

# DIRECTOR'S REPORT

VETERANS ENCLAVE LIMITED

For year ended  
June 30, 2024

## ANNUAL REPORT 2024

The Directors of Veterans Enclave Limited are pleased to present the 2<sup>nd</sup> annual report accompanied by the audited financial statements for year ended June 30, 2024.

### OVERVIEW

1. Board of Directors have called back the previous proposed principal line of Business and rephrase the same business models in a new proposed principal line of business, which shall be presented in upcoming AGM for approval as special resolution and subsequently, it shall be filed in SECP along with relevant forms and documents:

*"The principal line of business of the company shall be to engage in business to establish and develop Housing Estate Projects, High-Rise Towers, all types of Special Technological Zones, enterprises, industries and related activities & undertakings, Technopolis including but not limited to research, design, build, establish, perform, maintain, operate, process, manage, promote, import, export, market, lease, expand smart cities, high-tech industrial areas, science and technology institutions, sale, purchase of movable and immovable properties in Pakistan and/or abroad with the applicable laws and regulations"*

*"And other lawful business related to above businesses in light of clause 3 (ii) of Memorandum of Association (i.e company may engage in all the lawful businesses and shall be authorized to take all necessary steps and actions in connection therewith and ancillary thereto)"*

Board has decided to start operations gradually in following businesses after the approval of our proposed principal line of business and after getting necessary approvals from concerned departments to expand the businesses for the best interest of shareholders and stakeholders:-

- A. Establishment and Development of housing scheme, apartment housing scheme, high rise mix-use development, smart cities,
- B. Special Technology Zones, Enterprises, Technopolis, Science and Technology Institutions, Research and Development Centre,
- C. Establishment Of High-Tech & Mining Industries, Including Other Industrial Activities And Undertakings,
- D. Import & Export,
- E. General Trading & Contracting
- F. Travel & Tourism,
- G. Marketing, Sale, purchase of movable and immovable properties.

#### **A. HOUSING SECTOR/SMART CITIES/APARTMENT SCHEME/MIX USE DEVELOPMENT/COMMERCIAL ZONE:-**

Board has decided to find new locations for smart cities, mix use towers, multi-story apartment projects, commercial zone, land sub-division housing schemes all over the Pakistan on self/ joint venture basis and/or land sharing basis to provide better living and commercial facilities to public by considering the growing population, its flow and area accessibility and connectivity. At the moment, the housing sector in Pakistan faces a challenging environment in the country, but at the later stage, it is expected to be an upward trend in this sector.

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**Currently,** Our Project is located on very attractive and strategic location i.e., Main Paswal Road, Sangjani Tehsil Taxila District Rawalpindi. This project is surrounded by; zero kilometre from M-1, 3 km from (Hakla-DI Khan Interchange CPEC Zero Point), adjacent to AWT Sangjani Interchange, 20 minutes' drive to Islamabad International Airport and Blue Area Islamabad. Newly announced Margalla Road Extension connecting N-5 (G-T Road) to Motorway M-1, is passing through the centre of our Project. Margalla Road Extension has a very positive impact on project in terms of smooth connectivity and value of the project. Our land falls within the specified areas of ICT limits, and after the construction of Margalla Road Extension, this land will become a focal point of the Capital. In light of Margalla Road Extension, engineering design & executed development works shall be amended and necessary approvals for either apartment housing scheme or high rise mix-use commercial development shall be obtained from relevant authorities to make the assets more valuable which would ultimately benefit the shareholders.

Members have already agreed upon the Master Plan & Building Plans as per prevailing law and according to new alignment of Margalla Road Extension passing through the center of Project land for onward submission and approval from concerned authorities. After the approval from the concerned authorities, we may able to estimate the construction cost and sale/lease price of the inventories considering the market trend of whole project. Profits from sale/lease of inventories shall be utilized in expansion of current business, setting new business ventures, distribution of profits as dividends among the shareholders.

- a) Construction shall be carried out by company itself or through sub-contractors or Joint venture basis and market/sale/lease the inventory to skilled & technical community and General Public and to high-tech related firms/companies on JV basis.
- b) One plot reserved for self-construction covering an area of 250,000 plus sq.ft built up area for Special Technology zone in accordance to STZ Act and Rules. This tower will specifically use for the technology related purpose like, self-working, E-commerce, cutting edge technology, Ed-Tech, Health-Tech, Cloud, IOT, software development, artificial intelligence, digital brand building, network monitoring etc, lease to the zone enterprises and zone developers as per rules regulation and requirement of special technology zone authority.
- c) One plot reserved for Company's high tech and mining industry business. Company shall construct tower on self-basis or on JV Basis. Inventory carved out in this tower shall be sold to high tech related companies, professional individuals, businessman etc where they will not only reside in this community but also they can get business benefits according to VEL's high tech and mining industry' business model as per VEL terms & conditions.
- d) One plot is reserved for School, college & science & technology institute, which shall be developed on self or on JV basis, where residents not only work but their children will learn state of the art technical and skilled education for their better future.
- e) One plot is reserved for Hospital which shall be developed on self or on JV basis where all the health facilities shall be provided.
- f) One plot is reserved for Islamic Center & Grand Mosque.
- g) One plot is reserved for Head Office building having multiple uses like R&D centers, apartments, club, community hall etc.

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- h) Board has already decided to engage consultant having experience for designing of high rise towers, multistory mix use, residential flats, villa design, hospital and university buildings, head office' design. After designing of the project, company will get building plan approved from concerned approving authorities. After the approval of the plans, Consultant will provide the estimates, BOQs, construction cost of buildings. Board and marketing department will decide the sale/lease price. After the finalization of sale/lease price and time schedule model, marketing department shall start marketing of the projects. Accordingly a contractor will be hired for construction purposes.
- i) Consultants have estimated the land infrastructure development cost of the project, including Road works, sewerage & drainage works, water supply, landscaping & horticulture, internal electrification (excluding external electrification, grid station, grid station land, and security deposits) and internal gas works, at approximately Rs. 4,220 million.
- j) The consultant have provided the tentative estimated construction cost for apartments, and commercial high-rise and mid-rise buildings ranges from Rs. 12,500 to Rs. 15,000 per sft and Rs. 6000/- to Rs. 8000/- per sft for villas, depending on the design specifications.
- k) The marketing consultant have given the expected sale price between Rs. 22,000 and Rs. 35,000 per sft. Final rates shall be determined floor-wise according to category and design.
- l) The consultant have quoted the consultancy cost @ upto 200/sft for different concepts of building plans and upon finalization of plan, consultant shall design the detailed building design in all respects for construction and physical detailed supervision.

### **PROBLEMS, SETTLEMENTS & DECISIONS;**

- I. It is very well known that Government had announced the alignment of Margalla Road Extension which is passing through the center of Project land situated at Paswal road Tehsil Taxila District Rawalpindi. Due to this alignment, land uses of project has been changed along with the dynamics of housing project severely affected the infrastructure development and plots, ultimately affected badly the client's interests. In order to resolve the encountered issues, different options were decided by the AGM i.e., High Rise commercial/apartment development, payment certificates, reduce size plots with financial commitments. Those who opted payment certificates with their written consent, same was issued to them and liability was booked in previous accounts and carried forward in company accounts as short term obligations which shall be released after receiving land award amount from Government. Those who opted reduce size plots were given statement of accounts (without Electricity and Gas) and they committed to make payment in lieu of their plots as per schedule and got provisional allotments. After the completion of their payment schedule, revised plan was to be submitted for approval from concerned authorities accordingly and plots were to be handed over to them by giving final allotment letter or Registries executed from revenue department.  
Due to status-quo of Margalla Road Extension, plot holders could not follow their commitment and gets defaulted. These clients were called on and with the approval of Board of Directors, different options were given to them to settle their rights i.e., long term obligations, continuation of plots with their payment commitments. Those who opted for long term obligations were given payment certificates with settlement of account, while those who continued plots again committed to make payments in lieu of plots.

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After giving numerous notices & letters to such plot holders, majority of them failed to fulfil their payment commitment and only 50 of them fulfilled their maximum payment commitment.

Finally, Board has decided to give options to those defaulter clients' i.e., long term obligations, payment certificates under short term obligations or make full payments in lieu of plots so that Board could finalize the exact number of plots for development. Final outcome/majority decision shall be communicated to all clients/plot holders. Board shall convince them to be part of majority decision. Otherwise, if they insist on residential plots, then board shall mark them outside the project plan or under land sub-division rules as agreed earlier by plot holders.

After receiving land compensation from Government, the confirmation and necessary approvals, certifications, NOCs, notifications from different authorities, development authorities, we will sale various categories of inventory to clients/customers and generate revenues. Sale proceeds shall be utilized in paying off the liabilities of Company, and the remaining will be utilized in business expansions in various sectors elaborated in this report.

- II. Board has further decided to constitute a Committee who will coordinate with different department's i.e., NHA, land collector etc., for provision of design and drawings of Margalla Road Extension, loops from Margalla Road to connect with project, enhancement of land award amount and release of land compensation in lieu of land falling inside the alignment of Margalla Road Extension.
- III. After the demarcation of alignment of Margalla Road Extension, it is observed that local land owners are violating the long settled land matters and are removing boundary pillars. They are also trying to violate settled thulla bandi, according to khewat land possession adjustment with the malafide intention of revenue staff, they illegally divided main khewat into sub-khewats.  
Therefore, Board has decided to taqseem all the khasrajat located at the boundary of project by filing taqseem cases through civil court/ADCR court/Tehsildar court and after getting court orders, we may make land exchange where possible with the consent of local landlords. This process shall be carried out through land service provider and request shall be made to complete this task at already approved rates.
- IV. As all the shareholders are aware that due to lack of a formal approach/access road to the land outside the project area across Motorway M-1, this land has not been usable since long, and there is a lot of expenditure on account of land revenue department incurred every year, which is an additional burden on all the members and the problems are increasing due to the increase in illegal construction by local landlords day by day. Efforts were made many times to make this land a part of the layout plan in some way, but due to lack of approach/access road according to the requirement of the concerned authority under the bridge of the motorway, not only NHA but RDA also refused to include this part in the layout plan.

It had already been decided to sell this land and efforts were made but due to less offered rates it was not sold. Therefore, Board has decided to make efforts to taqseem of all the Khasrajat of that out of project land across the Motorway M-1 and make efforts to exchange/sale that land with or without taqseem in order to exchange/purchase the land situated adjacent to project site in Bhadana Khurd.

**B. TECHNOLOGY SECTOR**

After approval from the Securities and Exchange Commission of Pakistan (SECP) regarding the expansion of our principal line of business, Board of Directors will initiate operations in the technology sector. This decision aims to diversify our revenue streams, leverage emerging opportunities, and contribute to Pakistan's growing technology landscape.

One plot reserved for self-construction called **VEL TECH- TOWER** covering an area of 250,000 plus sq.ft built up area for Special Technology zone license in accordance to STZA acts and rules. This tower will specifically used for the technology related purpose like, self-working, E-commerce, cutting edge technology, Ed-Tech, Health-Tech, Cloud, IOT, software development, artificial intelligence, digital brand building, network monitoring etc, lease to the enterprises and zone developers as per rules regulation and requirement of special technology zone authority. This purpose-built facility will serve as a hub for various Zone enterprises, self-utilization, and surplus built-up spaces, will be made available for sale or lease to other Zone Enterprises and technology-oriented firms/companies, where they will not only reside in this community but also they can get business benefits according to VEL's other business model, terms & conditions.

**SCIENCE AND TECHNOLOGY INSTITUTIONS AND R&D CENTERS:**

The Board of Directors had decided to establish dedicated Research and Development (R&D) Centers focused on advancing science and technology. To support this initiative, the Company plans to engage highly qualified professionals, including scientists, researchers, and technical experts, who possess the expertise and experience necessary to drive innovation.

Furthermore, the Company intends to collaborate and enter into joint ventures with leading universities and research institutions, in accordance with their applicable acts, rules, and regulations. These collaborations will leverage the existing research and development units and state-of-the-art testing laboratories within these institutions, both nationally and internationally. The objective is to address the Company's evolving business needs, meet high-tech industrial demands, and contribute to the growth and development of the community.

Through these efforts, the Company aims to foster the development of a skilled workforce and generate long-term value for its shareholders. The primary areas of focus for our R&D Centers will include, but are not limited to, the following core fields:

**a) NATURAL SCIENCES:**

- i. Physics: Mechanics, Thermodynamics, Electromagnetism, Quantum Mechanics, Astrophysics
- ii. Chemistry: (Organic Chemistry, Inorganic Chemistry, Physical Chemistry, Analytical Chemistry,
- iii. Biochemistry
- iv. Biology: (Botany, Zoology, Microbiology, Genetics, Ecology
- v. Earth Sciences: (Geology, Meteorology, Oceanography, Hydrology, Environmental Science)
- vi. Astronomy: (Stellar Astronomy, Galactic Astronomy, Cosmology, Planetary Science)
- vii. Neuroscience :(Neurobiology, Neurophysiology, Behavioral Neuroscience, Cognitive Neuroscience)

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Natural Sciences seek to understand the fundamental principles and mechanisms that govern the natural world, often through experimentation, observation, and mathematical modeling.

### b) FORMAL SCIENCES:

- i. Mathematics (Algebra, Geometry, Calculus, Number Theory, Topology)
- ii. Logic (Propositional Logic, Predicate Logic, Modal Logic, Mathematical Logic, Computer Science)
- iii. Computer Science: (Algorithm, Data Structure, Artificial Intelligence, Machine Learning, Computer Networks, robotics, nanotech, cyber security, quantum computing, renewable energy, block chain, IOT, Virtual Reality, Augmented Reality, 3D printing, Genediting)
- iv. Information Theory:(Data Compression, Cryptography, Information Retrieval
- v. Statistics: (Probability Theory, Statistical Inference, Data Analysis, Machine Learning)

Formal Sciences provide the theoretical foundations for many fields, including science, engineering, and economics. They focus on abstract structures, patterns, and relationships, often using logical and mathematical frameworks to analyze and understand complex systems.

### c) SOCIAL SCIENCES:

- i. Psychology: (Clinical Psychology, Cognitive Psychology, Developmental Psychology, Social Psychology)
- ii. Sociology: (Social Inequality, Social Change, Deviance and Crime, Family and Marriage)
- iii. Anthropology: (Cultural Anthropology, Physical Anthropology, Archaeology, Linguistic Anthropology)
- iv. Economics: (Macroeconomics, Microeconomics, International Trade, Development Economics)
- v. Political Science: Comparative Politics, International Relations, Political Theory, Public Policy
- vi. Communication Studies: (Mass Communication, Interpersonal Communication, Organizational Communication)
- vii. Education: (Educational Psychology, Curriculum Development, Educational Policy)
- viii. Geography: (Human Geography, Physical Geography, Geographic Information Systems (GIS))

Social Sciences aim to understand human behavior, social structures, and relationships, often through research, analysis, and critical thinking.

### d) LIFE SCIENCES:

- i. Botany: (Plant Physiology, Plant Ecology, Plant Genetics, Plant Pathology)
- ii. Zoology: (Animal Physiology, Animal Behavior, Wildlife Biology, Conservation Biology)
- iii. Microbiology: (Bacteriology, Virology, Immunology, Microbial Ecology)
- iv. Biochemistry: Metabolic Pathways, Protein Structure and Function, Molecular Biology)
- v. Genetics: Molecular Genetics, Population Genetics, Genetic Engineering
- vi. Biotechnology: Genetic Engineering, Bioprocessing, Bio products, Biomedical Engineering

Life Sciences aim to understand the intricacies of living organisms, from molecular mechanisms to ecosystems, and apply this knowledge to improve human health, agriculture, and the environment.

**e) APPLIED SCIENCES:**

- i. Engineering (Mechanical, Electrical, Civil, chemical, aerospace, biomedical etc.)
- ii. Medicine: Medicine, Nursing, Pharmacy, Public Health, Medical Research
- iii. Agriculture: Agronomy, Horticulture, Animal Science, Veterinary Medicine, Food Science
- iv. Environmental Science: Environmental Engineering, Ecology, Conservation Biology, Sustainability, Science, Climate Science
- v. Computer Science and Information Technology: (Software Engineering, Data Science, Artificial Intelligence, Cybersecurity, Information Systems
- vi. Materials Sciences: (Materials Engineering, Mining Engineering, Nanotechnology, Biomaterials, Materials Characterization

These fields are not exhaustive, and new areas are emerging as science and technology evolve. Applied Sciences aim to solve real-world problems and improve daily life through innovative solutions

**C. MINING SECTOR:**

Board has decided to expand Company's business in the field of Mines and Minerals nationally and internationally. First of all Board has decided to go for an applies of Mine leases in Khyber Pakhtunkhwa (KP), Gilgit Baltistan and Azad Jammu & Kashmir, Punjab, Balochistan, Sindh for different minerals group like Dimension Stone Group, Industrial Mineral Group, Base Metal Group, Energy Mineral Group. Initially Board has decided to apply for Marble, Granite, Copper, Iron, Serpentine, Chromite, Quartz, Coal and other minerals and materials as per prevailing acts, rules & regulations.

Board has also decided that to achieve this business objective, Company will do mining business through various channels apart from its owned mining leases, including: Sub-leases, Joint ventures with individuals and companies/firms, Partnerships with government bodies, semi-government entities, private companies, and individuals across Pakistan to fulfil the requirements.

Board has decided to engage an expert who will guide us the best locations of above stated minerals in KP and will provide the coordinates and prepare required documentations for online/manual applies coordination with local landlords in lease area, liaison with lease owners in different areas etc.

After grant of Mining leases of aforesaid minerals, there would be requirement of geologists and engineering staff who will plan the lease area/site as per standards, perform testing on samples in laboratories, provide the complete geological study, provide list of required equipment, plant & machinery, quarry development, procedures of extraction of minerals materials, its industrial and market uses.

After completion of research work, local landlords will be approached in respective lease areas for fixing of surface rents and approach roads upto lease area and ultimate signing of agreements. Along with this, proper inspection books, Govt. royalty payment record, challan books, receipts shall be printed which will be followed.

After completing of research work and other preparations, workforce including doctors, engineers, surveyors, foreman, skilled labor etc shall be engaged who will execute the planning of lease area under the supervision of mining engineers and start extracting the minerals and materials OR company shall enter into contract with professional and

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technical company/firm who provides the execution services under the supervision of engineers/technical expert.

According to nature of minerals, required equipment and machinery will be partially hired on rental basis and some will be purchased i.e., excavator, loader, dumper, wire saw, tower crane, forklift, repair & maintenance shops, Drilling equipment, milling and lathe machines, cutting sets, heavy duty chain pulley, lift, jackhammer, crusher plant and ancillary/related plant & equipment.

Thereafter we shall have two approaches of doing business and we have decided to adopt both approaches i.e short term and long term.

Short term approach is the extraction of materials from lease area and sale the raw/semi finished material at lease area/site. Logistics shall also be outsourced.

Long term approach is to purchase a suitable land of minimum 3 to 5 acres at location where local development authority grant us permission for establishment of industry. At this land, we will built an office, yard and a factory where plant and machinery shall be installed as per requirement which came through industrial research work from which finished and semi-finished materials shall be supplied. Along with the dimension stones like granite and marble, limestone etc., we shall also process other industrial, metallic minerals and energy minerals.

Profits earned from these business operations after deducting all types of cost including machinery, labor, overheads, royalty, taxes, rentals etc., shall be distributed at a percentage ratio to shareholders in form of dividends depending upon the free cash flows available and prevailing economic conditions and a percentage of profit shall be reserved for Company's business expansion and business development in various sectors and invested in purchase of plant & equipment.

In this regard, Board has authorized the Company Secretary to prepare documentations in collaboration with consultant and sign the necessary documents and submit it in concerned departments online and manually. After the approval of business models from members in AGM, regular operations shall be started. By diversifying into the mining industry, the Company aims to reduce its dependence on external suppliers and would rather focus on promoting exports finished and semi-finished products all over the world.

### **D. VEL- IMPORT/EXPORT**

Board of Directors shall initiate operations in import/export by obtaining the necessary license from Pakistan Single Window (PSW).

To support our diversified business operations in mining and technology sector, we intend to import and export cutting-edge technologies, specialized equipment, machinery & materials essential for executing and operating in our targeted industries. Conversely, we plan to export our finished & semi-finished products to international markets, thereby expanding our global footprint and attracting international clients.

### **E. VEL- DIGITAL TRADING & CONTRACTING:**

Board has decided to develop modern technology based website with inbuilt software for digital trade. It encompasses a wide range of activities, including online retail stores, online marketplaces, business-to-business (B2B) transactions, business-to-consumer

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(B2C) transactions, and consumer-to-consumer (C2C) transactions. It allows businesses to reach a global audience and enables consumers to shop conveniently.

We would sell wide range of products/services on digital platform including minerals and materials i.e Marble, Granite, Copper, Iron, Serpentine, Chromite, Quartz, Coal and others in shape of products, by-products, semi-finished products and finished products, technology services & products in field of cutting edge technology, Ed-Tech, Health-Tech, Cloud, IOT, software development, artificial intelligence, digital brand building, network monitoring etc.

Through E-Commerce, Company shall also participate in Online Tendering / Bidding nationally and internationally and communicate with international companies for business, trading etc. In case of award of contract to our company by any foreign companies, we shall hire skilled and professional staff with delegated powers and authorities to sign agreements/contracts.

### F. VEL TRAVEL & TOURISM:

Board has decided to enter into business of travel and tourism after reviewing the economic potentials in this sector. Board has planned for an international level Resort in Capital or its surrounding and in Northern areas of Pakistan, Azad Jammu Kashmir either through Joint Venture with Government or private sector companies.

Company shall engage relevant human resource and incur expenditures in this regard.

### G. VEL- MARKETING, SALE, PURCHASE, LEASE OF MOVABLE AND IMMOVABLE ASSETS/PROPERTIES:

Board has also decided to establish a dedicated marketing department for sale purchase, lease of movable and immovable properties, materials, products, by-products, finished, semi-finished products, outcomes from R&D including above mentioned products to meet the Company's own projects requirements. This business revolves around the marketing, sale, and purchase, lease of movable and immovable assets/properties. Our activities span across the high rise mix use tower's inventories, Residential Villas/apartments, shops, offices, spaces etc.

## 2. FINANCIAL OPERATIONS:

Board has decided that in order to maintain and control the different business operations as per prevailing tax policies and relevant laws. Initially, bank accounts shall be opened for each business operations for separate accounting and transparent & fair presentation to all shareholders. Board has decided the following bank titles:

- |                                       |                                      |
|---------------------------------------|--------------------------------------|
| 01. VEL Smart Cities Development      | 02. VEL Technologies Development     |
| 03. VEL Industrial Development        | 04. VEL Mines & Minerals Development |
| 05. VEL Digital Trading & Contracting | 06. VEL Imports & Exports            |
| 07. VEL Marketing                     | 08. VEL Research & Development       |
| 09. VEL Institutes Development        | 10. VEL Management account           |

To meet the financing requirements in order to achieve/execute the above business models, the company may approach banks or may issue equity or debt instrument to general public or institutional investors as deemed appropriate.

Board has also decided to increase its authorized share capital upto 250 Million divided in 250000 shares in coming years after the approval from General Body Meetings.

**3. EXPECTED BENEFITS OF DIVERSIFICATION**

Our Company's strategic decision to diversify into different sectors is expected to yield numerous benefits, including:

**Strategic Benefits**

- Risk Reduction: Diversification will reduce our exposure to sector-specific risks, such as market fluctuations and regulatory changes, thereby mitigating our overall risk profile.
- Improved Competitiveness: By expanding into these sectors, we will enhance our competitiveness and improve our position in the market.
- Access to New Markets: Diversification will provide us with opportunities to access new markets, both domestically and internationally, and expand our customer base.

**Financial Benefits**

- Revenue Diversification: By expanding into the various business mentioned above, we aim to reduce our dependence on the housing sector and create new revenue streams.
- Increased Profitability: Diversification is expected to improve our profitability through the exploitation of new business opportunities and the optimization of our asset base.
- Enhanced Shareholder Value: By driving growth, improving profitability, and reducing dependence on a single sector, we aim to enhance shareholder value and deliver attractive returns on investment.

**Operational Benefits**

- Transfer of Skills and Expertise: Our experience and expertise in the housing sector can be leveraged to drive success in other sectors.
- Improved Operational Efficiencies: Diversification will enable us to optimize our operations, streamline processes, and improve overall efficiency.
- Innovation and Knowledge Sharing: The technology & mining sector offers opportunities for innovation and knowledge sharing, which can enhance our overall operational capabilities.

**Societal Benefits**

- Contribution to Economic Growth: Our expansion into the technology & mining sector is expected to contribute to Pakistan's economic growth, drive innovation, and create new job opportunities.
- Improved Quality of Life: By providing modern, technology-enabled infrastructure and services, we aim to improve the quality of life for our customers and the broader community.

**Environment, Social and Governance**

- We prioritize Environmental, Social, and Governance (ESG) practices across our housing, technology, and mining operations. We focus on sustainable development, reducing environmental impact, and promoting social responsibility. Our governance framework ensures transparency, accountability, and ethical decision-making, driving long-term value for stakeholders and the communities we serve.

**4. IMPLEMENTATION AND RESOURCE ALLOCATION**

To execute this strategic business expansions, we will engage relevant human resources and incur necessary expenditures. Our technical, professional & skilled management team for each business sector will prepare detailed working proposals for each sector in accordance to prevailing laws, rules & regulations ensuring seamless integration and optimal utilization. These working proposals shall be reviewed by Board and ultimately resources shall be allocated for funds generations to start the business operations.

**FINANCIAL PERFORMANCE**

5. All movements and expenditures in account heads have been duly reflected in Company's financial statements.

Board of Directors confirms that there is no significant doubts upon the Company's ability to continue as a going concern.

**BOARD COMPOSITION**

6. Composition of Board and names of members of Board of Directors as on 30-06-2024 are as follows:-

i.	Mr. Zubaid Ullah Khan	Chief Executive Officer/Director
ii.	Mr. Sikandar Hayat Khan	Director
iii.	Mr. Abdul Munim	Director
iv.	Mr. Saleem Raza	Director
v.	Dr. Shahid Rajpoot	Director
vi.	Syed Saqlain Ul Hassan	Director

During the year, one of the director Mr. Mohammad Habib Khan resigns from directorship due to his personal engagements. Board has not yet filled the casual vacancy of one director. Board has requested its members to submit their consent for the post of director voluntarily (without remuneration). Till date, no member has submitted its consent. This vacancy shall be filled as and when a suitable and eligible member submits its consent and approved by Board and shall be complied with SECP accordingly.

**REMUNERATION OF DIRECTORS**

7. Currently, Veterans Enclave limited is not giving any remuneration, salary, bonus or any incentive to its directors.

**EARNING PER SHARE**

8. Earnings per share for period ended 30th June, 2024 has been duly reported in Financial Statements.

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### DIVIDENDS

9. There were no dividends paid or declared during the period ended 30<sup>th</sup> June 2024.

### AUDITORS

10. The financial statements have been audited by the Company's external auditors. Our appointed auditor Ishfaq & Tayyaba, Chartered Accountants submits his resignation letter and in order to fill the casual vacancy as per sub-section 6 of section 246 of Companies Act 2017, Board appointed the Clarkson Hyde Saud Ansari chartered Accountants for audit purpose of financial statements as at June 30, 2024.

The auditors will stand retired at the conclusion of upcoming AGM.

The Board of Directors has recommended the appointment of Alam & Aulakh Chartered Accountants as external auditors of the Company, for financial year 2025.

### ADEQUACY OF INTERNAL CONTROL

11. The Board of Directors has employed an effective system of operational and financial internal controls to carry out appraisal of the adequacy and effectiveness of internal controls framework.

### PATTERN OF SHAREHOLDING

Pattern of Shareholding in Company	No. of Shareholders	Shares held	Amount of Share Capital
No. of Shareholders having 02 Shares	54	108	10800
No. of Shareholders having 03 Shares	19	57	5700
No. of Shareholders having 04 Shares	36	144	14400
No. of Shareholders having 05 Shares	3	15	1500
No. of Shareholders having 06 Shares	2	12	1200
No. of Shareholders having 07 Shares	2	14	1400
No. of Shareholders having 08 Shares	6	48	4800
No. of Shareholders having 10 Shares	1	10	1000
No. of Shareholders having 14 Shares	4	56	5600
No. of Shareholders having 77 Shares	1	77	7700
No. of Shareholders having 155 Shares	1	155	15500
No. of Shareholders having 230 Shares	1	230	23000
<b>Total</b>	<b>130</b>	<b>926</b>	<b>92600</b>

### APPROVAL OF SHARE TRANSFER DEEDS

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The Board has approved, endorsed and found correct the shares transfer deeds presented by the company secretary. The change in shareholding / voting rights were less than 25 % of the total shareholding / voting rights. Therefore, it will be reported through Form-A (Annual return) to SECP / CRO-Islamabad. Updated list of shareholders shall be presented to members in upcoming AGM.

### MATERIAL CHANGES & COMMITMENTS/ POST BALANCE SHEET EVENTS

13. There is no material changes and commitments that may affect the financial position of the Company which have occurred between the end of financial year of the Company to which the financial year relates and the date of this Director's Report.

### ACKNOWLEDGMENT

14. In conclusion, we remain confident in the company's ability to navigate the challenges and seize the opportunities that lie ahead. Our focus on innovation, operational efficiency, and sustainable growth continues to be the foundation of our success. As we move forward, we remain committed to delivering value to our shareholders, customers, and employees, while maintaining the highest standards of corporate governance and responsibility. We thank our dedicated team and stakeholders for their continued support, and look forward to another year of growth and achievement.

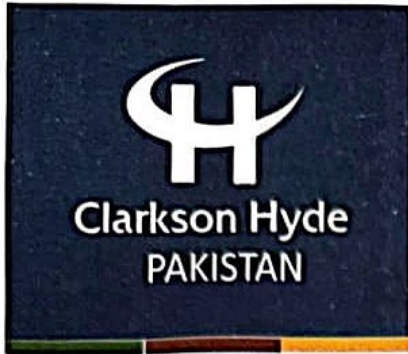


**Chief Executive officer**



**Director**

**Date: 06<sup>th</sup> October, 2024.**



**Clarkson Hyde Saud Ansari Chartered Accountants**

235 Ahmad Block,  
Garden Town Lahore.

Tel: +92 300 6378171

Email: fatimashumailapk@gmail.com

Web: www.clarksonhyde.pk

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## **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF VETERANS ENCLAVE LIMITED**

### **Report on the Audit of Financial Statement**

#### **Opinion**

We have audited the annexed financial statements of **VETERANS ENCLAVE LIMITED** which comprise the statement of financial position as at **June 30, 2024**, the statement of profit or loss, the statement of changes in equity, the statement of cash flow for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information, and we state that we have obtained all the information and explanations which, to the best of our knowledge and belief, were necessary for the purposes of the audit.

In our opinion and to the best of our information and according to the explanations given to us, the statement of financial position, the statement of profit or loss, the statement of changes in equity, and the statement of cash flow together with the notes forming part thereof conform with the accounting and reporting standards as applicable in Pakistan and give the information required by the Companies Act, 2017 (XIX of 2017), in the manner so required and respectively give a true and fair view of the state of the Company's affairs as at **June 30, 2024** and of the **Loss**, the changes in equity and its cash flows for the year then ended.

#### **Basis for Opinion**

We conducted our audit in accordance with International Standards on Auditing (ISAs) as applicable in Pakistan. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' *Code of Ethics for Professional Accountants* as adopted by the Institute of Chartered Accountants of Pakistan (the Code) and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



**Clarkson Hyde Saud Ansari Chartered Accountants**  
235 Ahmad Block,  
Garden Town Lahore.  
Tel: +92 300 6378171  
Email: fatimashumailapk@gmail.com  
Web: www.clarksonhyde.pk

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### **Information Other than the Financial Statements and Auditor's Report Thereon**

Management is responsible for the other information. The other information comprises the information included in the annual report, 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 financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

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

### **Responsibilities of Management and Board of Directors for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the accounting and reporting standards as applicable in Pakistan and the requirements of Companies Act, 2017(XIX of 2017) and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

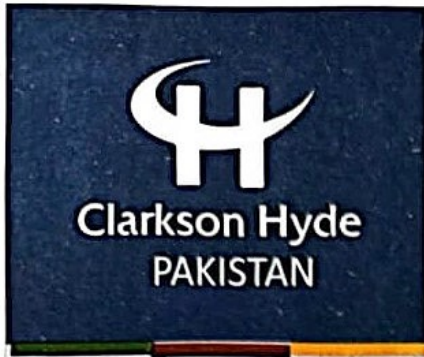
In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to

liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Board of directors is 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 financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an



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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 ISAs as applicable in Pakistan 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 financial statements.

As part of an audit in accordance with ISAs as applicable in Pakistan, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the 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, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- 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 in 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 financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



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We communicate with the board of directors 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.

### Report on Other Legal and Regulatory Requirements

Based on our audit, we further report that in our opinion:

- a) proper books of account have been kept by the Company as required by the Companies Act, 2017 (XIX of 2017);
- b) the statement of financial position, the statement of profit or loss, the statement of changes in equity and the statement of cash flows together with the notes thereon have been drawn up in conformity with the Companies Act, 2017 (XIX of 2017) and are in agreement with the books of account and returns;
- c) investments made, expenditure incurred and guarantees extended during the year were for the purpose of the Company's business; and
- d) No Zakat was deductible at source under the Zakat and Ushr Ordinance, 1980 (XVIII of 1980).

The engagement partner on the audit resulting in this independent auditor's report is Fatima Shumaila.

### Other Matter Paragraph

The financial statements of **M/S VETERANS ENCLAVE LIMITED** for the year ended **June 30, 2023** were audited by another auditor who expresses an **unmodified opinion** on these statements.

A handwritten signature in green ink, appearing to read 'Fatima Shumaila'.

Clarkson Hyde Saud Ansari  
Chartered Accountants  
Audit Engagement Partner:  
Fatima Shumaila  
UDIN: AR202410618ok7Xu5nwU  
Date: 27 October 2024  
Lahore.



**VETERANS ENCLAVE LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT JUNE 30, 2024**

	Note	2024 (Rupees)	2023 (Rupees)
<b>ASSETS</b>			
<b>Non-current Assets</b>			
Project land	4	10,135,179,590	410,787,714
Capital work in progress / development cost	5	799,945,410	799,945,410
Operating fixed assets	6	1,344,442	1,196,843
		<b>10,936,469,442</b>	<b>1,211,929,967</b>
<b>Current Assets</b>			
Advances and deposits	7	398,000	5,348,000
Refundable tax	8	4,781,961	4,781,066
Cash and bank balances	9	840,951	1,187,505
		<b>6,020,912</b>	<b>11,316,571</b>
<b>TOTAL ASSETS</b>		<b>10,942,490,354</b>	<b>1,223,246,538</b>
<b>SHARE CAPITAL, RESERVES AND LIABILITIES</b>			
<b>Share Capital and reserves</b>			
Share capital	10	92,600	92,600
Capital Reserve: Surplus on revaluation of project land	11.1	8,907,567,469	-
Revenue Reserves: Accumulated loss		(366,283,629)	(311,592,164)
		<b>8,541,376,440</b>	<b>(311,499,564)</b>
<b>Non-Current Liabilities</b>			
Contractual liability for project		637,151,137	805,968,612
<b>Current Liabilities</b>			
Accrued expenses		260,980	185,980
Short term contractual obligation	12	464,580,829	413,901,584
Account payables	13	1,279,774,683	295,343,641
Other payables	14	19,346,285	19,346,285
		<b>1,763,962,777</b>	<b>728,777,490</b>
<b>TOTAL SHARE CAPITAL, RESERVES AND LIABILITIES</b>		<b>10,942,490,354</b>	<b>1,223,246,538</b>

The annexed notes forms an integral part of these financial statements.



**CHIEF EXECUTIVE**



**DIRECTOR**

**VETERANS ENCLAVE LIMITED**  
**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED JUNE 30, 2024**

		<b>For the year ended June 30, 2024</b>	<b>For the 02 months period ended June 30, 2023</b>
	Note	(Rupees)	(Rupees)
<b>Revenue</b>		-	-
Admin and operating expenses	15	(54,713,815)	(11,469,601)
<b>Operating loss for the period</b>		<u>(54,713,815)</u>	<u>(11,469,601)</u>
Finance Charges		(28,275)	(858)
Other income	16	50,625	63,908
<b>Loss before taxation</b>		<u>(54,691,465)</u>	<u>(11,406,551)</u>
Taxation		-	-
<b>Loss after taxation</b>		<u><u>(54,691,465)</u></u>	<u><u>(11,406,551)</u></u>

The annexed notes forms an integral part of these financial statements.



**CHIEF EXECUTIVE**



**DIRECTOR**

**VETERANS ENCLAVE LIMITED**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

		<b>2024</b>	<b>2023</b>
	Note	(Rupees)	(Rupees)
<b>CASH FLOW FROM OPERATIONS</b>			
<b>Loss before taxation</b>		<b>(54,691,465)</b>	<b>(11,406,551)</b>
Adjustment for: Depreciation	6	102,901	136,973
		<u>(54,588,564)</u>	<u>(11,269,578)</u>
<b>Working Capital Changes</b>			
Deletion / (additions) in advances and deposits		4,950,000	(4,936,730)
Deletion / (additions) in refundable tax		(895)	-
Additions / (Deletions) in accrued expenses		75,000	67,303,238
Additions / (Deletions) in short term contractual obligation		50,679,245	(34,580,929)
Additions / (Deletions) in account payable		984,431,042	14,697,120
Additions / (Deletions) in accrued and other payables		-	71,394
		<u>1,040,134,392</u>	<u>42,554,093</u>
Tax paid during the period		-	(13,739)
<b>Net cash flow from operating activities</b>		<b>985,545,828</b>	<b>31,270,776</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>			
Additions to land at cost	4	(816,824,407)	(30,917,538)
Additions to development cost		-	(467,280)
Additions to fixed assets		(250,500)	-
<b>Net cash flow from operating activities</b>		<b>(817,074,907)</b>	<b>(31,384,818)</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>			
Net cash flow from financing activities	10	-	-
Contractual liability for project		(168,817,475)	-
<b>Net cash flow from financing activities</b>		<b>(168,817,475)</b>	<b>-</b>
<b>Net Cash Generated During the Year</b>		<b>(346,554)</b>	<b>(114,042)</b>
Cash and Bank Balance as at beginning of the period / year	9	1,187,505	1,301,547
Cash and Bank Balance as at end of the period / year		<u>840,951</u>	<u>1,187,505</u>

The annexed notes forms an integral part of these financial statements.



**CHIEF EXECUTIVE**



**DIRECTOR**

**VETERANS ENCLAVE LIMITED**  
**STATEMENT OF CHANGES IN EQUITY**  
**FOR THE YEAR ENDED JUNE 30, 2024**

	<i>Amount in Rupees</i>			
	Share Capital	Capital Reserve: Revaluation Surplus on Project Land	Revenue Reserve: Accumulated Loss	Total
Balances as at May 24, 2023	-	-	-	-
Balances transferred from erstwhile VCHS	92,600	-	(352,600,983)	(352,508,383)
<b>Balance as at May 24, 2023</b>	<b>92,600</b>	<b>-</b>	<b>(352,600,983)</b>	<b>(352,508,383)</b>
Adjustment in payment certificates	-	-	52,415,370	52,415,370
Loss for the period	-	-	(11,406,551)	(11,406,551)
<b>Balance as at June 30, 2023</b>	<b>92,600</b>	<b>-</b>	<b>(311,592,164)</b>	<b>(311,499,564)</b>
Loss for the year	-	-	(54,691,465)	(54,691,465)
Revaluation surplus on project land	-	8,907,567,469	-	8,907,567,469
<b>Balance as at June 30, 2023</b>	<b>92,600</b>	<b>8,907,567,469</b>	<b>(366,283,629)</b>	<b>8,541,376,440</b>

The annexed notes forms an integral part of these financial statements.



**CHIEF EXECUTIVE**



**DIRECTOR**

**VETERANS ENCLAVE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

**1 Status and Nature of Business**

---

The Company was incorporated as a public limited company on May 24, 2023 with Company Registration Office, Islamabad having Company Universal Incorporation Number (CUIN) 0230475.

The registered office of the Company is situated at Office No. 06, 3rd Floor, Masood Arcade, IJP Road, Rawalpindi.

Shareholders of the Company in its Annual General Meeting held on 28-01-2024 approved the new Business models of the Company in addition to existing business model i.e to do businesses, research, design, build, establish, form, maintain, operate, process, manage, promote, expand, develop, market state of the art Housing Estate Development, smart cities, High Rise Towers, Special Technological Zones, Parks, sale, purchase, lease of movable/immovable properties, business and academic undertakings, consultancies, laboratories, High-tech Industries & technological related interventions, construction material (minerals & metals) mining & manufacturing, Commerce, E-commerce, inter alia in Pakistan and/or abroad, on self or through its Subsidiaries, Branch offices, Liaison offices with or without international collaborations

**2 Basis of Preparation**

---

**2.1 STATEMENT OF COMPLIANCE**

These financial statements have been prepared in accordance with the accounting and reporting standards as applicable in Pakistan. The accounting and reporting standards applicable in Pakistan comprise of:

International Financial Reporting Standard for Small and Medium Sized Entities (IFRS for SMEs) issued by the International Accounting Standards Board (IASB) as notified under the Companies Act, 2017; and

Where provisions of and directives issued under the Companies Act, 2017 differ from the IFRS for SMEs, the provisions of and directives issued under the Companies Act, 2017 have been followed.

**2.2 BASIS OF MEASUREMENT**

These financial statements have been prepared under the historical cost convention without making any adjustments for the effect of inflation or current values.

**2.3 REPORTING CURRENCY**

These financial statements are prepared and presented in Pak Rupees which is the Company's functional and presentation currency.

**VETERANS ENCLAVE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

**2.4 GOING CONCERN ASSUMPTION- APPROPRIATNESS**

The Company's ability to continue as going concern depends upon its economically viable values of its Project's land which is around 11 times more than the land valued at cost as per D.C evaluation. However, fair value of developed land is around 2 times more than the evaluated land. By keeping in view the assesment of project's assets, the current accumulated loss is approximately 3 % of project's assets. The Management of the Company is confident that the Company will be able to resume economically viable operations by identifying the new businesses on project land such as special Technological Zones, Parks, sale, purchase, lease of movable/immovable properties and starting new business ventures such as business and academic undertakings, institutions, laboratories, High-tech Industries, related technological interventions, small and large scale mining, E-commerce, Import, Export in Pakistan and/or abroad in addition to Housing Estate Development . Keeping in view of the above mentioned management assumption, these financial statement have been prepared on the basis of going concern assumption. Company has incurred a net loss of Rs. 54,616,465 during the year ended June 30, 2024 and accumulated loss of Rs. 366,208,629.

**3 SIGNIFICANT ACCOUNTING POLICIES**

---

**3.1 TAXATION**

The charge for current taxation is based on taxable income at the current rates of taxation after taking into account tax rebates and credits available, if any.

**3.2 PROPERTY, PLANT AND EQUIPMENT**

Property, plant and equipment, are stated at cost less accumulated depreciation and any identified impairment loss. Cost includes direct cost, related overheads and mark up.

Depreciation on all property , plant and equipment is charged on reducing balance method so as to write off the depreciable amount of an asset over its useful estimated life at the rates mentioned in the schedule.

Full year depreciation is charged in the year of purchase and no depreciation is charged in the year of disposal. Any gain or loss on disposal is charged to profit or loss for the year.

Maintenance and normal repairs are charged to profit or loss as and when incurred. Renewals and improvements are capitalized when it is probable that respective future economic benefits will flow to the Company and the cost of the item can be measured reliably, and the assets so replaced, if any, are retired.

**VETERANS ENCLAVE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

**3.3 CAPITAL WORK IN PROGRESS**

Capital work-in-progress are stated at cost and consist of expenditure incurred, advances made and other costs directly attributable to operating fixed assets in the course of their construction and installation. Cost also includes applicable borrowing costs, if any. Transfers are made to relevant operating fixed assets category as and when assets are available for use intended by management.

**3.4 RELATED PARTY TRANSCATIONS**

Transactions involving related parties arising in the normal course of business are conducted at arm's length at normal commercial rates on the same terms and conditions as third party transactions using valuation modes as admissible.

**3.5 FINANCIAL ASSETS AND LIABILITIES**

A financial asset and a financial liability is offset and the net amount is reported in the balance sheet if the Company has a legally enforceable right to set-off the recognized amounts and intends either to settle on a net basis or to realize the assets and settle the liability simultaneously.

**3.6 CONTINGENT LIABILITY**

A contingent liability is disclosed when the Company has a possible obligation as a result of past events, existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company; or the Company has a present legal or constructive obligation that arises from past events, but it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation, or the amount of the obligation cannot be measured with sufficient reliability.

**3.7 CASH AND CASH EQUIVALENTS**

For the purpose of cash flow statement, cash and cash equivalents comprise of cash in hand and bank balances.

**VETERANS ENCLAVE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

Note 4

Project Land	2024	2023
	(Rupees)	(Rupees)
<b>Opening Balance:</b>		
- Land available for project use	406,385,650	410,787,714
- Land held for sale	4,402,064	-
	410,787,714	410,787,714
<b>Additions:</b>		
- Acquisition of project land / rights & others cost	816,824,407	-
- Revaluation of the project land	11.1 8,907,567,469	-
	9,724,391,876	-
<b>Closing balance:</b>		
- Land available for project use	10,130,777,526	410,787,714
- Land held for sale	4,402,064	-
	10,135,179,590	410,787,714

The Company has revalued its project land situated at Mouza Badana Khurd and Dhoke Pore, Tehsil Taxila, District Rawalpindi, Specified Areas. The evaluation was performed by the professional firm duly recognized/approved by the Pakistan Banking Association (PBA) and Pakistan Engineering Council (PEC).

Note 5

Capital Work in Progress / Development Cost	2024	2023
	(Rupees)	(Rupees)
Capital Work in Progress / Development Cost	799,945,410	799,945,410

The management of the Company has capitalized the development cost incurred on the project land such as earth work, road work, sewerage, drainage work, allied development and maintenance works.

Note 6

Operating Fixed Assets	2024	2023
	(Rupees)	(Rupees)
Operating fixed assets	1,344,442	1,196,843
<i>Schedule attached</i>		

VETERANS ENCLAVE LIMITED  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2024

Note 6

Operating Fixed Asset

Financial Year 2024

Amount in Pak. Rupees

Particulars	Cost			Rate (%)	Accumulated Depreciation			Net Book Value As at June 30, 2024
	As at June 30, 2023	Addition	Deletion		As at June 30, 2023	Depreciation Charge	Deletion	
Furniture / Fixture	997,922	227,500	-	10	552,171	44,575	-	596,746
Office Equipment	379,950	23,000	-	10	379,949	-	-	379,949
Site Office	1,320,200	-	-	5	885,326	21,744	-	907,070
Tube well	1,245,000	-	-	20	1,244,999	-	-	1,244,999
Computer Equipment	559,212	-	-	20	509,611	9,920	-	519,531
Vehicles	3,407,414	-	-	25	3,407,412	1	-	3,407,413
Electrical Appliances	737,861	-	-	10	471,248	26,661	-	497,909
<b>June 30, 2024</b>	<b>8,647,559</b>	<b>250,500</b>	<b>-</b>		<b>7,450,716</b>	<b>102,901</b>	<b>-</b>	<b>7,553,617</b>
								<b>1,344,442</b>

Note 6 ... Continue

Operating Fixed Asset

Financial Year 2023

Amount in Pak. Rupees

Particulars	Cost			Rate (%)	Accumulated Depreciation			Net Book Value As at June 30, 2023
	As at May 24, 2023	Addition	Deletion		As at May 24, 2023	Depreciation Charge	Deletion	
Furniture / Fixture	997,922	-	-	10	502,275	49,896	-	552,171
Office Equipment	379,950	-	-	10	369,104	10,845	-	379,949
Site Office	1,320,200	-	-	5	852,321	33,005	-	885,326
Tube well	1,245,000	-	-	20	1,244,999	-	-	1,244,999
Computer Equipment	559,212	-	-	20	497,211	12,400	-	509,611
Vehicles	3,407,414	-	-	25	3,407,412	-	-	3,407,412
Electrical Appliances	737,861	-	-	10	440,421	30,827	-	471,248
<b>June 30, 2023</b>	<b>8,647,559</b>	<b>-</b>	<b>-</b>		<b>7,313,743</b>	<b>136,973</b>	<b>-</b>	<b>7,450,716</b>
								<b>1,196,843</b>

**VETERANS ENCLAVE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

Note 7

<b>Advances and Deposits</b>		<b>2024</b>	<b>2023</b>
		(Rupees)	(Rupees)
Advances to employees	7.1	188,000	188,000
Security deposit - against tenancy agreements		210,000	210,000
Advance for correction of land title and related services		-	4,950,000
		<b>398,000</b>	<b>5,348,000</b>

7.1 This represent the advances given to staff / employees and carries no interest / mark-up.

Note 8

<b>Refundable Tax</b>		<b>2024</b>	<b>2023</b>
		(Rupees)	(Rupees)
Refundable income tax		<b>4,781,961</b>	4,781,066

Note 9

<b>Cash and bank balances</b>		<b>2024</b>	<b>2023</b>
		(Rupees)	(Rupees)
Cash in hand		263,154	190,255
Cash at bank			
- Current deposits		577,797	811,916
- Saving deposits		-	185,334
		577,797	997,250
		<b>840,951</b>	<b>1,187,505</b>

Note 10

<b>Share Capital</b>		<b>2024</b>	<b>2023</b>
		(Rupees)	(Rupees)
<i>Authorized Share Capital</i>			
100,000 Ordinary shares of Rs. 100/- each		<b>10,000,000</b>	<b>10,000,000</b>
<i>Issued, subscribed and paid-up capital</i>			
926 Ordinary shares of Rs. 100/- each		<b>92,600</b>	<b>92,600</b>

**VETERANS ENCLAVE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

Note 11

<b>Capital Reserves</b>	<b>2024</b>	<b>2023</b>
	(Rupees)	(Rupees)
Capital reserves	<u>8,907,567,469</u>	<u>-</u>
11.1 Capital reserve:		
Opening balance	-	-
Surplus on revaluation of project land	8,907,567,469	-
Closing balance	<u>8,907,567,469</u>	<u>-</u>

On May 14, 2024, the Company decided to measure land using the revaluation model. The fair value of these assets are determined by an independent professionally qualified valuer. The fair value of the revalued assets was determined based on the market comparable approach that reflects recent transaction prices for similar properties.

Note 12

<b>Short term contractual obligation</b>	<b>2024</b>	<b>2023</b>
	(Rupees)	(Rupees)
Payment obligations against payment certificates	392,223,412	336,300,000
Payment obligation against refund payment certificates	72,357,417	77,601,584
	<u>464,580,829</u>	<u>413,901,584</u>

Note 13

<b>Account payables</b>	<b>2024</b>	<b>2023</b>
	(Rupees)	(Rupees)
Payable against development work	49,743,271	60,043,271
Payable against land purchased	177,281,478	182,881,478
Payable against operational expenses	13,267,542	27,207,542
Payable against land services	150,026,250	-
Payable for acquisition of rights from provisional allottees	630,198,157	-
Payable against refund of contractual liability	234,046,635	-
Payable against professional and other services	25,211,350	25,211,350
	<u>1,279,774,683</u>	<u>295,343,641</u>

**VETERANS ENCLAVE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

Note 14

<b>Other Payables</b>	<b>2024</b>	<b>2023</b>
	(Rupees)	(Rupees)
Retention money	10,431,757	10,431,757
Withholding tax	8,914,528	8,914,528
Provision for taxation	-	-
	<b>19,346,285</b>	<b>19,346,285</b>

Note 15

<b>Admin and Operational Expenses</b>	<b>2024</b>	<b>2023</b>
	(Rupees)	(Rupees)
Staff salaries	4,453,600	654,336
Rent, rates and taxes	1,429,900	39,000
Travelling and conveyance	1,051,995	66,230
Utilities	913,363	62,277
Legal and professional charges	3,136,000	9,420,000
Communication	276,481	15,222
Vehicle running expenses	878,213	216,110
Payment certificate expense	38,580,172	-
Repairs and maintenance	584,090	45,950
Meals and refreshments	1,077,995	55,762
Printing and stationery	1,251,661	47,375
Expenses on Annual General Meeting	695,400	-
Audit Fee	75,000	75,000
Depreciation	102,901	136,973
Security Services	-	618,556
Miscellaneous expenses	207,044	16,810
	<b>54,713,815</b>	<b>11,469,601</b>

Note 16

<b>Other Income</b>	<b>2024</b>	<b>2023</b>
	(Rupees)	(Rupees)
Bank Profit	5,625	43,908
Transfer Fee	45,000	20,000
	<b>50,625</b>	<b>63,908</b>

**VETERANS ENCLAVE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

Note 17

**TRANSACTIONS AND BALANCES WITH RELATED PARTIES**

The related parties and associated undertakings of the Company comprise of associated companies, directors and key management personnel. Transactions with related parties other than remuneration to key management personnel under the terms of their employment are as follows:

The names of related parties with whom the Company has entered into transaction or had agreements/arrangements in place, during the year:

<b>Name of Related Party and Relationship with Company</b>	<b>Nature of Transactions</b>	<b>For the year ended June 30, 2024</b>	<b>For the 02 months period ended on June 30, 2023</b>
		(Rupees)	(Rupees)
Consolidated Perfect Engineers (Pvt) Ltd Associated Company	Payment made against project development	10,300,000	-
	Amount billed against land services	185,676,250	29,017,538
	Payment made against land services	36,300,000	-
	Advance adjusted against land services	4,950,000	-
	Advance disbursed for land services	-	4,950,000
	Amount billed against watch guard services	3,600,000	-
	Repayment of operational Loan	13,940,000	-
	Purchase of rights of provisional allotment of residential plots	9,600,000	

**VETERANS ENCLAVE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

Name of Related Party and Relationship with Company	Nature of Transactions	For the year ended June 30, 2024	For the 02 months period ended on June 30, 2023
		(Rupees)	(Rupees)
Consolidated Perfect Engineers (Pvt) Ltd Associated Company	Purchase of rights of provisional allotment of mini commercial plots	66,348,300	-
	Purchase of rights of provisional allotment of apartment plot	300,036,000	-
Zubaid Ullah Khan Chief Executive Officer	Purchase of rights of provisional allotment of residential plot	5,864,580	-
Sikandar Hayat Khan Director	Purchase of rights of provisional allotment of mini commercial plot	9,075,928	-
Mohammad Habib Khan Director	Purchase of rights of provisional allotment of mini commercial plot	9,430,808	-
Saleem Raza Director	Purchase of rights of provisional allotment of commercial plot	7,253,328	-
Shahid Ahmed Rajpoot Director	Purchase of rights of provisional allotment of mini commercial plot	9,007,548	-
Shahid Ahmed Rajpoot Director	Purchase of rights of provisional allotment of residential plot	4,703,928	-
Abdul Munim Director	Purchase of rights of provisional allotment of residential plot	6,640,000	-

**VETERANS ENCLAVE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

Name of Related Party and Relationship with Company	Nature of Transactions	For the year	For the 02 months
		ended June 30, 2024 (Rupees)	period ended on June 30, 2023 (Rupees)
Syed Saqlain ul Hassan Director	Purchase of rights of provisional allotment of residential plot	5,780,300	-

The Company has not paid any remuneration to its key management personnel during the period.

**Note 18**

**NUMBER OF EMPLOYEES**

Total employees of the Company at the period end	<u>10</u>	<u>10</u>
Average employees of the Company during the period	<u>10</u>	<u>10</u>

**Note 19**

**GENERAL**

These financial statements were authorized by the board of directors for issuance on October 06, 2024.

**Note 20**

**GENERAL**

Figures have been rounded off to nearest rupees and Comparative corresponding figures are of 02 month period.

Figures have been re-arranged for better presentation, however, no major rearrangement was made in financial statements.



**CHIEF EXECUTIVE**



**DIRECTOR**