

BOARD'S REPORT

TO THE MEMBERS

The Board of Directors have pleasure in presenting the 4th (Fourth) **Annual Report** of the Board of Directors of the Company on the business and operations of the Company together with the audited financial statement of the accounts for the year ended on 31st March, 2023.

FINANCIAL HIGHLIGHTS

(₹ in Lacs)

Particulars	Voor anded W				
Particulars	Year ended 31 st March, 2023	Year ended 31st March, 2022			
Turnover	7044.08	3018.25			
Other Income	11.17	0.54			
Profit / Loss before depreciation and amortization	2175.64	521.23			
Less: Depreciation and amortization for the year	32.99	12.44			
Profit before tax	2142.65	508.79			
Less: Current tax expense	631.07	117.11			
Less : Prior Year Tax	(13.38)				
Less: Deferred tax expense	(7.82)	24.40			
Profit / Loss after tax	1532.78	367.28			
Earnings per share					
Basic	1180.22	284.93			
Diluted	1079.67	260.49			



FINANCIAL PERFORMANCE

Financials of Company during the year under review witnessed Steep growth in company's business. Total revenue stood at ₹ 7055.25 lacs as against Rs 3018.80 for the previous year, registering an increase of 133.71%. The Profit before tax [PBT] stood at Rs 2142.65 lacs for the year under review as compared to the corresponding figures of Rs 508.79 lacs for the previous year. The PBT registered an increase of 321.13%.

DVIDEND

The Board of the Company has not recommended dividend for Financial Year 2022-23.

BUSINESS OPERATIONS

The Indian economy powered through 2022 despite a shaky geopolitical environment and the threat of a looming recession in large, developed economies. India emerged as the fastest-growing large economy in the world and was one of the few bright spots in an otherwise bleak global economic environment during the year. While the outlook on the global economy did not improve significantly as we stepped into 2023, global sentiment on the Indian economy continued to strengthen due to its growing stature as a potential alternative to China and its standing as the world's largest democracy. In early 2023, as inflation levels started falling, RBI also shifted its stance to support growth.

In 2022, residential real estate demand in India scaled a nine-year high. There was a robust housing demand, primarily from the end-users, across the top 7 cities as well as the tier 2 and tier 3 cities of India. In the year's first half, job security had improved vis-a-vis the uncertain pandemic period. There was robust hiring in the IT/ITeS sector, though the second half brought more sobering news on this front. Financial services showed a good hiring graph throughout.

Low home loan rates and steadily growing homeownership sentiment also helped residential real estate gain momentum. Housing sales in this year, 2022 breached the previous peak of 2014 with all-time high sales across the top 7 cities. Total sales in the top 7 cities touched nearly 3.65 lakh units in 2022 (in 2014, the previous peak year, 3.43 lakh units were sold).

Housing launches were more sober in 2022 in comparison to the previous peak of 2014. However, around 3.58 lakh units were launched during the year across the top



7 cities. And as the clock ticked briskly towards the end of a fantastic year for Indian housing, there were some interesting trends that shaped it in 2022. Affordable housing witnessed a decline while mid-range and premium housing dominated launches in 2022. Demand, driven primarily by end-users, was mainly focused on projects by Grade A developers, who gained even more market share in 2022. More than 60% of the total units launched in the year were by branded developers - who also sold more than 55% of the total units in this period. Peripheral locations led homebuyer demand in the year, despite the near-normal situation post-Covid-19.

Housing prices increased by an average of 4-7% in 2022, and this - coupled with increased home loan rates - did not impact residential sales in 2022. These price hikes were inevitable after relative stagnation for 2-3 years. All in all, it was a remarkable year for the residential segment.

With nearly 1.10 Lakh units sold, Mumbai Metropolitan Region (MMR) was the frontrunner amongst the top 7 cities in 2022. MMR witnessed yearly sales jump of 44% in 2022 and recorded decadal high housing sales during the year. Along with sales, the new launches in the region also witnessed robust growth (119%) on an annual basis. MMR registered new launches of around 1.25 lakh units in 2022. This year, the affordable segment (less than ₹40 lakh) supply took a back seat and contributed only 25% in the overall MMR market new supply - which is 7% lower as compared to 2021. Average property prices increased by 7% in MMR compared to 2021, mainly due to the high demand and increase in prices of construction materials.

Pune recorded approximately 64,300 launches and 57,100 home sales in the year 2022 – clocking a 1.6x growth rate in new supply and residential sales against 2021. Compared to the first half of 2022, Pune saw a robust performance in H2 2022, recording 52% of the new launch activity and 54% of the city's home sales during this period. Despite increased interest rates by the RBI and the ready reckoner (RR) rates in Pune by 6.12%, Pimpri Chinchwad by 12.36%, there was minimal impact on the housing demand in the city because of the growing desire for homeownership among the homebuyers. A closer look at the budget-wise residential supply of Pune indicates that despite registering a 7% YoY decline, around 50% of the launches were concentrated in the mid-price segment ranging between INR 40 Lakh – INR 80 Lakh. The share of affordable segment remained almost stable at 21% with a marginal drop of 1% on YoY basis. The high-end residential launches saw an 8% rise in 2022 against 2021 due to the increasing demand for larger homes with better amenities from homebuyers. Launches in luxury and ultra-luxury segments remained stable at 4% and 1% in 2022 compared to 2021



The overall real estate sector witnessed increased number of transaction with upward movement in real estate asset class. The Company's business growth for the FY 2022-23 was robust. The total value of sales for FY 2022-23 was Rs 2,122Lacs whereas the number of units sold were in range of 3200-3400 apartments. The company has expanded its foot prints in the markets of Nashik, Aurangabad and Bhubneshwar as these cities offer good potential for company's growth. The management is confident of getting good business from these new markets.

Our employees continued to put relentless hard work during the year. Well set processes, technological support and sound business practices enabled our employees to 'Work from Anywhere' ensuring seamless collaboration among themselves and our business partners. Our employees are our strength. We have been constantly updating skills of our employees. Newer innovative ways of marketing coupled with helping developers to develop and offer right product mix in projects located in different pockets and locations of our markets provide impetus for achieving good sales velocity.

Home Loan Business

The home loans business segment commenced its operation in 2022-23. The company generated revenue of Rs 22.82 lacs in the first year of its business in this segment. This segment is picking well considering the value and volume of real estate transactions where the loan component is rising. Home loans are proving to be backbone of real estate transactions as it also provides liquidity to the business and enhances capabilities of purchasers to purchase real asset and improve the demand for properties.

Trade Marks Registration

The Company's trademark under the name and style "JUSTO" is now well known brand in marketing of Real Estate projects and enjoys significant reputation.

ISO Certification

The Company has well state processes and policies. The company has been awarded ISO 9001: 2015 Quality Management System certificate from QRO Certification LLP during last financial year in June, 2022.

1. **GENERAL INFORMATION:**

Your Company is primarily engaged in the business of rendering services as brokers, commission agents, importers and exporters, and to act as trustees,



executors, administrators, managers, agents or attorney, to carry on the business of retail and institutional distribution of the schemes of the Mutual Funds or any other financial products including Real Estate Investment Products issued by Banks, Mutual Funds or any financial intermediary, to contract for, and negotiate and issue and participate in funding any public and private loans and advances, underwriting contracts, mortgages, equity participation, cash credits, overdrafts and other financial facilities etc.

2. CAPITAL AND DEBT STRUCTURE:

During the year, the Authorised Capital of the Company remained at ₹ 2,00,00,000/- (Rupees Two Crores Only) divided into 20,00,000 (Twenty Lakh Only) Equity Shares of ₹10/- (Rupees Ten Only) each. There is no change in either paid up capital or Compulsorily Convertible Debentures issued.

On June 30th, 2023, the founders acquired 6,048 Compulsorily Convertible Debentures and 3,436 [2.65 %] Equity stake in the Company held by investors, Mr Bhavesh Shah and Mr. Bhadresh Shah. The founders have also entered into agreement with Ms. Amita Manek and Mr. Aishick Hazra, another set of investors in the company to acquire 6,048 Compulsorily Convertible Debentures and 3,436 [2.65%] Equity stake in the Company held by them.

3. CREDIT RATING OF SECURITIES:

Since there was no need to seek credit rating of the securities of your Company, hence the Company has not undertaken any credit rating exercise from any credit rating agency.

4. TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND (IEPF):

During the financial year under review, the Company has no unclaimed dividend.

5. MANAGEMENT

5.1. Directors and Key Managerial Personnel:

During the financial year, Mr Bhavesh Shah, investor, resigned as a Director on 5th October, 2022 pursuant to his sale of stake in the company. Further, Ms Amita Manek also tendered her resignation as investor director on 15th June, 2023.



- Further, the provisions relating to key managerial personnel were not applicable to the Company during the financial year under review.
- 5.2. **Independent Directors and their declarations**: Your Company, being a private limited company, was not required to appoint Independent directors under Section 149(4) of the Companies Act, 2013 and Rule 4 of the Companies (Appointment and Qualification of Directors) Rules, 2014.
- 5.3. **Board Meetings**: During the financial year under review, the Board of Directors of the Company met five times as per the following particulars:

SN	Date of Board Meeting	Total number of Directors	Number of Directors present	
1.	5 th May, 2022	4	4	
2.	15 th July, 2022	4	2	
3.	29th September, 2022	4	4	
4.	31st December, 2022	3	3	
5.	31 st March, 2023	2	2	

The intervening gap between the two board meetings was within the period as prescribed under the Companies Act, 2013.

- 5.4. **Committees:** The Company as per provisions of Section 135 of the Companies Act, 2013 has formed CSR Committee comprising Mr Puspsmitra Das and Mr. Rahul Pande on 31st March, 2023. Company has not formed any other committee as there was no statutory or business requirement to form any other committee.
- 5.5. **Board Evaluation:** The Company, being an unlisted private limited company, was not required to give the statement indicating the manner in which formal annual evaluation of the performance of the Board, it's Committees and of individual directors has been made.
- 5.6. Remuneration of Directors and Employees of Listed Companies: Since the Company is an unlisted company, therefore the requirement to disclose the details of the remuneration is not applicable to the Company.
- 5.7. Remuneration received by Managing/Whole Time Director from holding or subsidiary company: Remuneration received by Managing / Whole time Director from holding or subsidiary company is not applicable to your



Company since there is no such holding or subsidiary company of your Company.

5.8. **Directors' Responsibility Statement:** Your Directors state that:

- a) In the preparation of the annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures;
- b) The directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit and loss of the company for that period;
- c) The directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
- d) The directors had prepared the annual accounts on a going concern basis; and
- e) The directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.
- 5.9. **Internal Financial Controls:** The Company has maintained adequate internal financial control systems, commensurate with the size, scale and complexity of its operations and ensures compliance with various policies, practices and statutes in keeping with the organization's pace of growth and increasing complexity of operations.
- 5.10. **Frauds reported by the Auditor:** During the financial year under review there were no frauds reported by the auditors under Section 143(12) of the Companies Act, 2013.

6. <u>DISCLOSURES RELATING TO SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES:</u>

- 6.1. Report on performance and financial position of the subsidiaries, associates: During the year, the founders have formed Justo Infotech Labs Pvt Ltd on 21st November, 2022 to carry on business of software designing, development, customization, implementation, dealing in computer software and solutions.
- 6.2. Companies which have become or ceased to be subsidiaries, associates and joint ventures: Your Company neither has a subsidiary, associate or joint venture nor any entity has ceased to be a subsidiary, associate or joint venture of your Company during the period under review.



7. **DETAILS OF DEPOSITS:**

There were no deposits accepted by the Company during the financial year under review, requiring disclosure or reporting under Chapter V of the Companies Act, 2013.

8. PARTICULARS OF LOANS, GUARANTEES AND INVESTMENTS:

There are no loans or guarantees granted to the related parties during the year.

9. PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES:

There are no related party transactions as per the Companies Act, 2013. The Annexure I AOC 2 is attached with NIL details.

10. CORPORATE SOCIAL RESPONSIBILITY (CSR) INITIATIVES:

The financials of the year 2022-2023 attracted CSR Provisions as the profitability of the company significantly improved. The liability of your company to contribute towards CSR activities stood at ₹ 18.36 lacs. The company shall discharge its CSR liability in terms of the provisions of Section 135 read with schedule VII of the Companies Act 2013 and CSR policy of the Company.

The CSR liability of the company to the tune of ₹ 2.90lacs was discharged by company on 27th September, 2023 by contributing the said amount to the PM Cares Fund. The detailed report on CSR initiatives of the company is attached as Annexure II to the Boards Report.

11. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO:

- a) The nature of the activities of the Company during the year under review has been such that there are no disclosures required to be made with respect to the conservation of energy and technology absorption in terms of Section 134 (3) (m) of the Companies Act, 2013 read with the Companies (Accounts) Rules, 2014.
- b). Foreign Exchange Earnings & Outgo:

During the year under review, your company has incurred foreign exchange outgo of ₹14.64 lacs.

There was no Foreign Exchange inflow.



12. RISK MANAGEMENT:

Considering the nature of operations of the Company, the Board is of the opinion that there are no major risks affecting the operations and existence of the Company.

13. **DETAILS OF ESTABLISHMENT OF VIGIL MECHANISM:**

Details of establishment of vigil mechanism for directors and employees are not applicable to your Company as it is not covered under Section 177(9) of the Companies Act, 2013. However, the company has formed and executed the sexual harassment policy as a matter of good governance.

14. MATERIAL ORDERS OF JUDICIAL BODIES / REGULATORS:

There is no such order passed by the Regulators / Courts / Tribunals impacting the going concern status of the Company and / or company's operations in future during the financial year under review.

15. **AUDITORS:**

M/s. Salaskar & Co., Chartered Accountants (Firm Regn. No. 126257W) are reappointed as Statutory Auditors at the 1st Annual General Meeting for a further period of five year i.e. to act as statutory auditor for financial year ending 31st March, 2025, to hold office from the conclusion of the 1st Annual General Meeting till the conclusion of the Annual General Meeting to be held in the calendar year 2025. The Company has received a written consent and eligibility certificate from M/s. Salaskar & Co., to the effect that their continued appointment would be in accordance with the provisions of section 141 of the Companies Act, 2013. The Board is authorised to fix their compensation for each of the 5 years.

16. EXPLANATIONS IN RESPONSE TO AUDITORS' QUALIFICATIONS:

The Auditors' Report does not contain any qualification, reservation or adverse remark on the financial statements for the year ended 31st March, 2023.



17. COMPLIANCE WITH SECRETARIAL STANDARDS:

The Company has complied with the secretarial standards, as applicable, to the Company.

18. CORPORATE INSOLVENCY RESOLUTION PROCESS INITIATED UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016 (IBC):

During the financial year under review, the Company has not initiated any process or made any application under Insolvency and Bankruptcy Code, 2016.

19. FAILURE TO IMPLEMENT ANY CORPORATE ACTION:

Your company has not failed to complete or implement any corporate action within the specified time limit as prescribed.

20. ANNUAL RETURN:

The Annual Return for the financial year ended 31st March, 2023, is available at the Registered Office for Inspection.

21. ADDITIONAL DISCLOSURES UNDER LISTING REGULATIONS:

Since your Company is an unlisted private company, requirement of additional disclosure under listing regulations is not applicable.

22. <u>DISCLOSURES ON SEXUAL HARASSMENT OF WOMEN AT WORKPLACE</u> (PREVENTION, PROHIBITION & REDRESSAL) ACT, 2013:

The Company is committed to provide a safe and conducive work environment to its employees. The Company has framed the Sexual Harassment Policy and has also framed regional Committees for protection of employees working in different locations to safeguard our female employees. The Company has framed regional committees for employees working in various regions for quick access. During the year under review, there were no cases filed pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.



23. APPROVAL OF THE REPORT:

As per the provisions of Sub-section (3) of section 179 of the Act, the Board of Directors of the company has approved the financial statement and the Report on behalf of the company by means of resolutions passed at meeting of the Board held on 27th September, 2023.

24. **DISSEMINATION:**

- 24.1. Right of Members to have Copies of the Report: A copy of the Report along with the financial statement and the Auditor's Report shall be sent, either physically or in electronic form, to every member as per the requirements.
- 24.2. Placing of the Report on the Website: As per the requirements of Section 92(3) of the Act and Rules framed thereunder, the extract of the annual return for FY 2022-23 is available on the company's website. The same is available on (Link: www.justo.co.in).

25. FILING AND SUBMISSION OF THE REPORT:

The company has always and shall file the Annual Report and relevant documents with appropriate authorities within the prescribed time lines.

26. ACKNOWLEDGMENT:

Your Directors wish to place on record their appreciation for the co-operation and sincere support extended by the shareholders, various authorities, banks, dealers, vendors and members during the year under review.

The Directors also acknowledge with gratitude the dedicated efforts and valuable contribution made by all the employees of the Company.

For and on behalf of the Board of

Justo Realfintech Private Limited

Date: 27th September, 2023

Place: Mumbai

Puspamitra Das

Director

DIN: 01643973

Rahul Pande

Director

DIN: 06880681



Annexure- I

FORM NO. AOC-2

Form for disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)

I.	Details of contracts or arrangement	ts or transactions not at arm's length	basis:
	NIL		

Name(s) of the related party and nature of relationship	
Nature of	
Duration of the	
contracts/arrangements/transactions	
Salient terms of the contracts or	
arrangements or transactions	
including the value, if any	
Date(s) of approval by the Board, if	
any	
Amount paid as advances, if any	
	nature of relationship Nature of contracts/arrangements/transactions Duration of the contracts/arrangements/transactions Salient terms of the contracts or arrangements or transactions including the value, if any Date(s) of approval by the Board, if any

II. Details of material contracts or arrangement or transactions at arm's length basis:

1.

1	Name(s) of the related party	
2	Nature of relationship	
3	Nature of contracts/ arrangements/ transactions	



4	Duration of the contracts/ arrangements/ transactions	
5	Salient terms of the contracts or arrangements or transactions including the value, if any	
6	Date(s) of approval by the Board, if any	
7	Amount paid as advances, if any	NA



Annexure II

Details on CSR Policy of the Company:

Our Corporate Social Responsibility (CSR) comprehensively covers holistic community development and sustainability related initiatives. The detailed report on our CSR initiatives are as follows:

Composition of CSR Committee:

SI. No	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1.	Mr Puspamitra Das	Director	1	1
2.	Mr. Rahul Pande	Director	1	1

The Committee met on 31st March, 2023 and reviewed CSR Policy for the Company adopted by the board.

- 1. The web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the Company https://www.justo.co.in
- 2. Details of the Impact assessment of CSR projects carried out in pursuance of subrule (3) of rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014, if applicable (attach the report) Not Applicable
- 3. Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social Responsibility Policy) Rules, 2014 and amount required for set off for the Financial Year, if any Not Applicable.



- 4. Average net profit of the Company as per Section 135(5). ₹918.74 lacs
- 5. (a)Two percent of average net profit of the Company as per Section135(5) ₹ 18.37 lacs
 - (b) Surplus arising out of the CSR projects or program or activities of the previous Financial Years Nil
 - (c) Amount required to be set off for the Financial Year, if any 0.04 lacs
 - (d) Total CSR obligation for the Financial Year (7a+7b-7c) ₹ 18.33 lacs.
- 6. (a) CSR amount spent or unspent for the Financial Year: 2021-22

Total	Amount Unspent (in ₹)									
Amount Spent for the Financial Year.	transferred CSR Acco	to Unspent unt as per 135(6).	specified	Amount transferred to any fur specified under Schedule VII as second proviso to Section 135(
(in ₹)	Amount (in ₹)	Date of transfer	Name of the Fund	Amount	Date of transfer					
NIL	₹ 2.90 lacs	29 th April, 2022	PM Cares Fund	2.90 lacs	27 th September , 2023					



		Ite m fro m the list of acti vitie s in Sch edul e VII to the Act.	m fro m	m fro m	m fro m	m fro m	m fro m	L	of	ation the ject.		-Amo	Amo unt	Amo unt trans ferre d to Unsp ent	Mode	Imp at Th	ode of lement cion- rough lement Agency
S I. N o .	Name of the Project		ca l ar ea (Y es / N o)	Stat e.	Dist rict.	Proj ect dur atio n.	ated for	the curr ent Fina	Acco unt for the proje	of Imple menta tion - Direct (Yes/N o).	Nam e	CSR Regis tratio n numb er.					
	PM Cares Fund	As may be spen t by govt. of india.	N o				₹ 2.90 lacs		₹ 2.90 lacs	No	PM Care s Fun d	CSR					
	TOTAL						Rs 2.90 lacs		₹ 2.90 lacs								



(c) Details of CSR amount spent against **other than ongoing projects** for the Financial Year: NIL

1)	(2)	(3)	(4)	(5)	(6)	(7)		(8)
SI N o.	Name of the Projec t	Item from the list of activitie	tie area (Yes /No)	Location of the project.		Amount spent for the	Mode of implemen tation -	Mode of implementation- Through implementing agency.	
		s in schedule VII to the Act.		State.	Distri ct.	project (in J).	Direct (Yes/No).	Name	CSR Registratio n number.
					NI	L			

- (b) Amount spent in Administrative Overheads NIL
- (c) Amount spent on Impact Assessment, if applicable NIL
- (d) Total amount spent for the Financial Year (8b+8c+8d+8e) NIL
- (e) Excess amount for setoff, if any NIL



9. (a) Details of Unspent CSR amount for the preceding three Financial Years:

S1.	Preceding Financial Year.	Amount transferred to UnspentCSR Account	Amount spent in the Reporting Financial	Amount tran	usferred to any i ule VII as per Se if any.	fund specified ection 135(6),	Amount remaining to be spent in succeeding
	Tear.	under Section 135(6) (in ₹)	Year (in ₹).	Name of the Fund	Amount (in ₹)	Date of transfer	Financial Years. (in ₹)
1.	2021-	₹ 2.90Lacs	₹ 2.90Lacs	PM Cares Fund	₹ 2.90Lacs	27 th Sept, 2023	Nil
2.	2020-	Nil	Nil	Nil	Nil	Nil	Nil
3.	2019-	Nil	Nil	Nil	Nil	Nil	Nil
	TOTAL	₹ 2.90Lacs	₹ 2.90Lacs		₹ 2.90Lacs		

b) Details of CSR amount spent in the Financial Year for **ongoing projects** of the preceding Financial Year(s):

(1	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
S1	Project ID.	Name of the Project.	Financial Year in Which the project was commenc ed.	Project duration	Total amount allocated for the project (in J).	Amount spent on the project in the reporting Financial Year (in J).	Cumulative amount spent at the end of reporting Financial Year. (in J)	Status of the project - Comple ted / Ongoin g.
1.				NIL				
	TOTAL							



- 10. In case of creation or acquisition of capital asset, furnish the details relating to the assets created or acquired through CSR spent in the Financial Year
 - (a) Date of creation or acquisition of the Capital Asset(s). NA
 - (b) Amount of CSR spent for creation or acquisition of Capital Asset. NA
 - (c) Details of the entity or public authority or beneficiary under whose name such Capital Asset is registered, their address etc. NA
 - (d) Provide details of the capital asset(s) created or acquired (including complete address and location of the Capital Asset). NA
- 11. Specify the reason(s), if the Company has failed to spend two per cent of the average net profit as per Section 135(5).

The Company could not spend CSR expenditure since it could not identify the ongoing project covered under schedule VII of Companies Act, 2013 and hence the amount is transferred to PM Cares Fund.

For and on behalf of the Board of

Justo Realfintech Private Limited

Date: 27th September, 2023

Place: Mumbai

Puspamitra Das

Director

DIN: 01643973

Rahul Pande

Director

DIN: 06880681