



TRADEWELL HOLDINGS LIMITED

30th May, 2022

To,

The Secretary
BSE Limited
The Stock Exchange, Mumbai
Corporate Relationship Department
Phiroze Jeejeebhoy Tower,
Dalal Street, Mumbai- 400001

Sub-Audited Standalone Financial Results of the Company for the Fourth Quarter and Financial Year ended 31st March, 2022 as per Regulation 33 of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015

Ref: Tradewell Holdings Limited (Formerly "BRAND REALTY SERVICES LIMITED") (Scrip Code: 531203)

Dear Sir/Madam,

1. We wish to inform you that pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board at its meeting held on Monday, 30th May, 2022 at 4:00 p.m. and concluded at 5:00 p.m. inter alia considered and approved Audited Standalone Financial Results, Declaration in respect to Audit Report with unmodified opinion and Statutory Auditor's Report of the Company for the fourth quarter and financial year ended 31st March, 2022.
2. In this connection, we enclose herewith the following:
 - i) Audited Standalone Financial Results for the fourth quarter and financial year ended 31st March, 2022 as required under Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.
 - ii) The Statutory Auditor's Report of the Company on the above stated financial results.

TRADEWELL HOLDINGS LIMITED

(Formerly: BRAND REALTY SERVICES LIMITED)

Regd. Office: S-8 & 2, DDA Shopping Complex, Mayapuri Vihar, Phase-1, Delhi-110091

Corp. Office: F 6/1B, Plot No. D-6, Wave Silver Tower, Sector-1B, Noida-201301

Landline: 011-22755319, Mob.: 9999916037 | E-mail: info@brandrealty.in, www.brandrealty.in

iii) Declaration in respect to Audit Report with unmodified opinion with respect to the aforesaid Audited Standalone Financial Results for the fourth quarter and financial year ended 31st March, 2022.

3. The results are also being published in the newspaper, in the prescribed format.

The Board Meeting commenced at 04:00 p.m. and concluded at 05:00 p.m.

Kindly take the same on your record.

Thanking you

For TRADEWELL HOLDINGS LIMITED

Rashmi Baranwal
(Company Secretary and Compliance Officer)

Encl: as above

SHYAM RASTOGI & CO.

Chartered Accountants

1/23, 2nd Floor, Lalita Park,
Laxmi Nagar, Delhi-110091
Ph: Off:22519760,22434619,9811124180

shyamras@gmail.com

Independent Auditor's Report on the Quarterly and Year to Date Audited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors of
Tradewell Holdings Limited

Report on the audit of the Standalone Financial Results

Opinion

We have audited the accompanying statement of quarterly and year to date standalone financial results of Tradewell Holdings Limited (the "Company") for the quarter ended March 31, 2022 and for the year ended March 31, 2022 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

- i. is presented in accordance with the requirements of the Listing Regulations in this regard; and
- ii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net loss and other comprehensive income/loss and other financial information of the Company for the quarter ended March 31, 2022 and net loss and other comprehensive income/loss for the year ended March 31, 2022.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143 (10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Standalone Financial Results" Section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Standalone Financial Results

The Statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net loss and other comprehensive income/loss of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued there under and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. 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 the design, implementation and maintenance of adequate internal financial controls, that were operating



SHYAM RASTOGI & CO.

Chartered Accountants

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effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intend to liquidate the Company or to cease operations, or 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 Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is 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 the Statement.

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 Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' 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 in our auditor's report to the related disclosures in the financial results 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 Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.



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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.

The Statement includes the results for the quarter ended March 31,2022 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2022 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For SHYAM RASTOGI & CO
Chartered Accountants
FRN No.506951C



SHYAM RASTOGI
Partner

Membership No.:085687

UDIN: 22085687ATXACY2557

Place : Delhi

Date : May30, 2022

TRADEWELL HOLDINGS LTD

(Formerly-Brand Realty Services Limited)

Regd.Off: S-8 & 2,DDA Shopping Complex,Opp.Pocket-1,Mayur Vihar,Phase-I,Delhi-110091
Tel.No.:011-22755819, Fax No.011-2279583

CIN :L74899DL1995PLC064237,PAN:AABCS3166R,ST NO.AABCS3166RST001

STATEMENT OF STANDLONE AUDITED FINANCIAL RESULTS FOR THE QUARTER/YEAR ENDED 31ST MARCH 2022

(Rs. in lacs except per share data)

S.No.	PARTICULARS	QUARTER ENDED			YEAR ENDED	
		31/03/2022	31.12.2021	31/03/2021	31.03.2022	31.03.2021
		Audited	Unaudited	Audited	Audited	Audited
1	Income					
a)	Income from Operations	48.17	268.48	483.57	549.08	506.45
b)	Other Operating Income	8.10	0.03	3.10	8.23	4.28
2	Total Income (1a+1b)	56.27	268.51	486.67	557.31	510.73
3	Expenditure					
a)	Operating Expenses	6.26	281.41	481.34	488.45	479.93
b)	Administrative & General Expenses	9.72	5.08	7.05	27.22	20.04
c)	Employees Cost	9.95	9.51	9.89	38.66	50.71
d)	Interest & Finance Charges	1.25	1.36	1.69	5.59	7.67
e)	Depreciation	1.88	2.00	2.59	7.88	8.59
4	Total Expenditure (3a to 3e)	29.06	299.36	502.56	567.80	566.94
5	Profit/(Loss) before Exceptional Items & tax (2-4)	27.21	(30.85)	(15.89)	(10.49)	(56.21)
6	Exceptional Items	0.00	0.00	0.00	0.00	0.00
7	Profit/(Loss) before Tax (5+6)	27.21	(30.85)	(15.89)	(10.49)	(56.21)
8	Tax expense:	(6.76)	0.00	11.69	(6.76)	11.69
9	Net Profit/(Loss) for the period/year (7-8)	33.97	(30.85)	(27.58)	(3.73)	(44.52)
10	Other Comprehensive Income	0.00	0.00	0.00	0.00	0.00
11	Total Comprehensive Income for the period/year (9-10)	33.97	(30.85)	(27.58)	(3.73)	(44.52)
12	Paid-up equity share capital (Face Value of the Share is Rs.10/-)	300.44	300.44	300.44	300.44	300.44
13	Reserve excluding Revaluation Reserves (As per balance sheet of prev.ac yr.)	0.00	0.00	0.00	0.00	0.00
14	Earnings Per Share (EPS)					
a)	Basic	1.13	(1.03)	(0.92)	(0.12)	(1.48)
b)	Diluted	1.13	(1.03)	(0.92)	(0.12)	(1.48)

1 The company has adopted IND AS from 1st April 2017.

2 These results have been approved by the Board of Directors in its meeting held today i.e. 30th May 2022.

3 The statutory auditors of the company have audited the financial results for the quarter and year ended 31st March 2022 as required under regulation 33 of SEBI(LODR) Regulation 2015.

4 The company is not having any reconciliation item under Ind AS in respect of respective figures for the corresponding quarter/ year ended 31st March 2022, accordingly the relevant disclosure are not given.

5 Previous period figures have been regrouped/re-arranged, wherever necessary.

6 No complaint were received during the quarter. Investor Complaint outstanding at the beginning and the end of the quarter was nil.

For Tradewell Holdings Ltd

For Tradewell Holdings Ltd.

Place: Delhi

Date : 30.05.2022

Kamal Manchanda

Whole Time Director

Director

Corp.office:-F-6/18,Wave Silver Tower,Sector-18,Noida-201301, Cell-9810136032

Email:-kamal@brandrealty.in,Website: www.brandrealty.in



TRADEWELL HOLDINGS LIMITED

(Formerly-Brand Realty Services Limited)

S-8 & 2, DDA Shopping Complex, Mayur Vihar, Phase-I, Delhi-110091

CIN:L74899DL1995PLC064237, PAN:AABCS3166R, GST (DEL):07AABCS3166R1ZT, (UP): 09AABCS3166R1ZP

Audited Standalone Statement of Assets and Liabilities as on 31-03-2022

(Rupees in Lacs)

S.No.	Particulars	As at	As at
		31-03-2022	31-03-2021
		Audited	Audited
A.	ASSETS		
1.	Non-current assets		
(a)	Property, Plant and Equipment	64.71	75.51
(b)	Intangible assets	3.68	5.33
(c)	Financial assets		
	i) Investments	354.92	353.76
	ii) Trade receivables	97.84	117.96
	iii) Loans and Advances	11.52	94.94
(d)	Other non-current assets	123.02	123.02
(e)	Income Tax /GST Assets	10.88	10.36
(f)	Deferred tax assets (net)	85.88	79.12
	Sub total non-current assets	752.45	860.00
2.	Current assets		
(a)	Financial assets		
	(i) Stock in Trade	0.91	0.00
	(ii) Trade receivables	127.07	55.81
	(iii) Cash and cash equivalents	4.54	4.18
(b)	Other current assets	0.24	0.52
	Sub total non-current assets	132.76	60.51
	TOTAL ASSETS	885.21	920.51
B.	EQUITY AND LIABILITIES		
1.	Equity		
(a)	Equity share capital	300.44	300.44
(b)	Other equity	133.67	137.41
	Sub total equity	434.11	437.85
2.	Liabilities		
	Non-current liabilities		
(a)	Financial liabilities		
	Borrowings	423.23	452.78
(b)	Provisions	3.58	3.45
(c)	Other non-current liabilities	8.00	2.16
	Sub total non-current liabilities	434.81	458.39
3.	Current liabilities		
(a)	Financial liabilities		
	Borrowing	13.44	12.13
(b)	Provisions	0.46	0.13
(c)	Other current liabilities	2.39	12.01
	Sub total current liabilities	16.29	24.27
	TOTAL LIABILITIES	451.10	482.66
	TOTAL EQUITY AND LIABILITIES	885.21	920.51

For and on behalf of the Board
TRADEWELL HOLDINGS LTD

For Tradewell Holdings Ltd.

Place : Delhi
Date : 30-05-2022



Kamal Manchanda
Whole Time Director
DIN: 00027889

[Signature]
Director

Corp.office:-F-6/18, Wave Silver Tower, Sector-18, Noida-201301, cell-9810136032
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TRADEWELL HOLDINGS LTD

Regd. Office: S-8, 2, DDA Shopping Complex, Mayur Vihar, Phase-I, Delhi-110091
CIN: L74899DL1995PLC064237, PAN: AABC3166R, GST(D) 07AABC3166R1ZT, (UP) 09AABC3166R1ZP

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH 2022

Particulars	Note No.	(Rupees in hundred)	
		For the year ended March 31, 2022	For the year ended March 31, 2021
1. Revenue from operations	16	5,48,164.99	5,09,373.24
2. Increase/(Decrease)	17	911.86	(2,920.55)
3. Other income	18	8,237.43	4,278.95
4. Total income (1+2+3)		5,57,314.27	5,10,731.64
5. Expenses			
(a) Operating Expenses	19	4,88,454.49	4,79,932.50
(a) Employee benefits expense	20	38,655.03	50,714.42
(b) Finance costs	21	5,587.95	7,668.83
(c) Depreciation and amortisation expense	22	7,883.64	8,589.15
(d) Other expenses	23	27,221.38	20,040.04
Total expenses		5,67,802.49	5,66,944.94
6. Profit/(Loss) before tax (4-5)		(10,488.22)	(56,213.31)
7. Tax expense:	24		
- Net current tax		-	-
- Current tax of Previous year		-	463.50
- Deferred tax		6,757.84	12,152.70
Total tax expense		6,757.84	11,689.20
8. Profit/(Loss) for the year (6-7)		(3,730.38)	(44,524.11)
9. Other comprehensive income		-	-
10. Total comprehensive income for the year (8+9)		(3,730.38)	(44,524.11)
Earnings per equity share (Face value of Rs.10 each)	25		
Basic		(0.12)	(1.48)
Diluted		(0.12)	(1.48)

Place: Delhi
Date : 30-05-2022



For and on behalf of the Board
For Tradewell Holdings Ltd.

KAMAL MANCHANDA
(Whole Time Director)
DIN 00027889

(Signature)
Director

(Formerly-Brand Realty Services Ltd)

Corp. Office: F-6/18, Wave Silver Tower, Sector-18, NOIDA-201301 Cell:9999916037, email:kamal@brandrealty.in, www.brandrealty.in

TRADEWELL HOLDINGS LTD
(Form-Brand Realty Serv Ltd)

Regd. Office:-S-8,2, DDA Shopping Complex, Mayur Vihar, Phase-I, Delhi-110091
CIN: L74899DL1995PLC064237, PAN:AABCS3166R, GST(D) 07AABCS3166R1ZT, (UP) 09AABCS3166R1ZP

CASH FLOW STATEMENT FOR THE YEAR ENDED AS AT 31 MARCH 2022

(Rupees in hundred)

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
A. CASH FLOW FROM OPERATING ACTIVITIES		
Profit for the year	(10,488.22)	(56,213.31)
Adjustments for		
Tax expense	(6,757.84)	(12,152.70)
Depreciation and amortisation expense	7,883.64	8,589.15
Interest on IT refund	-	(3,591.40)
Interest Received	(5,021.36)	(3,032.06)
Finance costs	5,587.95	7,668.83
Computer Balance w/off	188.27	-
Income on insurance claim on car	(1,368.51)	-
Operating profit before Working Capital Changes	(9,976.07)	(58,731.48)
Changes in working capital:		
<i>Adjustments for (increase) / decrease in operating assets:</i>		
Trade receivables	(51,135.56)	(61,374.13)
Income Tax/GST Assets	(520.89)	19,662.57
Financial assets	83,411.52	(1,41,085.54)
Other assets	274.82	513.78
Stock in Trade	(911.86)	-
<i>Adjustments for increase / (decrease) in operating liabilities:</i>		
Other liabilities	(3,775.49)	(1,636.09)
Provisions	455.77	(5.26)
Cash generated from operations	17,822.24	(2,42,656.15)
Less: Income tax paid:		
Defererd tax	(6,757.84)	(11,689.20)
NET CASH GENERATED BY OPERATING ACTIVITIES (A)	24,580.08	(2,30,966.95)
B. CASH FLOWS FROM INVESTING ACTIVITIES		
Capital expenditure on property, plant and equipment including capital advances	(146.00)	(1,651.35)
Purchase of long term investments	(1,162.84)	(298.89)
Insurance Claim received	5,892.51	-
Interest received on income tax refund	-	3,591.40
NET CASH USED IN INVESTING ACTIVITIES (B)	4,583.67	1,641.16
C. CASH FLOW FROM FINANCING ACTIVITIES		
Repayments of borrowing	(28,236.97)	2,35,097.17
Interest Received	5,021.36	3,032.06
Finance costs	(5,587.95)	(7,668.83)
NET CASH (USED) / GENERATED IN FINANCING ACTIVITIES (C)	(28,803.56)	2,30,460.40
Net Increase / (Decrease) in cash and cash equivalents (A+B+C)	360.20	1,134.61
Cash and cash equivalents at the beginning of the year	4,182.08	3,047.47
Cash and cash equivalents at the end	4,542.28	4,182.08

For and on behalf of the Board

For Tradewell Holdings Ltd.

KAMAL MANCHANDA
(Whole Time Director)
DIN 00027889

Director

Place: Delhi
Date : 30-05-2022





TRADEWELL HOLDINGS LIMITED 30th May, 2022

To,
The Secretary
Corporate Relationship Department
BSE Limited
The Stock Exchange, Mumbai
1st Floor, Phiroze Jeejeebhoy Tower,
Dalal Street, Mumbai- 400001

Sub: Declaration pursuant to Regulation 33(3) (d) of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 (LODR) read with SBI circular bearing Ref. No. CIR/CFD/CMD/56/2016 dated May 27, 2016

Ref:Scrip Code: 531203 (ISIN: INE819G01012) TRADEWELL HOLDINGS LIMITED (Formerly known as "Brand Realty Services Limited")

Dear Sir,

I, Kamal Manchanda, Whole Time Director of TRADEWELL HOLDINGS LIMITED ("Formerly known as "Brand Realty Services Limited") (CIN: L74110DL1995PLC064237) having its registered office situated at S-8 & S-2, DDA Shopping Complex, Opp. Pocket-I Mayur Vihar-I, Delhi-110091, do hereby declares that the Statutory Auditors of the Company, M/s Shyam Rastogi & Co., Chartered Accountants, has issued an Audit Report with unmodified opinion on the Annual Audited Standalone Financial Results of the Company for the fourth quarter and financial year ended 31st March, 2022.

The declaration is given in compliance to Regulation 33 (3) (d) of SEBI Listing Obligations & Disclosure Requirements) (Amendment) Regulations, 2016, vide notification No. SEBI/LAD-NRO/GN/2016-17/001 dated May, 25, 2016 and circular bearing Ref. no. CIR/CFD/CMD/56/2016 dated May 27, 2016.

Kindly take the same on your record,

Thanking You

**For & On Behalf of the Board of Directors
TRADEWELL HOLDINGS LIMITED**

For Tradewell Holdings Ltd.

Director

.....
**Kamal Manchanda
(Whole Time Director)
DIN: 00027889**

TRADEWELL HOLDINGS LIMITED

(Formerly: BRAND REALTY SERVICES LIMITED)

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Corp. Office: F 6/18, Plot No. D-6, Wave Silver Tower, Sector-18, Noida-201301

Landline:011-22755819, Mob.: 9999916037 | E-mail: info@brandrealty.in, www.brandrealty.in

CIN: L74899DL1995PLC064237, PAN:AABCS3166R, GST(DELHI)07AABCS3166R1ZT. (UP)09AABCS3166R1ZP