the Development Authority or the Special Area Development Authority or the Controlling Authority or any other authority designated by the Government of Uttar Pradesh, as the case may be;
- (c) 'Company' means a company formed and registered under the Companies Act, 1956/2013;
- (d) 'Consortium' means the Consortium formed between the Members in accordance with this MoU;
- (e) "Government Agency" means Development Authority constituted under Uttar Pradesh Urban Planning and Development Act, 1973 or Uttar Pradesh Housing & Development Board constituted under Uttar Pradesh Housing and Development Board Act, 1956 or Controlling Authority constituted under Uttar Pradesh (Regulation Of Building Operations) Act, 1958 or Special Area Development Authority constituted under Uttar Pradesh Special Area Development Authorities Act, 1986.
- (f) 'Lead Member' means the member of the Consortium who holds minimum 26% equity in the Consortium.
- (g) 'Members' means the individuals, Company or firms which have agreed to form a Consortium in connection with the Project.
- (h) 'MoU' (Memorandum of Understanding) means a legal document describing the terms and details of an agreement between two or more parties, including each party's role and responsibilities.
- (i) 'Net worth' means as defined under section-2 of (29-A) of the Companies Act, 1956/2013;
- (j) 'Private Developer' means an individual, legal person, consortium, registered trust, registered society, cooperative housing society, company or association, body of individuals whether incorporated or not, owning or assembling or agreeing to own or assemble, whether by purchase or otherwise, land for development.
- (k) 'Scheme' means the proposed housing scheme and there will be no immovable property transfer by this MoU between them.

 


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1.2 Interpretation

(a) For the purpose of this MoU, where the context so requires, the singular shall be deemed to include the plural and vice-versa and masculine gender shall be deemed to include the feminine gender and vice-versa.

(b) References to a 'person' if any shall, where the context so admits, include references to natural persons, partnership firms, companies, bodies corporate and associations, whether incorporated or not or any other organization or entity including any governmental or political subdivision, ministry, department or agency thereof.

2. Purpose of Consortium MoU

2.1 The purpose of this MoU is to specify the responsibilities of the Members towards the execution of the Scheme including land assembly, preparation of Detailed Project Report, securing of clearances, execution of Development and construction works, maintenance of services and management and disposal of properties and to set out further rights and obligations of the Members supplementing but not conflicting with those present in this MoU.





3. Duration

3.1 This MoU shall come into force and effect on as of the date of signing of this MoU by the Members. Unless otherwise terminated earlier, this MoU shall remain effective until the complete discharge of all obligations by the Members concerning the completion of the Scheme.

4. Coordinator

4.1 The Members hereby understand and agree that there shall be a 'Lead Member' who shall be the point of contact for the purpose of the Scheme. It is hereby agreed by the Members that for the purpose of the MoU M/s. Treadstone Ltd. has been appointed as Lead Member. The Lead Member shall be specifically authorized by the Members to make representations, declarations, sale and registrations done of the assets on their behalf. However, every Member of the Consortium shall be individually responsible for discharging his obligation as specified in Schedule-1 and jointly and severally liable for the successful completion of the entire Scheme.

4.2 For the purpose of this MoU, the Lead Member shall be the single point of contact for the Authority and shall have the overall responsibility of the management of the Scheme and shall have single point responsibility for ensuring that all Members of the Consortium are complying with the terms and conditions set out in this MoU.

   
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4.3 All Instructions/communications from the Authority to the Lead Member shall be deemed to have been duly provided to all the Members of the Consortium.

4.4 For the avoidance of doubt it is hereby clarified that the all Members of the Consortium shall be held individually responsible for the obligations mentioned in Schedule -1 regarding their specific roles and responsibilities under taking by them under this MoU.

5. Rights and obligations

5.1 For delivery of all Services as per provisions of the Development Agreement to be executed subsequently between the Applicant and the Authority; the Lead Member shall be primarily accountable and responsible.

5.2 The Lead Member shall be responsible for the transmission of any documents and information connected with the Scheme to the Members concerned.

5.3 The representations and declarations made by the Lead Member shall be legally binding on all the Members of this MoU.

5.4 Each Member shall use reasonable efforts to perform and fulfill, promptly, actively and on time, all of its obligations under this MoU.

6. Distribution of Profit in Share

6.1 Share in profit shall be Distributed on the basis of the Book value of Non-Movable Assets i.e. properties of the Company.(As per schedule-1).

6.2 In case any delay in the Project due to unforeseen circumstances and/or unavoidable reason profit ratio shall be accounted for and/or adjusted as per mutual understanding between all the Partners.

7. Responsibilities towards each other

7.1(a) Each Member undertake:

(i) to promptly notify each of the Members about any significant delay in fulfillment of milestones in relation to the Scheme; and

(ii) to inform other Members of relevant communications it receives from third parties in relation to the Scheme.

(b) Each Member shall act in good faith and use reasonable efforts to ensure time-bound compliance of their obligations under this MoU and promptly act to correct any error therein as soon as it came into the knowledge.

(c) Each Member shall keep confidential all information of confidential nature, whether written or oral, concerning to this MoU and also abide by the terms and



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condition of the Development Agreement to be executed subsequently between the Applicant and the Authority.

(d) Each Member shall share with and disclose information to other Members including confidential information and documents as may be necessary for the Scheme. The Members here by understand and agree that the information shall be used solely for the purpose of the Scheme and not for its own use or for any third party benefit.

8. Liabilities

8.1 Liability towards each other:

The Members here by understand and agree that each Member shall be individually liable for any default with regard to the deliverables of his part under the terms and conditions of this MoU.

8.2 Indemnification of a Member for each other:

Each Member shall indemnify each of the other Members, in respect of liability resulting from Acts or omissions of itself.

8.3 Liability towards Third Parties:

Subject always to such other undertakings and warranties as are provided for in this MoU, each Member shall be solely liable for any loss, damage or injury to third parties resulting from its carrying out its parts of the Scheme and from its use of knowledge and/or knowhow.

9. Representation and warranties

9.1 The Members hereby represent and warrant that:

(a) They are duly organized and validly existing under the prevailing laws of India and have full power and authority to enter into this MoU and to perform their obligations under this MoU.

(b) This MoU constitutes a valid and binding obligation of the Members, enforceable against them in accordance with the terms hereof, and the execution, delivery and performance of this MoU and all instruments or agreements required hereunder do not contravene, violate or constitute a default of or require any consent or notice under any provision of any agreement or other instrument to which the Member is a party and by which the Members are or may be bound.

(c) Each of the representations and warranties shall be construed as a separate representation, warranty, covenant or undertaking, as the case may



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be, and shall not be limited by the terms of any other representation or warranty or by any other term of this MoU.

(d) The Members have read, understood and agreed with the terms and conditions of this MoU.

10. Notices

10.1 Notices, demands or other communication required or permitted to be given or made under this MoU shall be in writing in Hindi or English language. Delivery can be made by hand or facsimile message against a written confirmation of receipt or by registered letter or by courier subsequently confirmed by letter.

10.2 Any such notice, demand or communication shall, unless the contrary is proved, be deemed to have been duly served at the time of delivery in the case of service by delivery in person or by registered post or courier at the given address.

11. Arbitration

11.1 Any and all disputes or differences between the Members arising out of or in connection with this MoU or its performance shall, so far as it is possible, be settled amicably through consultation between the Members.

11.2 Any dispute arising in connection with this MoU which cannot be resolved by the Members in accordance with the terms of this MoU shall be settled by arbitration in accordance with Arbitration and Conciliation Act, 1996. The Member agree to comply with the awards resulting from arbitration. The place of arbitration shall be Lucknow.

12. Force Majeure

None of the members shall be held in default in the performance of the obligation, under this MoU, in the events of force majeure which without any limitation include war, civil commotion, riots, Act of God, Government Action. In the event of Force majeure, the members of the consortium MoU undertake to consult each other.

13. Termination of Consortium MoU

This consortium MoU may be terminated upon the arrival of the first of following events:-

12.1 Upon exit from the Scheme subject to terms and conditions of the scheme.

12.5 Upon completion of the scheme.



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A handwritten signature in black ink is written over a large, textured grey stamp. Below the signature, the text "TREADSTONE INTERNATIONAL LTD" and "Authorized Signatory" are printed.



14. Miscellaneous

14.1 This MoU supersedes all prior discussions and agreements (whether oral or written, including all correspondence) if any, between the Members with respect to the subject matter of this MoU. In the event of any conflict between the terms of this MoU and the Development Agreement to be executed subsequently between the Applicant and the Authority, the terms of Development Agreement shall prevail.

14.2 Any provision of this MoU, which is invalid or unenforceable, shall be ineffective to the extent of such invalidity or unenforceability, without affecting in any way the remaining provisions hereof.

14.3 This MoU shall be governed and interpreted by, and construed in accordance with the laws of India, without giving effect to the principles of conflict of laws there under.

14.4 The Schedule-1 shall have the same force and effect as if expressly set in the body of this MoU and any reference to this MoU shall include the Schedule-1.

14.5 Any Member including the Lead Member of the consortium may be changed with the prior approval of Government Agency subject to fulfillment of minimum financial and technical capability of the Consortium.

14.6 In case of any change in the members of the Consortium, an amended Consortium MoU shall be submitted by the Lead Member to Government Agency.

14.7 Any variation or modification to the terms of this MoU as may be mutually agreed by the members can only be made with prior approval of Government Agency.



TREADSTONE INTERNATIONAL LTD.

Authorised Signatory

आवेदन सं०: 202200816034331

भागीदारी विलेख

वही सं०: 4

रजिस्ट्रेशन सं०: 233

वर्ष: 2022

प्रतिफल- 0 स्टाम्प शुल्क- 750 बाजारो मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिनिधिकरण शुल्क - 60 योग : 160

श्री ट्रेडस्टोन लि० द्वारा
 कृष्ण कुमार वाघवा अधिकृत पदाधिकारी/ प्रतिनिधि,
 पुत्र श्री ओमप्रकाश वाघवा
 व्यवसाय : व्यापार
 निवासी: सी-33 सर्वोदय नगर हंस नगर कानपुर नगर।

कृष्ण कुमार वाघवा अधिकृत पदाधिकारी/
 प्रतिनिधि



श्री. ट्रेडस्टोन लि० द्वारा

ने यह लेखपत्र इस कार्यालय में दिनांक 30/12/2022 एवं 04:37:07

PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विकास गौतम .

उप निबंधक :सदर

उत्तम .

30/12/2022

19

हरि किशोर शुक्ल

निबंधक लिपिक

30/12/2022



IN WITNESS WHEREOF, the Members have entered into this MoU on the day, month and year first mentioned above.

1. Common Seal of TREADSTONE LIMITED (Lead Member of the Consortium)

has been affixed in my presence pursuant to the Board of Directors resolution dated 30th December 2022

Signature.....
Name : Krishan Kumar Wadhwa
Designation : Managing Director



2. Common Seal of TREADSTONE LIMITED has been affixed in my presence pursuant to the Board of Directors resolution dated 30th December 2022

Signature.....
Name : Krishan Kumar Wadhwa
Designation : Managing Director
Mob. No 9336818391

Authorised Signatory

3. KRISHAN KUMAR WADHWA

Signature.....

WITNESSES:

1. Signature.....
Manish Kumar Srivastava
S/o Radhey Shyam Srivastava
R/o H.No. 1/4 Araj No. 57n
Block Behind kaushalya guest
house yashoda nagar
Kidwai nagar Kanpur
Mob. No. 9369339921



फोटो से चेहरे को मिलान किया

2. Signature.....
Jhan tu das S/o Dulal Das
R/o ekamalipur, Gazkipur
Kismat, paschim Medinipur
West Bengal
Mob. No. 8494868467



फोटो से चेहरे का मिलान किया



TREADSTONE INTERNATIONAL LTD.

Authorised Signatory

आवेदन सं: 202200816034331

पृष्ठ सं: 4

रजिस्ट्रेशन सं: 233

वर्ष: 2022

निष्पादन लेखपत्र बाद सुनने व समझने मजसुन व प्रारं धनराशि क प्रलेखानुसार उक्त भागीदार: 1

श्री ट्रेडस्टोन लि० के द्वारा कृष्ण कुमार बाधवा, पुत्र श्री ओमप्रकाश बाधवा

निवासी: सी-33 सर्वोदय नगर हंस नगर कानपुर नगर

व्यवसाय: व्यापार

भागीदार: 2



श्री ट्रेडस्टोन इण्डियनसल लि० के द्वारा कृष्ण कुमार बाधवा, पुत्र श्री ओमप्रकाश बाधवा

निवासी: सी-33 सर्वोदय नगर हंस नगर कानपुर नगर

व्यवसाय: व्यापार

भागीदार: 3



श्री कृष्ण कुमार बाधवा, पुत्र श्री ओमप्रकाश बाधवा

निवासी: सी-33 सर्वोदय नगर हंस नगर कानपुर नगर

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: !

श्री मनीष कुमार श्रीवास्तव, पुत्र श्री राधेश्याम श्रीवास्तव

निवासी: पं० सं० 1/4-आरटी नं० 57 एन ब्लॉक विहाइण्ड कौशलया गेस्ट हाउस यशोदा नगर किरवई नगर कानपुर नगर

व्यवसाय: अन्य

पहचानकर्ता: !

Manish Kumar Srivastava



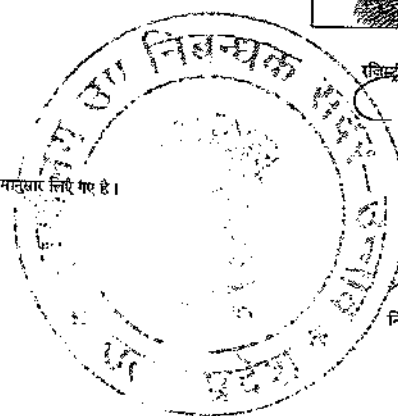
श्री अटू दास, पुत्र श्री हुनाल दास

निवासी: एकपालीपु गा० सी० री० रू० किम्बल पश्चिम मेदिनीपुर केन्द्र बांग्ला

व्यवसाय: अन्य



[Handwritten signature]



निष्पादन अधिकारी के हस्ताक्षर

विकास गौतम

उप निबंधक : सदर

उत्पाव

30/12/2022

हरि किशोर शुक्ल

निबंधक लिपिक उत्पाव

30/12/2022

ने की। प्रत्यक्ष/भद्र प्राप्ति के निशान भंगे नियमानुसार लिए गए है।
लिपिनी:

Schedule-1

Roles and Responsibilities of Each Individual Member of the Consortium

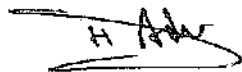
(Describe the Roles and Responsibilities of each individual Member of the Consortium)

Sl. No.	Type of member	Average Annual Net Worth (Rs. Crore)	Roles and Responsibilities and share percentage
1	2	3	4
1.	Lead Member Name TREADSTONE LIMITED Address: 52/3,4,5 Block-T, Fazalganj, KANPUR/ Magarwara Near Gokulbaba Mandir, Unnao Phone No : +91 9336336613	23.07	Lead Member. All operations and financial arrangement Share Capital : 47.50%
2.	Member-1 Name TREADSTONE INTERNATIONAL LIMITED Address: 52/3,4,5 Block-T, Fazalganj, KANPUR/ Magarwara Near Gokulbaba Mandir, Unnao Phone No : +91 9026867460	0.65	Owns part of land which is being given to the Consortium for the project Share Capital : 27.5%
3.	Member-2 Name KRISHAN KUMAR WADHWA Address : C-33, Sarvodaya Nagar, KANPUR/ Magarwara Near Gckulbaba Mandir, Unnao Phone No : +91 9336818391	19.23	Owns part of land which is being given to the Consortium for the project Share Capital : 25%
Total		42.95	

Signature.....

Name.....

Date.....


Himanshu Trivedi

Advocate-Unnao
Reg. No. UP05436/12
Mob. 9696936832
8299456760



आवेदन सं०: 202200816034331

बही संख्या 4 जिल्द संख्या 193 के पृष्ठ 211 से 230 तक क्रमांक 233 पर दिनांक 30/12/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विकास गौतम .

उप निबंधक : सदर

उन्नाव

30/12/2022



पंजीयन आवेदन के कॉलम संख्या Land Details के क्रम में संलग्नक ।

कृपया पंजीयन आवेदन के संलग्नक का संज्ञान लें ।

Treadstone Limited द्वारा प्रधानमंत्री आवास योजना के कार्यान्वयन लिए उ0प्र0 शासन द्वारा जारी शासनादेश संख्या-1132/आठ-1-18-106 विविध/2018 दिनांकित-12.07.2018 के बिन्दु संख्या 2.3 के अनुसार परियोजना के विकास हेतु पंजीकृत कन्सोर्शियम एग्रीमेंट बही संख्या-4, जिल्द संख्या-193, के पृष्ठ 211 से 230 तक क्रमांक-233 पर दिनांक-30.12.2022, किया गया है, जो कि सब रजिस्ट्रार कार्यालय सदर उन्नाव पर पंजीकृत है। (छायाप्रति संलग्न)

आपके सुलभ संदर्भ हेतु उ0प्र0 शासन के उपरोक्त संदर्भित शासनादेश की छायाप्रति बिन्दु संख्या 2.3 को रेखांकित करते हुए, संलग्नित की जा रही है।

प्रेषक,

नितिन रमेश गोकर्ण,
प्रमुख सचिव,
उत्तर प्रदेश शासन।

सेवा में,

1. आवास आयुक्त,
उ0प्र0 आवास एवं विकास परिषद,
लखनऊ।
2. उपाध्यक्ष,
समस्त विकास प्राधिकरण,
उत्तर प्रदेश।
3. अध्यक्ष,
समस्त विशेष क्षेत्र विकास प्राधिकरण,
उत्तर प्रदेश।
4. नियंत्रक प्राधिकारी,
समस्त विनियमित क्षेत्र,
उत्तर प्रदेश।

आवास एवं शहरी नियोजन अनुभाग-1

लखनऊ : दिनांक 12 जुलाई, 2018

विषय:—प्रधानमंत्री आवास योजना के अन्तर्गत निजी क्षेत्र की सहभागिता से किफायती आवास (अफोर्डेबल हाउसिंग-इन-पार्टनरशिप) योजना (वर्ष 2018-2021) के संबंध में।

महोदय,

शासनादेश संख्या-10/2017/2130/आठ-1-17-36विविध/2017, दिनांक 25.10.2017 द्वारा प्रधानमंत्री आवास योजना के अन्तर्गत निजी क्षेत्र की सहभागिता से किफायती आवास (अफोर्डेबल हाउसिंग-इन-पार्टनरशिप) योजना की प्रति प्रेषित करते हुए आवश्यक कार्यवाही हेतु निर्देशित किया गया था। प्रधानमंत्री आवास योजना के सफल क्रियान्वयन हेतु उपर्युक्त योजना में कतिपय संशोधन करते हुए प्रधानमंत्री आवास योजना के अन्तर्गत निजी क्षेत्र की सहभागिता से किफायती आवास (अफोर्डेबल हाउसिंग-इन-पार्टनरशिप) योजना (वर्ष 2018-2021) तैयार की गयी है।

2- प्रधानमंत्री आवास योजना के अन्तर्गत निजी क्षेत्र की सहभागिता से किफायती आवास (अफोर्डेबल हाउसिंग-इन-पार्टनरशिप) योजना (वर्ष 2018-2021) की प्रति संलग्न कर प्रेषित करते हुए मुझे यह कहने का निदेश हुआ है कि संलग्न योजना के प्राविधानों के अनुसार तत्काल आवश्यक कार्यवाही सुनिश्चित कराने का कष्ट करें। उपर्युक्त योजना की प्रति विभागीय वेबसाइट <http://awas.up.nic.in> पर उपलब्ध है।

संलग्नक : यथोक्त।

भवदीय,

(नितिन रमेश गोकर्ण)
प्रमुख सचिव

2. योजना के क्षेत्रफल के आधार पर विकासकर्ता की गत 3 वित्तीय वर्षों में न्यूनतम औसत नेटवर्थ निम्नानुसार होनी चाहिए:-

योजना का क्षेत्रफल	गत 3 वित्तीय वर्षों में न्यूनतम औसत नेटवर्थ
3 हेक्टेयर तक	रु. 2.00 करोड़
3 हेक्टे. से अधिक परन्तु 5 हेक्टे. तक	रु. 5.00 करोड़
5 हेक्टे. से अधिक परन्तु 10 हेक्टे. तक	रु. 10.00 करोड़

2.3 योजना के क्रियान्वयन हेतु निजी विकासकर्ताओं द्वारा कन्सॉर्शियम बनाये जाने की स्थिति में कन्सॉर्शियम के समस्त सहभागी सदस्यों के मध्य संलग्नक-1 पर निर्धारित प्रपत्र पर एम.ओ.यू. का निष्पादन अनिवार्य होगा, जो सम्बन्धित जनपद के सब-रजिस्ट्रार के कार्यालय में पंजीकृत होना चाहिए। कन्सॉर्शियम के लीड मेम्बर की अंशधारिता न्यूनतम 26 प्रतिशत होनी चाहिए।

2.4 विकासकर्ता को केन्द्र अथवा राज्य सरकार के किसी विभाग/शासकीय अभिकरण द्वारा निषिद्ध/ब्लैकलिस्ट न किया गया हो। इस सम्बन्ध में विकासकर्ता द्वारा उक्त आशय का एफिडेविट (शपथ-पत्र का प्रारूप संलग्नक-2 पर) प्रस्तुत करना होगा।

2.5 विकासकर्ता को लागू विधिक प्राविधानों के अधीन किसी न्यायालय द्वारा अपराध का दोषी न पाया गया हो।

3. योजना का कार्य-क्षेत्र

3.1 योजना प्रदेश में उ.प्र. नगर योजना एवं विकास अधिनियम, 1973 के अधीन अधिसूचित समस्त विकास क्षेत्रों, उ.प्र. (भवन निर्माण नियंत्रण) अधिनियम, 1958 के अधीन अधिसूचित विनियमित क्षेत्रों, उ.प्र. विशेष क्षेत्र विकास प्राधिकरण अधिनियम, 1986 के अधीन अधिसूचित विशेष विकास क्षेत्रों के अन्तर्गत क्रियान्वित की जा सकती है। इसके अतिरिक्त उक्त अधिसूचित क्षेत्रों के बाहर भी यह योजना क्रियान्वित की जा सकती है जिसके लिए उ.प्र. आवास एवं विकास परिषद द्वारा 'विनियामक अभिकरण' की भूमिका निभाई जाएगी तथा इस प्रयोजनार्थ प्रस्तावित योजना क्षेत्र को उ.प्र. आवास एवं विकास परिषद अधिनियम के अधीन अधिसूचित किया जाएगा।

3.2 योजना उ.प्र. औद्योगिक क्षेत्र विकास अधिनियम, 1976 के अधीन अधिसूचित औद्योगिक विकास क्षेत्रों में भी यह योजना क्रियान्वित की जा सकती है जिसके लिए सम्बन्धित औद्योगिक विकास अभिकरण द्वारा 'विनियामक अभिकरण' की भूमिका निभाई जाएगी।

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हिमांशु त्रिवेदी

एडवोकेट



चेम्बर : पं. राजेन्द्र शंकर त्रिपाठी
अधिवक्ता भवन (निकट पुरानी हवालात के पास)
कचेहरी-उन्नाव

9696936832
8299456760

निवास : 667, सिविल लाइन,
(जजेज कॉलोनी के पीछे)
उन्नाव-209801

पत्रांक :

दिनांक : 15/4/2024

To,

M/s Treadstone Limited
Regd. 52/3, 4, 5 Block T Fazal ganj, Kanpur

Sub : Opinion cum non encumbrances certificate in respect of Plot No. 1503, 1504, 1506 & 1507 admeasuring 1.671 hect. situated at Magarwara Unnao UP.

M/s Treadstone Limited, Kanpur

Sir,

BRIEF NARATION OF CHAIN TITLE :

- 1.1 The Kanpur Development Authority, hereinafter referred as "KDA" is a Statutory Authority constituted under the Housing & Urban Planning, Uttar Pradesh for the purpose of development of weaker section by allotting EWS house by following the rules and regulation of PMAY Scheme.
- 1.2 The TREADSTONE LIMITED is the owner of land of 1.671 Hect., situated at Magarwara, Unnao to leaseout said land for a term of 99 yrs. As the lead members of consortium M/s. Treadstone Ltd. a company duly incorporated under the companies Act, 1956, having its Regd. Office at 52/3, 4, 5, Block-t, Fazalganj, Kanpur-208012, Uttar Pradesh, through its Directors Mr. Krishan Kumar Wadhwa & Mrs. Alka Wadhwa.
- 1.3 That the per terms and conditions of the said acceptance letter, the as per PMAY guidelines the carpet area of EWS Unit is Rs. 6,09,000 (Rupees Six Lakhs Nine Thousand Only). Out of which Rs. 1,50,000 will be payable by the Central Government and Rs. 1,00,000 will be payable by the State Government and Rs. 3,59,000 will be paid by the Allottes.

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Himanshu Trivedi
Advocate-Unnao
Reg. No.-UP05436/12
Mob. No.-8299456760

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1.4 That by virtue of the aforesaid lease deed as well as powers conferred by the KDA is entitled to raise the constructions of the multi-story buildings, in accordance with the sanctioned plan of Kanpur Development Authority and is empowered to assign the leasehold right for the remaining period and to sale of superstructure to be carried out by said Treadstone Ltd.

EMCUMBRANCES w.e.f. 2012 of 2024 :

I have been instructed to give the report regarding non encumbrances over said property, therefore I have got inspected the available records in respect of plot no. 1503, 1504, 1506, 1507, admeasuring 1.671 Hect. situated at Magarwara, Unnao, in the office of Sub Registrar, Unnao, from **2012 to 2024** no encumbrance has been found and the premises is free from encumbrances and M/s Treadstone Ltd. is having perfect and good marketable title over the said plot/premises. The receipt issued by Sub Registrar Unnao Zone no. **2** bearing **receipt no. 2202434400280** dated **14/03/2024** is being attached herewith

Submitted accordingly,

Yours Truly,

For, Treadstone Limited

through

(Himanshu Trivedi)

Advocate

H. Adv
Himanshu Trivedi
Advocate-Unnao
Reg. No.-UP05436/12
Mob. No.-8299456760

कार्यालय उपनिबन्धक सदर उन्नाव जनपद उन्नाव

आवेदन संख्या :2202434400280

प्रमाण संख्या :22024344000275

भार मुक्त प्रमाण-पत्र
(रजि० मैन्युअल के नियम 328)

श्री- कृष्ण कुमार बाघवा पुत्र- स्व० ओमप्रकाश बाघवा तहसील उन्नाव जिला उन्नाव ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - मगरवादा, चार्ड/परगना- हड़हा, कृषि- कृष्ण कुमार बाघवा पुत्र स्व० ओमप्रकाश बाघवा निवासी सी सर्वोदय नगर कानपुर, भूमि नं० 1503 व 1504 व 1506 व 1507, 1503 आदि

मे एताद्वारा प्रमाणित गरता हूँ कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 14/03/2012 से दिनांक 14/03/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

क्रम सं०	सम्पत्ति का विवरण	लेखपत्र के पंजीकरण की तिथि	लेखपत्र का प्रकार/ लेखपत्र का मूल्यांकन	पक्षकारों के नाम	लेखपत्र का क्रमांक/वर्ष
1	कृषि	02/03/2024	बंधक पत्र (बिना कब्जा)/7143000	विक्रेता-कानपुर डे०आ०के द्वारा श्री मनोज कुमार /क्रेता- श्रीमती मे०ट्रेड स्टोन लि०कम्पनी के द्वारा श्रीमती अल्का बाघवा पत्नी श्री कृष्ण कुमार बाघवा	4763/2024

दिनांक :14-03-2024

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँडे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: राज कुमार।

मिलान करने वाले निबन्धन लिपिक: फिरोज रिजवी।

RAJESH
KUMAR
SAROJ

Digitally signed by
RAJESH KUMAR
SAROJ
Date: 2024.03.14
19:15:33 +05'30'

उपनिबन्धक सदर
उन्नाव