

MR. SUNIL DALAL

BALANCE SHEET AS AT 31ST MARCH, 2021

Liabilities	AMOUNT	Assets	AMOUNT
	Rs.		Rs.
CAPITAL ACCOUNT		FIXED ASSETS	76,39,15,415.62
Balance b/f.	2,58,22,78,514.17		
UNSECURED LOANS	2,55,39,86,028.74	INVESTMENTS	1,69,56,53,225.94
CURRENT LIABILITIES		CAPITAL A/C WITH PART.FIRM	
Sundry Creditors	35,11,94,367.35	Partnership Firm: Uma Steel Ind	8,33,951.00
Advances received	8,08,606.00	Prop.firm: Bhagwatlal A Dalal	8,83,077.22
Statutory Liabilities	5,13,566.10		
Deposits received	1,81,54,644.00	Current Assets & Loans & Adv.	
		Loans & Advances	2,85,99,81,711.02
		Deposits	48,54,363.00
		Receivable	14,56,81,522.02
		STOCK IN TRADE	
		At cost, as taken valued and certified by Proprietor	568.79
		CASH & BANK BALANCES	3,51,31,891.75
TOTAL Rs.	5,50,69,35,726.36	TOTAL Rs.	5,50,69,35,726.36

AS PER OUR AUDIT REPORT OF EVEN DATE ATTACHED HEREWITH

For Rajratan Kothari Associates

Chartered Accountants,

FRN : 113704W

Rajratan M Kothari

(Rajratan M Kothari)

Proprietor M.No.32428

Place : Mumbai

Dated: 10/02/2022



Sunil B. Dalal

(SUNIL B. DALAL)

SHRI SUNIL B. DALAL

PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2021

PARTICULARS	AMOUNT Rs.	PARTICULARS	AMOUNT Rs.
To Opening Stock	568.79	By Professional/Consulting Fees	40,00,000.00
" F&O Purchase	3,69,69,060.00	" F&O Sales	2,16,50,331.75
" Bank Charges	3,256.10	" Interest received from parties	3,96,18,953.40
" Demat Charges	495.60	" Sale Proceeds of	8,80,32,394.30
" Trading Expenses	35,006.38	20,87,62,322(pledged) share	
" STT	1,16,472.32	of Uttam Value Steel	
" Electricity Charges	6,460.00	" Closing Stock	568.79
" Interest Paid	15,85,022.00	" Rounded off	97.07
" Legal & Prof. Expenses	5,81,290.00		
" Repair & Maint. Exp	13,000.00		
" Salary & Bonus Exp	1,50,967.00		
" Car Insurance	92,168.00		
" GST 2018-19	14,900.00		
" GST 2019-20	5,64,721.00		
" GST Late Fees	4,320.00		
" Telephone Expense	34,863.48		
" Sundry Expenses	4,942.00		
" Software Expenses	11,251.00		
" Depreciation	25,790.00		
" Net Profit Trf. To Capital A/c	11,30,87,791.64		
TOTAL Rs.	15,33,02,345.31	TOTAL Rs.	15,33,02,345.31

AS PER OUR AUDIT REPORT OF EVEN DATE ATTACHED HERewith

For Rajratan Kothari Associates

Chartered Accountants,

FRN : 113704W

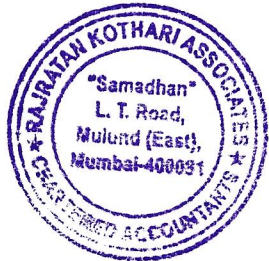
Rajratan M Kothari

(Rajratan M Kothari)

Proprietor M.No.32428

Place: Mumbai

Date : 10/02/2022



Sunil B. Dalal

(SUNIL B. DALAL)

MR. SUNIL DALAL

CAPITAL ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2021

Particulars	AMOUNT	Particulars	AMOUNT
	Rs.		Rs.
To Drawings	80,35,559.76	By Balance b/f	2,16,30,56,156.33
" LIC Premium	6,609.00	" Rent Received	2,26,68,358.15
" Medclaim	64,277.00	" Maintenance Chgs. Recd	1,03,860.00
" School Fees	14,74,375.00	" LT Capital Gain on flats sold	2,09,39,525.00
" Advance Tax paid	5,50,00,000.00	" LT Capital Gain on Mutual Fund	36,93,640.74
" Self Asst. Tax AY 20-21	41,51,226.00	" Dividend Received	16,758.03
" Tax Deducted At Source	49,97,359.93	" Dividend on Mutual Funds	282.97
" Property Tax (Atrium)	8,62,771.00	" PPF Interest	44,623.00
" Property Tax (Nirmal)	4,39,850.00	" Net Profit Transferred From	
" Property Tax (Boomrang)	7,20,790.00	Profit & Loss Account	11,30,87,791.64
" Property Tax (Umreth)	6,354.00	" Long Term Capital Gain on	
" Property Tax (Riya Palace)	25,008.00	Sale of Shares	694.35
" Balance C/d	2,58,22,78,514.17	" Surplus on disposal of	
		Agricultural Land	33,43,71,000.00
		" Sundry Balance W/off	54,995.65
TOTAL Rs.	2,65,80,37,685.86	TOTAL Rs.	2,65,80,37,685.86



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SHRI SUNIL B. DALAL
DETAILS OF CAPITAL ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2021
ASSESSMENT YEAR 2021-22

	AMOUNT Rs.
RENT RECEIVED	
GPX India Private Limited	1,64,65,310.00
Tata Starbucks Pvt. Ltd.	35,65,123.15
A.R. Wood	2,71,125.00
Umreth Properties	36,800.00
Jayageetha Shankar (Samarpan, Flat No.605)	3,08,000.00
Reema Haribar (Riya Palace)	9,72,000.00
Exotica Flat No B 506 and B 606	2,40,000.00
215 Atirum	5,40,000.00
Nahur Flat	2,70,000.00
	<u>2,26,68,358.15</u>
DRAWINGS	
Personal Drawings	2,69,186.85
American School of Bombay	19,50,000.00
Electricity Charges	19,470.00
Locker Rent	52,788.05
Membership & Society Share Money	5,140.00
Advertisement	80,889.12
GST Ineligible	1,41,962.46
Maintainance (Resi.-Sterling Heritage)	8,78,567.00
Maintainance (Riya Palace)	1,44,342.00
Maintainance Charges (Atrium)	9,33,478.28
Maintainance Charges (Boomerang)	10,62,560.00
Maintainance Charges (Nirmal)	78,288.00
Maintainance Charges (Samarpan Exotica)	3,77,275.00
Maintainance Charges (Pioner Hsg.- Nahur Flats)	87,547.00
Interest on Late Payment of TDS	19,54,066.00
	<u>80,35,559.76</u>
TAX DEDUCTED AT SOURCE	
TDS on Rent	15,88,487.00
TDS on Consultancy	3,00,000.00
TDS on Contract	780.00
TDS on Dividend	895.03
TDS on Interest	24,38,093.00
TDS on FDR Interest	1,08,306.90
TDS on Sale of Property	5,60,798.00
	<u>49,97,359.93</u>

Contd..2/-



SHRI SUNIL B. DALAL
DETAILS OF CAPITAL ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2021
ASSESSMENT YEAR 2021-22 (Contd...2/-)

	AMOUNT Rs.
INTEREST ON FDR FROM	
Bank of Baroda, Umreth	-
Bank of Baroda, Prathana Samaj	1,49,089.00
HDFC Bank	13,19,342.40
	<u>14,68,431.40</u>
Savings Bank Interest	<u>33,17,434.00</u>
Interest Received From Loan Parties	
Learning Curve Edutech Solution Pvt. Ltd.	36,89,999.00
R A Reality Venture LLP	41,89,114.00
Rajendra Khemchand Kothari	24,26,304.00
Kanakia Spaces Realty Pvt Ltd	2,45,27,671.00
	<u>3,48,33,088.00</u>



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MR. SUNIL BHAGWATLAL DALAL
DETAILS OF BALANCE SHEET FOR THE YEAR ENDED 31ST MARCH, 2021

	AMOUNT
UNSECURED LOANS	Rs.
Blue Rose Enterprises	29,45,83,240.00
Eknath Developers LLP	5,38,00,000.00
Evergreen Financial Services	16,30,02,883.00
Kalpana Shantilal Haria	18,00,000.00
Photogravurs india Pvt ltd	2,78,43,557.00
RA Associates	1,29,09,89,430.74
RAK Construction Project Pvt. Ltd.	72,19,66,918.00
	2,55,39,86,028.74
CURRENT LIABILITIES	
Sundry Creditors	
BridgeView Real Estate Developments LLP	5,20,00,000.00
MIG Bandra Realtors & Builders Pvt. Ltd.	5,60,83,300.00
Milestone Spaces (Against Kalyan Flat Purchased)	86,03,408.00
Yamuna Realty Pvt. Ltd.	8,01,58,104.00
Narang Mahaver Dev. LLP Rera (For Flat at Khar -Vista)	15,30,74,000.00
Swati Acharya	15,000.00
TDS Payable to Vishwaroop Realty LLP	99,384.00
UMA Steel INDL Umreth Capital	9,28,246.35
Vinod Kumar Jain & Co.	2,32,925.00
	35,11,94,367.35
Statutory Liabilities	
CGST	1,57,691.05
SGST	1,57,690.05
IGST	7,058.00
TDS Payable	1,91,127.00
	5,13,566.10
Advances Received	
Sunil B Dalal HUF	8,08,606.00
	8,08,606.00
DEPOSITS RECEIVED	
Deposit (Boomerang)	1,53,37,144.00
Deposit (Riya)	2,50,000.00
Deposit (Umresth)	67,500.00
TATA Starbucks Ltd. - Deposit	25,00,000.00
	1,81,54,644.00

Contd..2/-



MR. SUNIL BHAGWATLAL DALAL

DETAILS OF BALANCE SHEET FOR THE YEAR ENDED 31ST MARCH, 2021 (Contd.2/-)

	AMOUNT Rs.
FIXED ASSETS	
Alibaug Property-Agricultura Land	1,56,30,000.00
Alibaug Property-Non Agricultura Land with Bunglow	24,44,30,000.00
House At Umreth-Survey No.2927	2,92,546.00
Property At Umreth C.S. No. 2941(Hemant Shah)(09.12.2017)	7,00,000.00
Property At Umreth C.S. No. 2930	7,46,500.00
Umreth Properties	9,43,437.00
Umreth Property C S NO.2943	26,050.00
Umreth Property C S NO.2950	34,630.00
Umreth Property C S NO.2953 & 2955	59,610.00
Umreth Property C S NO.7371	43,189.00
Umreth Property C S NO. 7371 Khari	59,249.00
Umreth Property C S NO. 546/1 (Plot)	4,54,170.00
Umresh Property-Residential CS No.515	16,01,400.00
Flat at Andheri (Riya Palace-Flat No.203)	10,19,051.00
Flat at Andheri (Riya Palace-Flat No.204)	12,19,186.00
Sterling Heritage Flat No.102	9,77,15,802.00
Furniture (Residence)	9,14,792.00
Office No.215 Atrium (Unit-A-1001/1008) Kanakia	18,99,00,000.00
Office at Atrium 1001-A	4,99,96,517.00
Office at Atrium 1004-A	2,76,95,383.00
Office No.241/242, Nirmal, Nariman Point	5,99,69,250.00
Office Premises-Boomerang	7,03,75,800.00
Air-conditioner (40,830.63-6125 Dep.)	34,705.62
Computer (73813-19665)	54,148.00
	76,39,15,415.62

INVESTMENTS

Advances for Kalyan Flat

KALYAN FLAT NO 102 (Possession Pending)	35,93,100.00
KALYAN FLAT NO 201 (Possession Pending)	57,08,800.00
KALYAN FLAT NO 202 (Possession Pending)	57,08,800.00
KALYAN FLAT NO 203 (Possession Pending)	63,15,400.00
KALYAN FLAT NO 502 (Possession Pending)	35,93,100.00
KALYAN FLAT NO 602 (Possession Pending)	37,73,900.00
KALYAN FLAT NO 603 (Possession Pending)	37,13,500.00
KALYAN FLAT NO 701 (Possession Pending)	30,15,700.00
KALYAN FLAT NO 702 (Possession Pending)	37,71,900.00



Contd...3/-

MR. SUNIL BHAGWATLAL DALAL

DETAILS OF BALANCE SHEET FOR THE YEAR ENDED 31ST MARCH, 2021 (Contd.3/-)

AMOUNT

Rs.

Flats at Borivali (Samarpan Exotica)

Borivali Flat No. 506 - B Wing	1,00,31,735.00
Borivali Flat No. 606 - B Wing	1,00,31,735.00

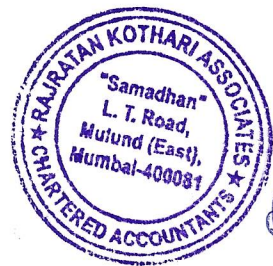
Flats at Bandra MIG (Possession not Rec.)

MIG Bandra Flat No. W/5 - 2402	4,89,48,500.00
MIG Bandra Flat No. W/6 - 2402	6,12,24,000.00
MIG Bandra Flat No. W/6 - 2403	3,92,83,200.00
MIG Bandra Flat No. W/7 - 2404	3,59,89,600.00
MIG Bandra Flat No. W/7 - 2902	3,88,77,800.00
MIG Bandra Flat No. W/8 - 2201	2,15,88,700.00
MIG Bandra Flat No. W/8 - 2303	2,37,63,500.00

Flats at Palghar (Narang Urbane Housing) (Possession Not Received)

Palghar Flat No. 101 (Bldg 1)	17,25,342.00
Palghar Flat No. 101 (Bldg 2)	17,25,342.00
Palghar Flat No. 101 (Bldg 3)	16,97,454.00
Palghar Flat No. 102 (Bldg 2)	16,81,508.00
Palghar Flat No. 102 (Bldg 3)	16,97,454.00
Palghar Flat No. 102 (Bldg 4)	16,49,636.00
Palghar Flat No. 103 (Bldg 2)	16,81,508.00
Palghar Flat No. 103 (Bldg 4)	16,97,454.00
Palghar Flat No. 103 (Bldg 5)	16,81,508.00
Palghar Flat No. 104 (Bldg 1)	17,25,342.00
Palghar Flat No. 104 (Bldg 2)	17,25,342.00
Palghar Flat No. 104 (Bldg 4)	16,97,454.00
Palghar Flat No. 104 (Bldg 5)	17,25,342.00
Palghar Flat No. 1 (Bldg 2)	17,55,322.00
Palghar Flat No. 1 (Bldg 3)	17,27,364.00
Palghar Flat No. 201 (Bldg 1)	17,25,342.00
Palghar Flat No. 202 (Bldg 4)	16,49,636.00
Palghar Flat No. 203 (Bldg 5)	16,81,508.00
Palghar Flat No. 204 (Bldg 1)	17,25,342.00
Palghar Flat No. 204 (Bldg 4)	16,97,454.00
Palghar Flat No. 204 (Bldg 5)	17,25,342.00
Palghar Flat No. 2 (Bldg 2)	17,11,388.00
Palghar Flat No. 2 (Bldg 3)	17,27,364.00
Palghar Flat No. 2 (Bldg 4)	16,83,500.00
Palghar Flat No. 301 (Bldg 2)	17,25,342.00
Palghar Flat No. 302 (Bldg 4)	16,49,636.00

Contd....4/-



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MR. SUNIL BHAGWATLAL DALAL

DETAILS OF BALANCE SHEET FOR THE YEAR ENDED 31ST MARCH, 2021

(Contd...4/-)

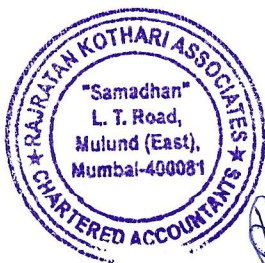
AMOUNT

Rs.

Palghar Flat No. 303 (Bldg 4)	16,97,454.00
Palghar Flat No. 303 (Bldg 5)	16,81,508.00
Palghar Flat No. 304 (Bldg 1)	17,25,342.00
Palghar Flat No. 304 (Bldg 2)	17,25,342.00
Palghar Flat No. 304 (Bldg 4)	16,97,454.00
Palghar Flat No. 304 (Bldg 5)	17,25,342.00
Palghar Flat No. 3 (Bldg 4)	17,33,310.00
Palghar Flat No. 3 (Bldg 5)	17,11,388.00
Palghar Flat No. 401 (Bldg 1)	17,25,342.00
Palghar Flat No. 401 (Bldg 2)	17,25,342.00
Palghar Flat No. 401 (Bldg 3)	16,97,454.00
Palghar Flat No. 401 (Bldg 4)	16,97,454.00
Palghar Flat No. 401 (Bldg 5)	17,25,342.00
Palghar Flat No. 402 (Bldg 1)	16,81,508.00
Palghar Flat No. 402 (Bldg 2)	16,81,508.00
Palghar Flat No. 402 (Bldg 3)	16,97,454.00
Palghar Flat No. 402 (Bldg 4)	16,49,636.00
Palghar Flat No. 402 (Bldg 5)	16,81,508.00
Palghar Flat No. 403 (Bldg 1)	16,81,508.00
Palghar Flat No. 403 (Bldg 2)	16,81,508.00
Palghar Flat No. 403 (Bldg 4)	16,97,454.00
Palghar Flat No. 403 (Bldg 5)	16,81,508.00
Palghar Flat No. 404 (Bldg 1)	17,25,342.00
Palghar Flat No. 404 (Bldg 2)	17,25,342.00
Palghar Flat No. 404 (Bldg 4)	16,97,454.00
Palghar Flat No. 404 (Bldg 5)	17,25,342.00
Palghar Flat No. 4 (Bldg 5)	17,55,322.00
Stamp Duty Palghar Flats	10,458.00
Flat at Khar Wista - 101	2,22,58,720.00
Flat at Khar Wista - 301	1,91,96,800.00
Flat at Khar Wista - 402	2,70,59,240.00
Flat at Khar Wista - 201	1,91,96,880.00
Flat at Khar Wista - 202	2,70,59,320.00
Flat at Khar Wista - 302	2,70,59,320.00
Flat at Khar Wista - 401	1,91,96,880.00

Bishop Gate Property (Possession not Received)

57,22,90,000.00



Contd....5/-

MR. SUNIL BHAGWATLAL DALAL

DETAILS OF BALANCE SHEET FOR THE YEAR ENDED 31ST MARCH, 2021 (Contd...5/-)

AMOUNT

Rs.

Quoted Shares

Share Investment - TATA Steels	81,600.00
Share Investment - Uttam Galva Steels Ltd. (500000)	1,38,10,399.70
Canara Bank Shares (2,00,000)	2,83,71,907.90
Shares & Debentures	10,44,898.00
Ajera Realty & Infr India (1110)	
Lloyds Steel Industries Ltd (38828000)	
Shree Precoated Steels Limited (129)	
Shree Shaleen Textiles Ltd (949591)	
Supreme Holdings & Hospitality (190)	
Ventura Textiles Ltd (150)	

Unquoted Shares

5000- Shares Infinite Buildcon Pvt. Ltd.	4,00,000.00
Learning Curve Edutech Solution Pvt. Ltd. (1094 shares)	90,52,850.00
Learning Curve Edutech Solution Pvt. Ltd. (2416 shares)	1,99,92,400.00
Shares Sheen Metal & Finvest Pvt. Ltd. (1574844 shares)	18,92,45,371.00
Share - Swanriver Financial Services Ltd (265,990 shares)	2,14,60,705.00

Mutual Funds

HDFC Bank- Liquid Fund (35,153)	14,00,00,000.00
HDFC Mutual fund Liquid Fund (0.236)	
Nuppon India Mutual Fund (11.923)	260.94
SBI Mutual Fund (35578.500)	9,00,00,000.00
Silver Articles (192.709 GMS)	64,50,808.00

Other Investment

BOB, Prathana Samaj, PPF A/C	6,73,116.00
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BANK FDR

BOB Umreth (521386)	26,57,183.20
Fixed Deposit (HDFC Bank)	1,87,66,922.92
Fixed Deposit (HDFC Bank-New)	25,356.30
Accrued Interest on FD	8,07,164.98
Jewellery with I.T. Department {132(4)}	2,26,000.00

1,69,56,53,225.94

Contd...6/-



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MR. SUNIL BHAGWATLAL DALAL
DETAILS OF BALANCE SHEET FOR THE YEAR ENDED 31ST MARCH, 2021 (Contd...6/-)

	AMOUNT Rs.
Loans & Advances	
Daxita Sunil Kumar Shah	87,36,500.00
Nina Sunil Dalal	2,14,00,000.00
Infinite Buildcon Pvt. Ltd.	1,98,26,09,768.00
NRPL Investment	1,41,597.00
Pragnya V Shah	10,000.00
Premanand Narshi Trust	20,000.00
Urmila B Dalal (Sunil Corp)	9,53,641.02
Kanakia Spaces Reality Pvt. Ltd.	24,78,696.00
Ashok Kothari	3,36,04,931.00
Learning Curve Edutech Solutions Pvt. Ltd.	3,82,22,378.00
Radius Enterprises	19,50,00,000.00
Rajeev Ashok Piramal	96,00,000.00
Rajendra Khemchand Kothari	1,00,00,000.00
RA Reality Ventures LLP	3,50,00,000.00
Renato Finance & Investment Pvt. Ltd.	72,00,000.00
Ritu Sanjay Chhabria	3,00,00,000.00
Ritu Sanjay Chhabria	5,00,00,000.00
RKW Developers Pvt. Ltd.	17,50,00,000.00
Shree Naman Developers Pvt. Ltd.	26,00,00,000.00
Swan River Financial Services Ltd	4,200.00
	<u>2,85,99,81,711.02</u>
Deposits	
Ascend International School	92,500.00
Deposit for Car Parking	10,00,000.00
Deposit with I.T. Department {132(4)}	27,36,483.00
Electric Deposit (NIRMAL)	47,500.00
Nirmal Commercial (Compensation Deposit)	48,930.00
Nirmal Commercial (Contingency Deposit)	8,15,500.00
Nirmal Commercial (Deposit For Premises Alloted)	1,06,815.00
Deposits (Gas)	6,635.00
	<u>48,54,363.00</u>
RECEIVABLE	
A R Wood	26,106.00
Raghuleela Builders Pvt. Ltd.	14,30,00,000.00
Sharekhan Ltd.	8,42,399.06
TATA Starbucks Pvt. Ltd.	7,05,585.74
Open Sale Position as on 31-03-21	1107431.22
	<u>14,56,81,522.02</u>

Contd....7/-



MR. SUNIL BHAGWATLAL DALAL
DETAILS OF BALANCE SHEET FOR THE YEAR ENDED 31ST MARCH, 2021 (Contd...7/-)

	AMOUNT Rs.
CASH & BANK BALANCES	
Axis Bank Umreth (59091)	32,128.63
BOB Umreth	1,62,725.00
BOI ST Exchange (12554)	3,17,727.82
HDFC Bank (53467)	31,306.00
HDFC BANK (02384)	3,32,12,005.30
ICICI Bank	2,69,041.00
Kotak Mahindra Bank	1,87,844.00
PMC Bank (08184)	820.00
Cash in Hand	9,18,294.00
	<u>3,51,31,891.75</u>



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