L. J. KOTHARI
B.COM, F.C.A.
9920424040

L. J. KOTHARI & CO.

CHARTERED ACCOUNTANTS

GANDHI MANSION, 3RD FLOOR, NEW SILK BAZAR, OPP KALBADEVI HEAD P. O., MUMBAI – 400 002 * Tel.: 2205 5916 * E-mail: ca_lalitkothari@yahoo.co.in

INDEPENDENT AUDITOR'S REPORT

To the Members of DIVINITY PROJECTS PRIVATE LIMITED

Report on Audit of Standalone Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of **M/s. Diviniti Projects Private Limited ("*the Company*")** which comprises the Balance Sheet as at March 31, 2022, the Statement of Profit and Loss (including other comprehensive income), statement of changes in equity, and statement of cash flows for the year than ended on that date and a summary of significant accounting policies and other explanatory information (hereinafter referred to as "Standalone financial statement").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, and its profit, total comprehensive income, changes in equity and its cash flows for the year ended on that date.

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. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. There are no key audit matters which require to be separately communicated in our report;

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance, and Shareholder's Information, but does not include the standalone financial statements and our auditor's report thereon. Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibility of Management and Board of Directors for the Standalone Financial Statements

The Company's Management and Board of Directors are responsible for the matters stated in Section 134 (5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the state of affairs, profit/loss and other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for the safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error. In preparing the standalone financial statements, the Management and Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to the going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so. The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the Ind AS financial statements 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 these financial statements.

As part of an audit in accordance with Standards on Auditing, 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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MEMBERSHIP
No. 30917
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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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "**Annexure A**", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. As required by Section 143(3) of the Act, based on our audit we report that:

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

(c) The standalone Balance Sheet, the standalone Statement of Profit and Loss (including other comprehensive income), the Cash Flow Statement, and the standalone statement of changes in equity dealt with by this Report are in agreement with the books of account.

(d) In our opinion, the aforesaid [standalone] financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended.

L. J. KOTHARI & CO. MEMBERSHIP No. 39917 CHARTERED ACCOUNTANTS

(e) On the basis of the written representations received from the directors as on 31st March, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.

(f) This report does not include Report on the internal financial controls under clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (the 'Report on internal financial controls'), since in our opinion and according to the information and explanation given to us, the said report on internal financial controls is not applicable to the Company basis the exemption available to the Company under MCA notification no. G.S.R. 583(E) dated June 13, 2017, read with corrigendum dated July 13, 2017 on reporting on internal financial controls with reference to standalone financial statements.

(g) In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 read with Schedule V of the Act.

(h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:

i. The Company does not have any pending litigations which would impact its financial position;

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

iv. a. The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries

b. The management has represented, that, to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether

L. J. KOTHARI & CO. CHARTERED ACCOUNTANTS MEMBERSHIP No. 30917 recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c. Based on such audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (a) and (b) contain any material misstatement.

v. No dividend has been declared or paid during the year by the Company.

FOR L.J. KOTHARI & CO
Firm Registration No. 105313W
Chartered Accountants

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

LALIT KOTHARI
Proprietor
Membership No.: 30917

Place: Mumbai
Date: 10th August, 2022

UDIN: 22030917APTDPD8202

Annexure "A" to the Independent Auditor's report on the standalone financial statements of Diviniti Projects Private Limited for the year ended 31st March, 2022

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

On the basis of such checks as we considered appropriate and in terms of the information and explanations given to us, we state that: -

(i) The Company does not hold any Property, Plant and Equipment and Immovable Property. Therefore, reporting under clause 3(i)(a), 3(i)(b), 3(i)(c), 3(i)(d) and 3(i)(e) of the Order is not applicable;

(ii) a) The Company did not have any inventory during the year and accordingly Paragraph 3 (ii) (a) of the order are not applicable to the Company;

b) The Company has not been sanctioned working capital limits in excess of Rs. 5 Crore in aggregate, at any point of time during the year, from banks or financial institutions based on the security of its current assets. Therefore, reporting under clause 3(ii)(b) of the Order is not applicable;

(iii) According to the information and explanations are given to us and on the basis of our examination of the records of the Company, the Company has not provided any security or granted advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnership or any other parties during the year. Therefore, reporting under clause 3(iii)(a), 3(iii)(b), 3(iii)(c), 3(iii)(d), 3(iii)(e), 3(iii)(f) of the Order is not applicable;

(iv) In our opinion and according to the information and explanations given to us, the Company has not granted loans to the parties covered under sections 185 and 186, and therefore, reporting under clause 3(iv) of the Order is not applicable;

(v) The Company has not accepted any deposits within the meaning of section 73 to 76 of the Act and the rules framed thereunder. Therefore, reporting under clause 3(v) of the Order is not applicable;

(vi) The Central Government of India has not prescribed the maintenance of cost records under section 148(1) of the Act, for any of the services rendered by the Company. Therefore reporting under clause 3(vi) of the Order does not apply to the Company;

L. J. KOTHARI & CO. MEMBERSHIP No. 3?917 CHARTERED ACCOUNTANTS

(vii) a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing, undisputed statutory dues, including income-tax and other material statutory dues, wherever applicable, with the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at year-end for a period of more than six months from the date they became payable;

b) According to the information and explanations given to us and the records of the Company examined by us, there were no disputed dues in respect of income tax, GST, sales tax including value-added tax, employee state insurance, provident fund, duty of customs or wealth tax or service tax on account of any dispute;

(viii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year;

(ix) a) The Company did not have any outstanding loans or borrowings or interest thereon due to any lender during the year. Accordingly, the requirement to report on clause ix(a) of the Order is not applicable to the Company.

b) The Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.

c) The Company did not have any term loans outstanding during the year hence, the requirement to report on clause (ix)(c) of the Order is not applicable to the Company.

d) The Company did not raise any funds during the year hence, the requirement to report on clause (ix)(d) of the Order is not applicable to the Company.

e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

f) The Company has not raised any loans during the year and hence reporting on clause 3(ix)(f) of the Order is not applicable.

(x) a) The Company has not raised moneys by way of an initial public offer or further public offer (including debt instruments) Therefore, reporting under clause 3(x)(a) of the Order is not applicable.

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

b) The Company has not made any preferential allotment or private placement of shares /fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company;

(xi) a) Based on examination of the books and records of the Company and according to the information and explanations given to us, considering the principles of materiality outlined in Standards on Auditing, we report that no fraud by the Company or on the Company has been noticed or reported during the course of the audit.

b) According to the information and explanations given to us, no report under sub-section (12) of Section143 of the Companies Act, 2013 has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

c) As represented to us by the management, there are no whistleblower complaints received by the Company during the year;

(xii) According to the information and explanations given to us, the Company is not a Nidhi Company. Therefore, reporting under clause 3(xii) of the Order is not applicable;

(xiii) In our opinion and according to the information and explanations given to us, the transactions with related parties are in compliance with Sections 177 and 188 of the Companies Act,2013, where applicable, and the details of the related party transactions have been disclosed in the standalone financial statements as required by the applicable Indian Accounting Standards.

(xiv) The Company does not have an internal audit system and is not required to have an internal audit system under the provisions of Section 138 of the Companies Act, 2013. Therefore, the requirement to report under clause 3(xiv)(a) and 3(xiv)(b) of the Order is not applicable to the Company.

(xv) In our opinion, and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with them, covered under Section 192 of the Act;

(xvi) In our opinion, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Therefore, the reporting under clauses 3 (xvi) (a), (b), (c) and (d) of the Order do not apply to the Company;

L. J. KOTHARI & CO. MEMBERSHIP No. 20917 CHARTERED ACCOUNTANTS

(xvii) The Company has incurred cash losses in the current year amounting to Rs. 2,37,551. In the immediately preceding financial year, the Company had not incurred cash losses.

(xviii) There has been no resignation by the statutory auditors of the Company, during the year;

(xix) On the basis of the financial ratios, aging and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of the balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due;

(xx) Provisions of Section 135 of the Companies Act do not apply to the Company and therefore, reporting under clause 3(xx)(a) & (b) of order is not applicable;

(xxi) The Company does not prepare consolidated financials and therefore, reporting under clause 3(xxi) of the order is not applicable.

FOR L.J. KOTHARI & CO
Firm Registration No. 105313W
Chartered Accountants

L.J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

LALIT KOTHARI
Proprietor
Membership No.: 30917

Place: Mumbai
Date: 10th August 2022

UDIN: 22030917APTDPD8202

DIVINITI PROJECTS PRIVATE LIMITED

BALANCE SHEET AS AT 31ST MARCH, 2022

Particulars	Note No.	As at 31st March, 2022 ₹	As at 31st March, 2021 ₹
ASSETS			
Non-Current Assets			
(a) Financial assets			
(i) Investments	3	38,12,064	37,41,072
(b) Current tax assets (Net)	4	9,38,186	9,38,186
Total Non-Current assets		**47,50,250**	**46,79,258**
Current assets			
Financial assets			
(i) Cash and cash equivalents	5	2,31,406	49,513
(ii) Other financial assets	6	4,68,93,776	4,73,18,160
Total Current Assets		**4,71,25,182**	**4,73,67,673**
TOTAL ASSETS		**5,18,75,432**	**5,20,46,931**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	7	5,00,000	5,00,000
(b) Other equity	8	5,04,03,975	5,06,80,672
Total Equity		**5,09,03,975**	**5,11,80,672**
Liabilities			
Non-Current Liabilities			
(a) Deferred Tax Liabilities (Net)	9	7,30,197	6,91,051
Total Non-Current Liabilities		**7,30,197**	**6,91,051**
Current Liabilities			
(a) Financial Liabilities			
(i) Other financial liabilities	10	2,41,260	1,75,208
Total Current Liabilities		**2,41,260**	**1,75,208**
Total Liabilities		**9,71,457**	**8,66,259**
TOTAL EQUITY AND LIABILITIES		**5,18,75,432**	**5,20,46,931**

The accompanying notes are an integral part of the financial statements.

As per our report of even date

FOR L. J. KOTHARI & CO.
Firm Registration No.105313W
CHARTERED ACCOUNTANTS

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

LALIT KOTHARI
Proprietor
Membership No. 30917

Mumbai
Date: 10 August 2022

For and on behalf of the board

Shah

KHILEN SHAH
Director
DIN:03134932

DIVINITI PROJECTS PVT. LTD.

RAJEEVAN PARAMBAN
Director
DIN:03141200

Mumbai
Date: 10 August 2022

DIVINITI PROJECTS PRIVATE LIMITED

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

Particulars	Note No.	31st March, 2022 ₹	31st March, 2021 ₹
I INCOME			
Other Income	11	2,70,982	9,04,517
Share of Profit / (Loss) of Joint Ventures		(3,94,384)	(53,369)
TOTAL INCOME		**(1,23,402)**	**8,51,148**
II EXPENSES			
Other Expenses	12	1,14,149	62,856
TOTAL EXPENSES		**1,14,149**	**62,856**
III Profit/(Loss) before Tax		**(2,37,551)**	**7,88,292**
IV Tax Expense			
(i) Current Tax		-	-
(ii) Deferred tax (charge) / credit		(39,146)	(2,25,223)
		(39,146)	**(2,25,223)**
V Profit/(Loss) for the year		**(2,76,697)**	**5,63,069**
VI Other Comprehensive Income		-	-
VII Total Comprehensive Income		**(2,76,697)**	**5,63,069**
VIII Earning per equity share of nominal value of ₹ 10/- each			
Basic and Diluted	13	(5.53)	11.26

The accompanying notes are an integral part of the financial statements.

As per our report of even date

FOR L. J. KOTHARI & CO.
Firm Registration No.105313W
CHARTERED ACCOUNTANTS

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

LALIT KOTHARI
Proprietor
Membership No. 30917

Mumbai
Date: 10 August 2022

For and on behalf of the board

KHILEN SHAH
Director
DIN:03134932

DIVINITI PROJECTS PVT. LTD.

RAJEEVAN PARAMBAN
Director
DIN:03141200

Mumbai
Date: 10 August 2022

DIVINITI PROJECTS PRIVATE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2022

Particulars	31st March, 2022	31st March, 2021
	₹	₹
I **CASH FLOWS ARISING FROM OPERATING ACTIVITIES**		
Net Profit/(Loss) before taxation as per Statement of Profit and Loss	(2,76,697)	5,63,069
Add/ (Less) :		
Share of (Profit)/Loss from investment in partnership firms and JVs	3,94,384	53,369
	3,94,384	53,369
Operating profit before working capital changes	1,17,687	6,16,438
Add / (Less) :		
(Increase) / Decrease in trade and other receivables	4,24,384	53,369
Increase / (Decrease) in trade and other payables	(2,89,186)	1,63,204
	1,35,199	2,16,573
Net cash flow from operating activities	2,52,886	8,33,011
II. **Cash flows arising from investing activities**		
Inflow / (Outflow) on account of :		
Purchase of Long term / Current investments	(70,992)	(9,01,730)
Net cash flow from investing activities	(70,992)	(9,01,730)
III. **Cash flows arising from financing activities**		
Inflow / (Outflow) on account of :		
Net cash flow from financing activities	-	-
Net increase in cash and cash equivalents (I + II + III)	1,81,893	(68,720)
Add: Balance at the beginning of the year	49,513	1,18,233
Cash and cash equivalents at the end of the year	2,31,406	49,513
Components of cash and cash equivalents (refer note 5)		
Cash and cash equivalents:		
Cash on hand	16,175	9,801
Balances with banks		
- On Current accounts	2,15,231	39,712
	2,31,406	49,513

Footnote:

The Cash Flow Statement has been pepared under indirect method as set out in Indian Accounting Standard (Ind AS -7) statement of cash flows.

The accompanying notes are an integral part of the financial statements.

As per our report of even date

FOR L. J. KOTHARI & CO.
Firm Registration No.105313W
CHARTERED ACCOUNTANTS

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 ACCOUNTANTS

LALIT KOTHARI
Proprietor
Membership No. 30917

Mumbai
Date: 10 August 2022

For and on behalf of the board

KHILEN SHAH
Director
DIN:03134932

DIVINITI PROJECTS PVT. LTD.

RAJEEVAN PARAMBAN
Director
DIN:03141200

Mumbai
Date: 10 August 2022

DIVINITI PROJECTS PRIVATE LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31ST MARCH, 2022

	Amount ₹
A. EQUITY SHARE CAPITAL	
As at 1st April, 2020	**5,00,000**
Changes in equity share capital	-
As at 31st March, 2021	**5,00,000**
Changes in equity share capital	-
As at 31st March, 2022	**5,00,000**

B. OTHER EQUITY

	Reserves and Surplus (Amount ₹)		
	General reserve	Retained Earnings	Total
Balance at 1st April, 2020	**1,21,000**	**4,99,96,603**	**5,01,17,603**
Profit / (Loss) for the period	-	5,63,069	**5,63,069**
Other Comprehensive Income for the period	-	-	-
Total Comprehensive Income for the period	-	5,63,069	**5,63,069**
Balance at 31st March, 2021	**1,21,000**	**5,05,59,672**	**5,06,80,672**
Balance at 1st April, 2021	**1,21,000**	**5,05,59,672**	**5,06,80,672**
Profit / (Loss) for the period	-	(2,76,697)	**(2,76,697)**
Other Comprehensive Income for the period	-	-	-
Total Comprehensive Income for the period	-	(2,76,697)	**(2,76,697)**
Balance at 31st March, 2022	**1,21,000**	**5,02,82,975**	**5,04,03,975**

The accompanying notes are an integral part of the financial statements.

As per our report of even date

FOR L. J. KOTHARI & CO.
Firm Registration No.105313W
CHARTERED ACCOUNTANTS

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

LALIT KOTHARI
Proprietor
Membership No. 30917

Mumbai
Date: 10 August 2022

For and on behalf of the board

DIVINITI PROJECTS PVT. LTD.

KHILEN SHAH
Director
DIN:03134932

RAJEEVAN PARAMBAN
Director
DIN:03141200

Mumbai
Date: 10 August 2022

Note 1. STATEMENT OF IGNIFICANT ACCOUNTING POLICIES

1.1 **Company Overview**

Diviniti Projects Private Limited is a Private Limited Company domiciled in India, incorporated under the Companies Act, 1956. The Company is engaged to acquire by purchase, lease, exchange, hire, or otherwise land and property of any tenure or any interest in the same and to erect and construct houses, building or work of every description on any land of the company or upon any other lands of property and to pull down, rebuild, enlarge, alter and improve existing, houses, building or work thereon to convert and appropriate any such land into and for roads, streets, squares, garden, and any other conveniences and generally to deal with and improve the property of the company or any other property, and to act as earthmovers, contractors, developers of land, government contractor, construction of road, bridges, earth work, sewers, tanks drains, culvert, channels, sewage, or other works.

1.2 The financial statements are approved for issue by the Company's Board of Directors on 10 August 2022

Note 2. Significant Accounting Policies followed by the Company

I. BASIS OF PREPARATION OF FINANCIAL STATEMENTS

(i) Compliance with Ind AS

These financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') read with of the Companies (Indian Accounting Standards) Rules, 2015 as amended and other relevant provisions of the Act.

The accounting policies are applied consistently to all the periods presented in the financial statements.

(ii) Historical cost convention

The financial statements have been prepared on a historical cost basis, except for the following:

1) certain financial assets and liabilities that are measured at fair value;
2) assets held for sale - measured at lower of carrying amount or fair value less cost to sell;
3) defined benefit plans - plan assets measured at fair value;

(iii) Current non-current classification

All the assets and liabilities have been classified as current or non-current, wherever applicable, as per the operating cycle of the Company as per the guidance set out in Schedule III to the Act. Operating cycle for the business activities of the Company covers the duration of the project/ contract including the defect liability period, wherever applicable, and extends upto the realisation of receivables (including retention monies, if any) within the credit period normally applicable to the respective project.

II Significant accounting judgements, estimates and assumptions

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

a) Judgements

Classification of property

The company determines whether a property is classified as investment property or inventory property. Investment property comprises land and buildings that are not occupied substantially for use by, or in the operations of, the company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business. Inventory comprises property that is held for sale in the ordinary course of business. Principally, these are properties that the company develops and intends to sell before or on completion of construction.

b) Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

III REVENUE RECOGNITION

A. Revenue is recognised to the extent that it is probable that the economic benefits will accrue to the Company and the revenue can be reliably measured and also when it is reasonably certain that the ultimate collection will be made and that there is buyers' commitment to make the complete payment.

B. Share of profit / loss from partnership firms / association of persons (AOP) is accounted in respect of the financial year of the Firm / AOP, during the reporting period, on the basis of their audited/ management reviewed accounts, which is considered as a part of other operating activity.

C. Interest income from a financial asset is recognized when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

Revenues / Income and Costs/ Expenditure are generally accounted on accrual, as they are earned or incurred.

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IV FINANCIAL INSTRUMENTS

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Investments and Financial Assets

i. Initial recognition

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business model with an objective to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Interest income from these financial assets is included in finance income using the effective interest rate ("EIR") method. Impairment gains or losses arising on these assets are recognised in the Statement of Profit and Loss.

ii. Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in following categories:

a) **Financial Assets at Amortised Cost**

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

b) **Financial Assets Measured at Fair Value**

Financial assets are measured at fair value through OCI if these financial assets are held within a business model with an objective to hold these assets in order to collect contractual cash flows or to sell these financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in the Statement of Profit and Loss. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

Financial asset not measured at amortised cost or at fair value through OCI is carried at FVTPL.

iii. De-recognition of Financial Assets:

The Company de-recognises a financial asset only when the contractual rights to the cash flows from the asset expire, or it transfers the financial asset and substantially all risks and rewards of ownership of the asset to another entity. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognizes its retained interest in the assets and an associated liability for amounts it may have to pay.

If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

B. **Equity Instruments and Financial Liabilities**

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

i. **Equity Instruments**

An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities. Equity instruments which are issued for cash are recorded at the proceeds received, net of direct issue costs. Equity instruments which are issued for consideration other than cash are recorded at fair value of the equity instrument.

ii. **Financial Liabilities**

1. Initial Recognition

Financial liabilities are classified, at initial recognition, as financial liabilities at FVPL, loans and borrowings and payables as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

2. Subsequent Measurement

The measurement of financial liabilities depends on their classification, as described below:

- Financial liabilities at FVTPL

Financial liabilities at FVTPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as at FVTPL. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognised in the Statement of Profit and Loss.

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation. Amortisation is recognised as finance income in the Statement of Profit and Loss.

- Financial liabilities at amortised cost

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognised over the term of the borrowings in the Statement of Profit and Loss. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

3. Derecognition of financial instruments

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the finacial asset and the transfer qualifies for derecognition under IndAS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires.

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C. Offsetting Financial Instruments

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis to realise the assets and settle the liabilities simultaneously.

V Derecognition of financial instruments

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expires or it transfers the finacial asset and the transfer qualifies for derecognition under IndAS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's Balance Sheet when the obligation specified in the contract is discharged or cancelled or expires.

VI IMPAIRMENT

a. Financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to life time ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case thoseare measured at lifetime ECL.The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in the statement of profit or loss.

b. Non-financial assets

The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

Impairment losses, including impairment on inventories, are recognised in the statement of profit and loss.

i. Intangible assets and property, plant and equipment

Intangible assets and property, plant and equipment are evaluated for recoverability wheneer events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the CGU to which the asset belongs.

ii. Provisions

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that is reasonably estimable, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

VII TAXATION

i. Current Tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the financial statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognized as an asset (MAT Credit entitlement) only if there is convincing evidence for realization of such asset during the specified period. MAT credit entitlement is reviewed at each Balance Sheet date.

ii. Deferred Tax

Deferred tax is recognized on temporary diferences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

iii. Current and deferred tax for the year

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2021

VIII TRADE AND OTHER PAYABLES

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

IX BORROWINGS AND BORROWING COSTS

Borrowing are initally recognised at Net off transation cost incurred and measured at amortised cost. Any difference between the proceeds (net of transation costs) and the redemption amount is recognised in statetment of profit and loss over ther period of the borrowings using the effective interest method.

Preference shares, which are mandatorily redeemable on a specific date are classified as liabilities. The dividend on these preference shares is recognised in the statement of profit and loss as finance cost.

Interests and other borrowing costs calculated as per effective interest rate attributable to qualifying assets are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

X EARNING PER SHARE

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue, if any.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

XI CASH FLOW STATEMENT

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the company are segregated.

XII CASH AND CASH EQUIVALENT

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

XIII PROVISIONS, CONTINGENT ASSETS AND CONTINGENT LIABILITIES

A provision is recognized when an enterprise has a present obligation (legal or constructive) as result of past event and it is probable that an outflow of embodying economic benefits of resources will be required to settle a reliably assessable obligation. Provisions are determined based on best estimate required to settle each obligation at each balance sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Contingent liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. A contingent liability also arises, in rare cases, where a liability cannot be recognised because it cannot be measured reliably.

Contingent assets are neither recognised nor disclosed in the financial statements.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2022

		31st March, 2022 ₹	31st March, 2021 ₹
3. Investments			
Non-Current			
A) Investment in other equity instruments (Unquoted) (Refer footnote) (At fair value through profit and loss)			
a) 125 Equity shares of ₹ 25/- each (PY : 125) **The Shamrao Vithal Co-operative Bank Limited**		61,517	59,100
b) 2,000 Equity shares of ₹ 10/- each (PY: 2,000) **Suraksha Realty Limited**		37,13,037	36,44,472
C) 1 Equity shares of ₹ 10/- each **Rubix Trading Private Limited**		10	-
	Total	**37,74,564**	**37,03,572**

Footnote:

Investments in Shamrao Vithal Co-operative Bank Limited & Suraksha Realty Limited are measured at fair value as at 31st March 2022.

		31st March, 2022 ₹	31st March, 2021 ₹
B) Capital Investment in Partnership Firms and Joint Ventures (Refer footnote)			
M/s Rising Glory Developers		37,500	37,500
		37,500	**37,500**
	Total	**38,12,064**	**37,41,072**

Footnote :

Details of Investments made in capital of Partnership Firm :

Sr. No.	Name of Partners	31st March, 2022 Profit Sharing Ratio	31st March, 2021 Profit Sharing Ratio
1	Hubtown Limited	25.00%	25.00%
2	Citygold Education Research Limited	25.00%	25.00%
3	Diviniti Projects Private Limited	25.00%	25.00%
4	Heet Builders Private Limited	25.00%	25.00%
	Total Capital of the firm in ₹	**1,50,000**	**1,50,000**

		31st March, 2022 ₹	31st March, 2021 ₹
4. Current tax assets (Net)			
Advance Income Taxes paid		9,50,781	9,50,781
Less : Provision for Income Tax		12,595	12,595
	Total	**9,38,186**	**9,38,186**
5. Cash and cash equivalents			
Balances with banks:			
- in current accounts		2,15,231	39,712
Cash on hand		16,175	9,801
	Total	**2,31,406**	**49,513**
6. Other financial assets			
Current			
Other Advances and Receivables			
Advances recoverable			
- Others		8,50,000	8,50,000
Current Account Balances in Partnership Firms and Joint Ventures (Refer note 16)		4,60,43,776	4,64,68,160
	Total	**4,68,93,776**	**4,73,18,160**

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2022

		31st March, 2022	31st March, 2021
		₹	₹
7. Equity share capital			
Authorised Share Capital :			
50,000 (PY : 50,000) Equity Shares of ₹ 10/- each		5,00,000	5,00,000
Issued and subscribed capital comprises :			
50,000 (PY : 50,000) Equity Shares of ₹ 10/- each fully paid up		5,00,000	5,00,000
	Total	5,00,000	5,00,000

a) Reconciliation of Number of shares outstanding at the beginning and at the end of the year

Fully paid equity shares

		Number of shares	Share Capital ₹
Balance at 1st April, 2020		50,000	5,00,000
Add : Issued during the year		-	-
Less : Bought back during the year		-	-
Balance at 31st March, 2021		50,000	5,00,000
Add : Issued during the year		-	-
Less : Bought back during the year		-	-
Balance at 31st March, 2022	Total	50,000	5,00,000

The company has a single class of equity shares having a par value of ₹ 10/- per share. Each holder of equity share is entitled to one vote per share. The company declares and pays dividend in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of shareholders in the ensuing annual general meeting.

b) Equity Shares held by its holding company or its ultimate holding company, subsidiaries or associates of the holding company or the ultimate holding company

	As at 31st March, 2022		As at 31st March, 2021	
	No of shares held	% holding	No of shares held	% holding
Hubtown Limited with Beneficiary owners	50,000	100%	50,000	100%
	50,000	100%	50,000	100%

c) Details of shares held by each shareholders holding more than 5% shares

	As at 31st March, 2022		As at 31st March, 2021	
	No of shares held	% holding	No of shares held	% holding
Fully paid equity shares				
Hubtown Limited with Beneficiary owners	50,000	100%	50,000	100%
	50,000	100%	50,000	100%

d) Terms / Right attached to Ordinary Equity Shares :

The company has a single class of equity shares having a par value of ₹ 10/- per share. Each holder of equity share is entitled to one vote per share. The company declares and pays dividend in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of shareholders in the ensuing annual general meeting.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2022

	31st March, 2022 ₹	31st March, 2021 ₹
8. Other equity		
General reserve		
Balance at the beginning of the year	1,21,000	1,21,000
Balance at the end of the year	**1,21,000**	**1,21,000**
Retained Earnings		
Balance at the beginning of the year	5,05,59,672	4,99,96,603
Profit attributable to the owners of the company	(2,76,697)	5,63,069
Balance at the end of the year	**5,02,82,975**	**5,05,59,672**
Total	**5,04,03,975**	**5,06,80,672**

9. Deferred Tax balances

The following is the analysis of deferred tax (liabilities)/asset presented in the balance sheet

	31st March, 2022	31st March, 2021
Deferred Tax Liability	(7,30,197)	(6,91,051)
Total	**(7,30,197)**	**(6,91,051)**

2021-22	Opening Balance	Recognise in Profit & Loss Account	Closing Balance
Deferred tax (liabilities) / assets in relation to :			
On account of fair valuation of investments	(6,91,051)	(39,146)	(7,30,197)
Total	(6,91,051)	(39,146)	(7,30,197)

2020-21	Opening Balance	Recognise in Profit & Loss Account	Closing Balance
Deferred tax (liabilities) / assets in relation to :			
On account of fair valuation of investments	(4,65,828)	(2,25,223)	(6,91,051)
Total	(4,65,828)	(2,25,223)	(6,91,051)

	31st March, 2022	31st March, 2021
Current		
Other payables	2,41,260	1,75,208
Total	**2,41,260**	**1,75,208**

Footnote :

As per information available with the Company regarding dues to Micro, Small and Medium Enterprises as defined under the Micro Small Medium Enterprises Development, Act 2006 (MSMED Act), none of the suppliers of the Company are registered under MSMED Act, and the same has been relied upon by the auditors.

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DIVINITI PROJECTS PVT. LTD.

DIVINITI PROJECTS PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2022

		31st March, 2022 ₹	31st March, 2021 ₹
11. Other income			
Misc. Income		2,00,000	-
Gain on fair valuation of Investment		70,982	9,04,517
	Total	**2,70,982**	**9,04,517**
12. Other expenses			
Legal and professional fees		34,585	25,000
Director sitting fees		37,500	7,500
Other expenses		42,064	30,356
	Total	**1,14,149**	**62,856**
Footnote :			
Auditor's Remuneration (included in other expenses) :			
Audit Fees		17,500	17,500
GST / Service Tax on above		3,150	3,150
	Total	**20,650**	**20,650**

	31st March, 2022 ₹	31st March, 2021 ₹
13. Earnings Per Share (EPS)		
Basic and Diluted Earnings Per Share	(5.53)	11.26

Basic and Diluted EPS

The earnings and weighted average number of equity shares used in the calculation of basic and diluted earnings per share are as follows,

Earnings used in the calculation of basic earnings per share	**(2,76,697)**	**5,63,069**
Weighted average number of equity shares for the purposes of basic and diluted earnings per share	50,000	50,000

14. Contingent Liabilities (Not Provided For:)

The Company does not have any contingent liability as on balance sheet date, as certified by the management and relied upon by the auditors.

15. In the opinion of the Board of Directors of the Company, all items of current assets, non current assets, non current liabilities and current Liabilities continues to have a realizable value of at least the amounts at which they are stated in the Balance Sheet.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2022

16. Related Party Disclosure

A. Name of related parties and description of relations

(i) HOLDING COMPANY : Hubtown Ltd

(ii) JOINT VENTRUE OF THE COMPANY : Rising Glory Developers

Footnote:
Related party relationship are identified by the Company and relied upon by the Auditors.

B. Transactions with related parties

Sr. No.	Nature of Transaction	Holding Company	Entities Under The Joint Control Of Holding Company	Joint Venture of the company
i	**Share of loss from Partnership Firm:**			
	Rising Glory Developers	-	-	3,94,384
		(-)	(-)	(53,369)

Footnote:
Previous Year figures are given in brackets.

Balance outstanding payables/receivable:

	Nature of Transaction	As at 31st March, 2022	As at 31st March, 2021
a.	**Receivable**		
	Joint Venture of Holding Company		
	Rising Glory developers - Current Ac	4,60,43,776	4,64,68,160
	Rising Glory developers - Capital Ac	37,500	37,500

The ratios for the years ended March 31, 2022 and March 31, 2021 as as follows:

Sr No	Particulars	Numerator	Denominator	31st March 2022	31st March 2021	Variance (In%)
1	Current Ratio	Current Assets	Current Liabilities	195.329	270.351	198.101
2	Debt-Equity Ratio	Total Debt	Shareholder equity	(0.005)	(0.001)	(469.900)
3	Return on Equity	Net proit after taxes-preference dividend	Average shareholder's equity	(0.010)	0.010	49.014
4	Return on capital employed	Earning before interest and taxes	Capital Employed	(0.005)	0.015	30.289

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DIVINITI PROJECTS PVT. LTD.

DIVINITI PROJECTS PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2022

17. Capital Management

The primary objective of company's capital management is to ensure that it maintains strong capital ratios in order to support its business and maximise shareholder's value. The company's Board of Directors reviews the capital on an annual basis.

The capital structure of the entity consists of net debt (borrowings and offset by cash and bank balances) and total equity of the company. There are no borrowings from banks/financial institutions or corporates other than the equity shareholders and their group companies.

Gearing Ratio

The gearing ratio at the reporting period was as follows:

	As at 31st March, 2022	As at 31st March, 2021
Cash and Bank Balances	(2,31,406)	(49,513)
Net Debt (A)	**(2,31,406)**	**(49,513)**
Equity Share Capital	5,00,000	5,00,000
Retained Earnings	5,04,03,975	5,06,80,672
Total Equity (B)	**5,09,03,975**	**5,11,80,672**
Debt Equity Ratio A/B	(0.0045)	(0.0010)

18. Financial Risk Management Objectives

The Company's activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk. The Company's focus is to foresee the unpredictability of financial markets and seek to minimize potential adverse effects on its financial performance.

1) Market Risk

Market risk is the risk that the fair value of future cash flows of a financial instrument which fluctuate because of changes in market prices.

a) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The company's exposure to the risk of changes in market interest rates relates primarily to company's long term debt obligations with floating interest rates.

The Company has received interest free advances from its holding company and hence it is not exposed to interest rate risk.

2) Credit Risk

Credit risk is the risk that the counterparty will not meet its obligation under a financial instrument or customer contract leading to a financial loss. The company is not exposed to credit risk from its operating activities or trade receivables since the agreement of sale of land is executed only on receipt of full consideration.

Credit risk from
balances with

3) Liquidity risk

The operating cash flow requirements are met by interest free funding from shareholders.

J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

DIVINITI PROJECTS PVT. LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2022

19. Fair Value measurement of Financial Instruments

	31st March 2022			31st March 2021		
	FVPL	FVOCI	Amortised Cost	FVPL	FVOCI	Amortised Cost
Financial Assets						
Investments	37,74,564		37,500	37,03,572	-	37,500
Cash and cash equivalents			2,31,406	-	-	49,513
Other financial assets			4,68,93,776	-	-	4,73,18,160
Total of Financial Assets	**37,74,564**	-	**4,71,62,682**	**37,03,572**	-	**4,74,05,173**
Financial Liabilities						
Borrowings			-	-	-	-
Trade payables			-	-	-	-
Other Financial liabilities			2,41,260	-	-	1,75,208
Total of Financial Liabilities	-	-	**2,41,260**	-	-	**1,75,208**

i) Fair Value hierarchy

This section explains the judgements and estimates in determining the fair value of the financial instruments that are recognised and measured at fair value.

Financial assets and liabilities measured at fair value - recurring fair value measurements	Level 1	Level 2	Level 3	Total
At 31st March, 2022				
Financial Assets				
Investments as at 31st March, 2022	-	-	37,74,564	37,74,564
Total Financial Assets	-	-	**37,74,564**	**37,74,564**
At 31st March, 2021				
Financial Assets				
Investments as at 31st March, 2021	-	-	37,03,572	37,03,572
Total Financial Assets	-	-	**37,03,572**	**37,03,572**

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

DIVINITI PROJECTS PVT. LTD. *

Level 3

If one or more of the significant inputs is not based on observable market data, the instruments is included in level 3. During the year ended 31st March 2022, the company has fair valued its investments. Since valuation of investments are not based on inputs from observable market data, same has been classified in Level 3.

ii) Valuation technique and process used to detemine fair value

The fair value of the financial instrument is determined using book value method.

Changes in Level 3 items for the year ended 31st March, 2021 and 31st March, 2022

	Investments	Total
As at 1st April, 2020	28,01,842	28,01,842
Gain/(loss) recognised in profit or loss	9,01,730	9,01,730
As at 31st March, 2021	37,03,572	37,03,572
Gain/(loss) recognised in profit or loss	70,992	70,992
As at 31st March, 2022	**37,74,564**	**37,74,564**

Footnote :

Investments in Shamrao Vithal Co-operative Bank Limited and Suraksha Realty Limited have been measured at fair value using the book value method in the financial year 2021 and 2022.

As per our report of even date

FOR L. J. KOTHARI & ASSOCIATES
Firm Registration No.105313W
CHARTERED ACCOUNTANTS

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

LALIT KOTHARI
Proprietor
Membership No. 30917

Mumbai
Date: 10 August 2022

For and on behalf of the board

DIVINITI PROJECTS PVT. LTD.

KHILEN SHAH
Director
DIN:03134932

RAJEEVAN PARAMBAN
Director
DIN:03141200

Mumbai
Date: 10 August 2022

INDEPENDENT AUDITOR'S REPORT

To,
The Members of
Joynest Premises Private Limited

Report on the Audit of the financial statements

Opinion:

We have audited the accompanying financial statements of Joynest Premises Private Limited ("the Company"), which comprises the Balance Sheet as at 31st March, 2022, Statement of Profit and Loss and Cash Flow Statement for the year then ended, and notes to the Ind AS financial statements, including a summary of the significant accounting policies and other explanatory information (herein after referred to as "Ind AS financial statement").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2022 and its financial performance including other comprehensive income and the statement of changes in equity for the year ended on that date.

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. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS financial statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information:

The Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the Director's Report but does not include the Ind AS financial statements and our auditor's report thereon. The Director's Report is expected to be made available to us after the date of this auditor's report.

Our opinion on the Ind AS financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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In connection with our audit of the Ind AS financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the Ind AS financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

Management's and Board of Director's Responsibility for the Ind AS financial statements:

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

This responsibility also includes the 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 the frauds and other irregularities, selection and application of appropriate implementation and maintenance of accounting policies, making judgments and estimates that are reasonable and prudent, and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS financial statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is also responsible for overseeing the company's financial reporting process.

Auditor's Responsibilities for the Audit of the Ind AS financial statements:

Our objectives are to obtain reasonable assurance about whether the Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Ind AS financial statements.

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

- Identify and assess the risks of material misstatement of the Ind AS 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.

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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 system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS 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 Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

Report on Other Legal and Regulatory Requirements:

1. As required by the Companies (Auditor's Report) Order, 2020 issued by the Central Government of India in terms of section 143(11) of the Act, and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanation given to us, we give in **Annexure - 1** a statement on the matters specified in paragraphs 3 and 4 of the Order.

2. (A) As required by section 143(3) of the Act, we report that:
   a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

A D SHETH & ASSOCIATES
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b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

c) The Balance Sheet, the Profit and Loss Statement, and the Cash flow statement dealt with by this Report are in agreement with the books of account and returns.

d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

e) On the basis of written representations received from the Directors as on 31st March, 2022, taken on record by the Board of Directors, none of the Directors is disqualified as on 31st March, 2022, from being appointed as a Director in terms of Section 164(2) of the Act.

f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in **Annexure - 2** to this report.

(B) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

(i) The Company has no pending litigations in its Ind AS financial statements.

(ii) The Company did not have long term contracts including derivative contracts for which there were any material foreseeable losses.

(iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

(iv)

a. No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

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b. No funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c. Based on such audit procedures that we have considered reasonable and appropriate in the circumstances; nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material mis-statement.

d. The company has not declared or paid dividend during the year in compliance with section 123 of the Companies Act, 2013.

3. With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:
Since the Company is a Private Limited Company, the provisions of Section 197 of the Act are not applicable. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) of the Act which are required to be commented upon by us.

For M/s. A. D. Sheth & Associates
Chartered Accountants
FRN: 134274W

A D SHETH & ASSOCIATES
CHARTERED ACCOUNTANTS
M. N.: 148106
FRN: 134274W
MUMBAI

Amit Sheth
Proprietor
M. No.: 148106

Place : Mumbai
Date : 20th May, 2022

UDIN: 22148106AMWCXV2783

ANNEXURE 1 TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in our Report of even date on Accounts for the year ended 31st March, 2022 of Joynest Premises Private Limited)

In our opinion, and on the basis of such checks of the books and records as we considered appropriate and according to the information and explanations given to us during the normal course of audit, which were necessary to the best of our knowledge and belief, we report that:

(i) (a) (A) The company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

(B) As per the information and explanation provided to us, the Company does not own any intangible assets.

(b) The management has physically verified the Property, Plant and Equipment at reasonable intervals. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

(c) As per the information, explanation provided and verified by us, the title deeds of all the immovable properties as disclosed in the financial statements are held in the name of the company.

(d) As per the information, explanation provided and verified by us, the company has not revalued its Property, Plant and Equipment (including Right of Use assets) during the year. Hence, no further disclosure is required in this regard.

(e) As per the information and explanation provided to us, no proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder, hence no further disclosure is required in this regard.

(ii) (a) The inventory has been physically verified at reasonable intervals during the year by the Management. In our opinion the coverage and procedure of such verification by the management is appropriate; there were no discrepancies noticed during the verification.

(b) As per the information and explanation provided and verified by us, the company's working capital limits has been renewed during the year under review by the Bank, in excess of five crores on the basis of security of assets including current assets. The quarterly returns or statements filed by the company with such bank are in agreement with the books of account of the Company.

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(iii) (a) As per the information, explanation provided and verified by us, during the year, the company has not made any investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties, hence, no further reporting is required under clause (iii)(a) and (iii)(b).

(b) As per the information, explanation provided and verified by us, as the company has not advanced any loans and advances in the nature of loans, no further reporting is required under clause (iii)(c), (iii)(d), (iii)(e) and (iii)(f).

(iv) According to the information, explanation provided and verified by us, the provisions of sections 185 and 186 of the Companies Act, 2013 in respect of loans, investments, guarantees, and security, have been complied with by the company.

(v) According to the information, explanation provided and verified by us, the company has not accepted any deposit including deemed deposit under section 73 to 76 or any other relevant provision of the Companies Act, 2013 and rules framed, hence no further disclosure required in this regard.

(vi) The Central Government has not prescribed maintenance cost records under subsection (1) of Section 148 of the Companies Act, 2013. Hence, no further disclosure required in this regards.

(vii) (a) The extent of arrears of statutory dues outstanding including interest at the balance sheet date, for a period exceeding six months from the date they become payable and the details of outstanding as follows:

Sr. No.	Particulars	Amount in INR
1.	ESIC liability	55,632/-
2.	Interest on previous year statutory liability	16,14,774/-
	Total Statutory Liability	**16,70,406/-**

(b) According to the information and explanations given to us and the records of the Company examined by us, the particulars of dues of Income Tax, Value Added Tax and Service Tax as at the Balance Sheet date which have not been deposited on account of a dispute are as follows:

Name of Statue	Nature of Dues	Amount not deposited on account of demand (In INR)	Financial Year	Details of Pending Proceedings
Income Tax Act, 1961	Income Tax	1,25,12,800/-	2016-17	The Commissioner of Income Tax (Appeals)

(viii) According to the records of the company, the information and explanations provided to us and based on the procedure carried out by us during the course of our audit, no transactions were recorded in the books of account which have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

(ix) (a) According to the information, explanation provided and verified by us, the company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon, to any lender.

(b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not been declared a wilful defaulter by any bank or financial institution or government or any government authority.

(c) According to the information, explanation provided and verified by us, the company has not applied the term loans for the purpose for which the loans were obtained.

(d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the Ind AS financial statements of the company, we report that no funds raised on short-term basis have been used for long-term purposes by the company.

(e) According to the information and explanations given to us and on an overall examination of the Ind AS financial statements of the company, we report that the company does not have any subsidiaries, associates or joint ventures and accordingly, accordingly the reporting for clause (ix)(e) and (ix)(f) is not applicable.

(x) (a) According to records of the company examined by us, the company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year, hence no further disclosure required in this regard.

(b) According to records of the company examined by us, the company has made Redeemable Non Convertible Debentures during the year; hence disclosure regarding compliance of requirements of section 42 and section 62 of the Companies Act, 2013 is applicable.

(xi) (a) Based upon the audit procedures performed for the purpose of reporting true and fair view of the Ind AS financial statements and according to the information and explanations given by management, we report that no fraud on the company or by the officer or employees of the company has been noticed or reported during the year.

(b) No report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

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(c) According to the information and explanations given to us, the company has not received any whistle-blower complaint during the concerned year; hence no further disclosure is required in this regard.

(xii) According to records of the Company, the Company is not covered under the category of Nidhi Company and therefore reporting under the clause 3(xii) of the order is not applicable to the Company.

(xiii) According to the information, explanation provided, and records examined by us, the provision of section 177 of the companies Act, 2013 for establishment of audit committee is not applicable to the company.

According to the information and explanations given to us, the Company has complied with Section 188 of Companies Act, 2013, wherever applicable, in respect of all transactions with related parties and the details have been disclosed in the Ind AS financial statements as required by the applicable accounting standards.

(xiv) According to the information and explanations given to us and records examined by us, the internal audit is applicable to the company during the concerned year.

(xv) According to the information and explanations given to us and in our opinion during the year the company has not entered into any non-cash transactions with its Directors or persons connected with its Directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the company.

(xvi) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934). Hence, no further disclosure is required in this regard.

(xvii) As per the information and explanation given to us and records examined by us, the company has not incurred cash losses in the financial year.

(xviii) There has been resignation of the statutory auditors during the year. However, there were no issues, objections or concerns raised by the outgoing auditors which were required to consider during our statutory period audit.

(xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the Ind AS financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company.

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We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.

(xx) The provisions related to section 135 of the companies Act, 2013 regarding the Corporate Social Responsibility is not applicable to the company hence no further disclosure is required in this regard.

For M/s. A. D. Sheth & Associates
Chartered Accountants
FRN: 134274W

Amit Sheth
Proprietor
M. No.: 148106

Place : Mumbai
Date : 20th May, 2022

UDIN: 22148106AMWCXV2783

Annexure - 2 to our report of even date
Re: Joynest Premises Private Limited ("the Company")

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of Joynest Premises Private Limited ("the Company") as of 31st March, 2022 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls:
The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility:
Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We have conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by the ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

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CHARTERED ACCOUNTANTS
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FRN: 134274W
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Meaning of Internal Financial Controls over Financial Reporting:

A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Ind AS financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting includes those policies and procedures that:

(1) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company;

(2) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of Ind AS financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations of management and Directors of the Company; and

(3) Provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the Ind AS financial statements

Inherent Limitations of Internal Financial Controls over Financial Reporting:

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion:

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 2022, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

A D SHETH & ASSOCIATES
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Explanatory Paragraph:

We also have audited, in accordance with the Standards on Auditing issued by the ICAI, as specified under section 143(10) of the Act, the Ind AS financial statements of the Company, which comprises the Balance Sheet as at 31st March, 2022, and the related Statement of Profit and Loss and Cash Flow Statement for the year then ended, and summary of significant accounting policies and other explanatory information, and issued our report of even date and expressed an unqualified opinion thereon.

For M/s. A. D. Sheth & Associates
Chartered Accountants
FRN: 134274W

A D SHETH & ASSOCIATES CHARTERED ACCOUNTANTS M. N.: 148106 FRN: 134274W MUMBAI

Amit Sheth
Proprietor
M. No.: 148106

Place : Mumbai
Date : 20th May, 2022

UDIN: 22148106AMWCXV2783

JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
BALANCE SHEET AS AT 31ST MARCH, 2022

Particulars	Note No.	As at 31st March, 2022 ₹	As at 31st March, 2021 ₹
1 ASSETS			
Non-Current Assets			
(a) Property, plant and equipment	4	8,754,661	8,041,374
(b) Capital work-in-progress	4	23,089,762	22,947,133
(c) Financial assets			
(i) Other financial assets	5	5,095,250	5,206,750
(d) Current tax assets (Net)	6	15,099,425	11,471,079
Total Non-Current assets		**52,039,098**	**47,666,336**
2 Current assets			
(a) Inventories	7	4,659,315,106	3,192,200,607
(b) Financial assets			
(i) Cash and cash equivalents	8	137,004,250	347,328,819
(ii) Bank balances other than (i) above	9	144,057,810	121,370,051
(iii) Other financial assets	5	245,150,707	247,869,956
(c) Other current assets	10	241,090,695	166,484,329
Total Current Assets		**5,426,618,568**	**4,075,253,763**
TOTAL ASSETS		**5,478,657,666**	**4,122,920,099**
EQUITY AND LIABILITIES			
1 Equity			
(a) Equity share capital	11	1,047,194,550	1,047,194,550
(b) Other equity	12	(258,719,118)	(201,115,304)
Total Equity		**788,475,432**	**846,079,246**
2 Liabilities			
i Non-Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	13	1,727,202,931	1,228,220,614
(ii) Other Financial Liabilities	14	21,605,348	23,628,470
(b) Provisions	15	4,483,657	29,033
Total Non-Current Liabilities		**1,753,291,936**	**1,251,878,118**
ii Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	13	248,614,257	248,950,929
(ii) Trade payables	16		
- Due to MSME		103,105,358	7,205,655
- Due to Others		146,923,726	157,031,851
(ii) Other financial liabilities	14	809,169,293	397,696,565
(b) Other current liabilities	17	1,627,532,335	1,214,043,483
(c) Provisions	15	1,545,329	34,252
Total Current Liabilities		**2,936,890,298**	**2,024,962,735**
Total Liabilities		**4,690,182,234**	**3,276,840,853**
TOTAL EQUITY AND LIABILITIES		**5,478,657,666**	**4,122,920,099**

The accompanying notes are an integral part of the financial statements

As per our report of even date

For A.D. Sheth & Associates
Firm Registration No: 134274W
Chartered Accountants

AMIT SHETH
Proprietor
Membership No.: 148106

CHARTERED ACCOUNTANTS M. N. 148106 FRN 134274W A D SHETH & ASSOCIATES MUMBAI

SADANAND LAD
Company Secretary

Place: Mumbai
Date: 20th May, 2022

For and on behalf of the board of Directors

KHILEN V SHAH
Director
DIN : 03134932

KAMAL MATALIA
Director
DIN : 00009695

SHIVARAMA GOWDA
Chief Financial Officer

SANJIV AMBERKAR
Chief Executive Officer

JOYNEST PREMISES PVT. LTD. MUMBAI

Place: Mumbai
Date: 20th May, 2022

JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2022

Particulars	Note No.	Year ended 31st March, 2022 ₹	Year ended 31st March, 2021 ₹
I INCOME			
Revenue from Operations	18	25,935,500	32,676,019
Other Income	19	14,553,530	11,682,142
Total Income		**40,489,030**	**44,358,161**
II Expenses			
Costs Of Construction / Development	20	976,487,215	315,583,118
Purchase of Stock-in-Trade		30,736,039	11,493,298
Changes in Inventories of Incomplete Project	21	(1,465,050,200)	(759,309,697)
Employee Benefits Expense	22	47,977,399	21,823,090
Finance Costs	23	327,025,923	442,644,393
Depreciation and Amortisation Expenses	24	1,477,387	1,338,598
Other Expenses	25	178,663,750	27,188,854
Total Expenses		**97,317,512**	**60,761,654**
III Profit before Tax		**(56,828,482)**	**(16,403,493)**
IV Tax Expense			
Current Tax		-	-
Profit / (Loss) for the Year		**(56,828,482)**	**(16,403,493)**
V Other Comprehensive Income			
Items that will not be reclassified to profit or loss			
Remeseaurement of the net defined benefit liability / asset		**(775,332)**	**6,736**
VI Total comprehensive income / (loss) for the year		**(57,603,814)**	**(16,396,757)**
VII Earning per equity share of nominal value of ₹ 10/- each			
Basic and Diluted Earning Per Share	26		
Class - A		(3.13)	(0.90)
Class - B		(28.19)	(8.14)
Class - C		(1.08)	(0.31)
Ordinary		(5,682.85)	(1,640.35)

The accompanying notes are an integral part of the financial statements

As per our report of even date

For A.D. Sheth & Associates
Firm Registration No: 0134274W
Chartered Accountants

AMIT SHETH
Proprietor
Membership No.: 148106

SADANAND LAD
Company Secretary

For and on behalf of the board of Directors

KHILEN V SHAH
Director
DIN : 03134932

KAMAL MATALIA
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DIN : 00009695

SHIVARAMA GOWDA
Chief Financial Officer

SANJIV AMBERKAR
Chief Executive Officer

Place: Mumbai
Date: 20th May, 2022

Place: Mumbai
Date: 20th May, 2022

JOYNEST PREMISES PRIVATE LIMITED		
CIN: U45202MH2008PTC183715		
Cash Flow Statement for the Year Ended 31st March, 2022		(Amount in ₹)
Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
[A] CASH FLOW FROM OPERATING ACTIVITIES		
Profit/(Loss) before tax	(56,828,482)	(16,403,493)
Adjustments for:		
Depreciation/Amortisation/Impairment of Property, Plant and Equipments and Intangible Assets	1,477,387	1,338,598
Interest Income	(14,553,530)	(11,682,142)
Interest Expenses	327,025,923	440,390,100
Other adjustments for non-cash items	(775,332)	6,736
Operating Profit/(Loss) before changes in working capital	256,345,966	413,649,799
Adjustment for (Increase)/Decrease in Operating Assets		
Adjustments for decrease (increase) in inventories	(1,467,114,499)	(758,375,268)
Adjustments for decrease (increase) in other current assets	(74,550,291)	(24,897,997)
Adjustments for other financial assets, non-current	111,500	-
Adjustments for other financial assets, current	2,719,249	57,162,285
Adjustment for Increase/(Decrease) in Operating Liabilities		
Adjustments for increase (decrease) in trade payables, current	85,791,577	(30,028,401)
Adjustments for increase (decrease) in other current liabilities	413,432,777	67,077,431
Adjustments for provisions, current	1,511,077	14,928
Adjustments for provisions, non-current	4,454,624	409
Adjustments for other financial liabilities, current	103,031,833	92,594,179
Adjustments for other financial liabilities, non-current	(2,023,122)	6,447,182
Cash flow from operations after changes in working capital	(676,289,308)	(176,355,452)
Net Direct Taxes (Paid)/Refunded	(3,628,346)	4,428,096
Net Cash Flow from/(used in) Operating Activities	(679,917,654)	(171,927,356)
[B] CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(2,190,673)	(2,553,982)
Purchase of Capital work-in-progress	(142,630)	(377,316)
Interest received	14,553,530	11,682,142
Bank Balances not considered as Cash and Cash Equivalents	(22,687,759)	(750,000)
Net Cash Flow from/(used in) Investing Activities	(10,467,532)	8,000,844
[C] CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from borrowings	500,000,000	1,002,000,000
Repayments of borrowings	(1,354,356)	(176,575,453)
Interest paid	(18,585,028)	(324,231,708)
Net Cash Flow from/(used in) Financing Activities	480,060,616	501,192,839
Net Increase/ (Decrease) in Cash and Cash Equivalents	(210,324,569)	337,266,328
Cash & Cash Equivalents at beginning of period (see Note 8)	347,328,819	10,062,492
Cash and Cash Equivalents at end of period (see Note 8)	137,004,250	347,328,819

Notes:

1 Cash and Cash equivalents comprise of:		
Cash on Hands	52,329	27,479
Balance with Banks	110,003,827	47,301,340
Short-term investment	26,948,094	300,000,000
Cash and Cash equivalents	137,004,250	347,328,819
Effect of Unrealised foreign exchange (gain)/loss (Net)		
Cash and Cash equivalents as restated	137,004,250	347,328,819
2 Figures of the previous year have been regrouped / reclassified wherever necessary.		

The accompanying notes are an integral part of the financial statements

As per our report of even date

For A.D. Sheth & Associates
Firm Registration No: 0134274W
Chartered Accountants

AMIT SHETH
Proprietor
Membership No.: 148106

Place: Mumbai
Date: 20th May, 2022

For and on behalf of the board of Directors

KHILEN V SHAH
Director
DIN : 03134932

KAMAL MATALIA
Director
DIN : 00009695

SADANAND LAD
Company Secretary

SHIVARAMA GOWDA
Chief Financial Officer

SANJIV AMBERKAR
Chief Executive Officer

Place: Mumbai
Date: 20th May, 2022

JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2022

	Notes No	Amount ₹	Amount ₹
A. EQUITY SHARE CAPITAL			
		Equity Shares	**Preference Shares**
As at 1st April, 2020	11	**727,194,550**	**320,000,000**
Changes in share capital		-	-
As at 31st March, 2021		**727,194,550**	**320,000,000**
Changes in share capital		-	-
As at 31st March, 2022		**727,194,550**	**320,000,000**

B. OTHER EQUITY

	Reserves and Surplus	
	Retained Earnings	Total
Balance at 1st April, 2020	(184,718,547)	862,476,003
Total Comprehensive Income for the year	6,736	6,736
Transfer to Retained Earnings	(16,403,493)	(16,403,493)
Balance at 31st March, 2021	**(201,115,304)**	**846,079,246**
Total Comprehensive Income for the year	(775,332)	(775,332)
Transfer to Retained Earnings	(56,828,482)	(56,828,482)
Balance at 31st March, 2022	**(258,719,118)**	**788,475,432**

The accompanying notes are an integral part of the financial statements

As per our attached report of even date

For A.D. Sheth & Associates
Firm Registration No: 0134274W
Chartered Accountants

AMIT SHETH
Proprietor
Membership No.: 148106

A.D. SHETH & ASSOCIATES CHARTERED ACCOUNTANTS M.N.: 148106 FRN.: 134274W MUMBAI

SADANAND LAD
Company Secretary

For and on behalf of the board of Directors

KHILEN V SHAH
Director
DIN : 03134932

KAMAL MATALIA
Director
DIN : 00009695

JOYNEST PREMISES PVT. LTD. MUMBAI

SHIVARAMA GOWDA
Chief Financial Officer

SANJIV AMBERKAR
Chief Executive Officer

Place: Mumbai
Date: 20th May, 2022

Place: Mumbai
Date: 20th May, 2022

Note 1. COMPANY OVERVIEW AND SIGNIFICANT ACCOUNTING POLICIES

1.1 **Company Overview**

Joynest Premises Private Limited is a Private Limited Company domiciled in India, incorporated under the Companies Act, 1956. Company is engaged in the real estate business of construction and development of residential project at Chembur and other similar works.

1.2 The financial statements are approved for issue by the Company's Board of Directors on 20th May, 2022

Note 2. STANDARDS, NOT YET EFFECTIVE AND HAVE NOT BEEN ADOPTED EARLY BY THE COMPANY

Information on new standards, amendments and interpretations that are expected to be relevant to the financial statements is provided below.

Ind AS 115 'Revenue from Contracts with Customers' (Ind AS 115)

There is one new standard issued by MCA (not yet effective) for revenue recognition which overhauls the existing revenue recognition standards including Ind AS 18 – Revenue and Ind AS 11 – Construction contracts. The new standard provides a control-based revenue recognition model and provides a five step application principle to be followed for revenue recognition:

i) Identification of the contracts with the customer
ii) Identification of the performance obligations in the contract
iii) Determination of the transaction price
iv) Allocation of transaction price to the performance obligations in the contract (as identified in step ii)
v) Recognition of revenue when performance obligation is satisfied.

The effective date of the new standard has not yet been notified by the MCA. The management is yet to assess the impact of this new standard on the Company's financial statements.

Note 3. BASIS OF PREPARATION OF FINANCIAL STATEMENTS

These financial statements have been prepared in accordance with the Indian Accounting Standards (Ind AS) as notified by the Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act , 2013 ('Act') (to the extent notified) read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The Company has adopted all the IndAS standards and the adoption was carried out in accordance with IndAS 101 First time adoption of Indian Accounting Standards. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

a) Historical Cost Convention

The financial statements have been prepared on historical cost basis, except for the following:

i. certain financial assets and liabilities that have been measured at fair value
ii. assets held for sale - measured at lower of carrying amount or fair value less cost to sell.
iii. defined benefit plans - plan assets measured at fair value.

b) Current and Non-Current Classification

The Company presents assets and liabilities in the balance sheet based on current/non current classification.

An asset is classified as current when:

i. It is expected to be realised or intended to sold or consumed in normal operating cycle
ii. It is held primarily for the purpose of trading
iii. It is expected to be realised within twelve months after the reporting period, or
iv. It is cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is classified as current when:

i. It is expected to be settled in normal operating cycle
ii. It is held primarily for the purpose of trading
iii. It is due to be settled within twelve months after the reporting period, or
iv. There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

Operating cycle for the business activities of the company covers the duration of the specific project / contract / service and extends upto the realisation of receivables within the agreed credit period normally applicable to the respective project.

c) Foreign currency translation

Functional and presentation currency

The financial statements are presented in Indian Rupee ('INR') which is also the functional and presentation currency of the Company.

ADSHETH & ASSOCIATES CHARTERED ACCOUNTANTS M. N. : 148106 FRN : 134274W MUMBAI

JOYNEST PREMISES PVT. LTD. MUMBAI

3.1 REVENUE RECOGNITION

Revenue Recognition Revenue is recognised upon transfer of control of promised goods or services to customers in an amount that reflects the consideration which the Company expects to receive in exchange for those goods or services.

A. Revenue from sale of properties/ development rights:

i. Revenue from the sale of properties / flats / commercial premises / units in a project are recognised when the company satisfies performance obligations at a point in time i.e when control is transferred to the customer which is usually on giving soft possession for fit outs or actual possession to the customer.

ii. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts, rebates, price concessions, returns and financing component if any, as specified in the contracts with the customers. Revenue excludes taxes collected from customers on behalf of the government.

iii. Amount received as Advance from customers on Invoicing / raising demand letters are classified as Contract Liabilities. The company's right to consideration in exchange for goods or services that the company has transferred to the customer are classified as receivables.

iv. The Company has adopted Ind AS 115 Revenue from contracts with customers, with effect from April 1, 2018. Ind AS 115 establishes principles for reporting information about the nature, amount, timing and uncertainty of revenues and cash flows arising from the contracts with its customers and replaces Ind AS 18 "Revenue" and Guidance Note on "Accounting for Real Estate transactions" for entities to whom Ind AS is applicable. The Company has adopted Ind AS 115 using the modified retrospective approach to contracts that were not completed as at April 01, 2018 and there were no amounts required to be debited to Retained Earnings pertaining to recognition of revenue based on satisfaction of performance obligations at a point in time.

Accordingly, the comparative amounts of revenue and corresponding contract assets/ liabilities have not been retrospectively adjusted.

B. Revenue from Trading Materials:

Revenue from sale of trading material is recognised when control of promised goods are transferred to the customer.

C. Revenue from project management services:

Revenue from 'project management services' is recognized only on satisfaction of performance obligation of promised services based on the agreements between the Company and the customer to whom such services are rendered.

D. Interest

Interest income from a financial asset is recognized when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

E. Others

Revenues / Income and Costs/ Expenditure are generally accounted on accrual, as they are earned or incurred.

F. Share of profit / loss from partnership firms / association of persons (AOP) is accounted in respect of the financial year of the Firm / AOP, during the reporting period, on the basis of their audited/ management reviewed accounts, which is considered as a part of other operating activity.

3.2 PROPERTY PLANT AND EQUIPMENT AND DEPRECIATION / AMMORTISATION

A. Tangible Fixed Assets are stated at cost of acquisition or construction less accumulated depreciation and accumulated impairment losses, if any.

B. Depreciation is provided on the straight line method on the basis of estimated useful life of the asset in the manner specified in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (in Years)
Computer	3
Office Equipment's	5
Furniture and Fixture	10
Vehicles	8

3.3 FINANCIAL INSTRUMENTS

3.3.1 Initial recognition

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through profit or loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

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CHARTERED ACCOUNTANTS
M. N.: 148106
FRN: 134274W
MUMBAI

JOYNEST PREMISES PVT. LTD.
MUMBAI

3.3.2 Subsequent measurement

a. Non-derivative financial instruments

(i) Financial assets carried at amortised cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

(ii) Financial assets at fair value through other comprehensive income

A financial asset is subsequently measured at fair value through other comprehensive income if it is held with in a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

(iii) Financial assets at fair value through profit or loss

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

(iv) Financial liabilities

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit and loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

(v) Fair value of financial instruments

In determining the fair value of its financial instruments, the Company uses a variety of methods and assumptions that are based on market conditions and risks existing at each reporting date. The methods used to determine fair value include discounted cash flow analysis, available quoted market prices and dealer quotes. All methods of assessing fair value result in general approximation of value, and such value may never actually be realized.

3.3.3 Derecognition of financial instruments

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under IndAS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires.

3.3.4 Impairment

a. Financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to life time ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL.The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in the statement of profit or loss.

b. Non-financial assets

Intangible assets and property, plant and equipment

Intangible assets and property, plant and equipment are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the CGU to which the asset belongs.

3.4 TAXATION

i. Current Tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the financial statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognized as an asset (MAT Credit entitlement) only if there is convincing evidence for realization of such asset during the specified period. MAT credit entitlement is reviewed at each Balance Sheet date.

A D SHETH & ASSOCIATES CHARTERED ACCOUNTANTS M.N.: 148196 FRN: 134274W MUMBAI

JOYNEST PREMISES PVT. LTD. MUMBAI

ii. Deferred Tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.
Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.
The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

iii. Current and deferred tax for the year

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

3.5 INVENTORIES

All inventories are stated at Cost or Net Realizable Value, whichever is lower.
Stock of material at Site' includes cost of purchase, other costs incurred in bringing them to their respective present location and condition. Cost formula used is average cost.

Incomplete Projects' include cost of incomplete properties for which the Company has not entered into sale agreements and in other cases where the revenue recognition is postponed. 'Incomplete Projects' also include initial project costs that relate directly to a (prospective) project, incurred for the purpose of securing the project. These costs are recognized as expenditure for the year in which they are incurred unless they are separately identifiable and it is probable that the respective project will be obtained.

Inventory value includes costs incurred upto the completion of the project viz. cost of land / rights, value of floor space index (FSI), materials, services and other expenses (including borrowing costs) attributable to the projects. Cost formula used is average cost.

3.6 EMPLOYEE BENEFITS

Post-Employment Benefits

Defined benefit plans:

3.6.1 Gratuity

Gratuity is post-employment benefit and is in the nature of a defined benefit plan. The liability recognised in the financial statements in respect of gratuity is the present value of the defined benefit obligation at the reporting date, together with adjustments for unrecognised actuarial gains or losses and past service costs. The defined benefit/obligation is calculated at or near the reporting date by an independent actuary using the projected unit credit method.
Actuarial gains and losses arising from past experience and changes in actuarial assumptions are credited or charged to the statement of OCI in the year in which such gains or losses are determined.

Short-term employee benefits:

Expense in respect of other short term benefits is recognised on the basis of the amount paid or payable for the period during which services are rendered by the employee.

Other Long Term employee Benefits:

Liability in respect of compensated absences becoming due or expected to be availed within one year from the balance sheet date is recognised on the basis of discounted value of estimated amount required to be paid or estimated value of benefit expected to be availed by the employees. Liability in respect of compensated absences becoming due or expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit

Actuarial gains and losses arising from past experience and changes in actuarial assumptions are charged to
statement of profit and loss in the year in which such gains or losses are determined.
Defined contribution plans: Company's contribution to State governed Provident Fund Scheme is recognised during the year in which the related service is rendered.

3.7 BORROWING COSTS

Interests and other borrowing costs calculated as per effective interest rate attributable to qualifying assets are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

3.8 CASH FLOW STATEMENT

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the company are segregated.

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3.9 FOREIGN CURRENCY TRANSACTIONS

i. All transactions in foreign currency are recorded in the reporting currency, based on closing rates of exchange prevalent on the dates of the relevant transactions.

ii. Monetary assets and liabilities in foreign currency, outstanding as on the Balance Sheet date , are converted in reporting currency at the closing rates of exchange prevailing on the said date. Resultant gain or loss is recognized during the year in the statement of profit and loss.

iii. Non monetary assets and liabilities denominated in foreign currencies are carried at the exchange rate prevalent on the date of the transaction.

3.10 SEGMENT REPORTING

The Company is engaged in the business of Real Estate Development, which as per Ind AS - 108 'Operating Segments' is considered to be the only reportable business segment. The Company is also operating within the same geographical segment. Hence, disclosures under Ind AS - 108 are not applicable.

3.11 PROVISIONS, CONTINGENT ASSETS AND CONTINGENT LIABILITIES

Provisions are recognized only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

Possible obligations which will be confirmed only by future events not wholly within the control of the Company or

Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

3.12 USE OF ESTIMATES

The preparation of the financial statements in conformity with IndAS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Application of accounting policies that require critical accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed in note 3.12.1. Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

3.12.1 Critical accounting judgements and estimates

a. Revenue recognition

The Company uses the percentage-of-completion method in accounting for its revenue. Costs of the project are based on the management's estimate of the cost to be incurred upto the completion of the projects and include cost of land, Floor Space Index (FSI), materials, services and other expenses attributable to the projects. Estimates of project income, as well as project costs, are reviewed periodically. Costs expended have been used to measure progress towards completion of work. Provisions for estimated losses, if any, on uncompleted contracts are recorded in the period in which such losses become probable based on the expected contract estimates at the reporting date.

b. Property, plant and equipment and depreciation

The charge in respect of periodic depreciation is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life. The useful lives and residual values of Company's assets are determined by management at the time the asset is acquired and reviewed periodically, including at each financial year end. The lives are based on historical experience with similar assets as well as anticipation of future events, which may impact their life, such as changes in technology.

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Note 4. Property, plant and equipment and capital work in progress

	Computers and Laptops	Furniture and Fixtures	Vehicles	Office Equipment	Total	Capital work-in-progress
Cost or deemed cost						
Balance at 1st April, 2020	38,687	1,822,807	7,805,689	4,226,702	13,893,885	22,569,817
Additions	29,000	-	2,494,227	30,755	2,553,982	377,316
Transfers	-	-	-	-	-	-
Balance at 31st March, 2021	67,687	1,822,807	10,299,916	4,257,457	16,447,867	22,947,133
Accumulated depreciation and impairment						
Balance at 1st April, 2020	38,687	1,029,314	1,825,624	4,174,270	7,067,895	-
Depreciation expense	2,675	98,930	1,190,080	46,913	1,338,598	-
Balance at 31st March, 2021	41,362	1,128,244	3,015,704	4,221,183	8,406,493	-
Carrying amount as at 31st March, 2021	**26,325**	**694,563**	**7,284,212**	**36,274**	**8,041,374**	**22,947,133**

	Computers and Laptops	Furniture and Fixtures	Vehicles	Office Equipment	Total	Capital work-in-progress
Cost or deemed cost						
Balance at 31st March, 2021	67,687	1,822,807	10,299,916	4,257,457	16,447,867	22,947,133
Additions	123,170	1,996,400	-	71,103	2,190,673	142,630
Disposals	-	-	-	-	-	-
Balance at 31st March, 2022	190,857	3,819,207	10,299,916	4,328,560	18,638,541	23,089,762
Accumulated depreciation and impairment						
Balance at 31st March, 2021	41,362	1,128,244	3,015,704	4,221,183	8,406,493	-
Depreciation expense	35,678	135,107	1,286,537	20,065	1,477,387	-
Balance at 31st March, 2022	77,040	1,263,351	4,302,241	4,241,248	9,883,880	-
Carrying amount as at 31st March, 2022	**113,817**	**2,555,856**	**5,997,675**	**87,312**	**8,754,661**	**23,089,762**

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		As at 31st March, 2022 ₹	As at 31st March, 2021 ₹
Note 5. Other financial assets			
Non-current			
Bank balances			
- Deposits with maturity of more than twelve months		5,000,000	5,000,000
Security deposits		95,250	206,750
	Total	**5,095,250**	**5,206,750**
Current			
Project Advances			
- Related parties		11,190,562	36,523,106
- Others		146,465,754	147,565,754
Interest accrued on fixed deposits		998,439	3,406,493
Other receivables (Other than Trade Receivables)			
- Related parties		6,785,441	6,027,386
- Others		79,710,511	54,347,217
	Total	**245,150,707**	**247,869,956**
Note 6. Current Tax assets and liabilities			
Advance Tax paid		15,099,425	11,471,079
	Total	**15,099,425**	**11,471,079**
Note 7. Inventories			
Inventories (lower of cost or net realisable value)			
- Stock of material at site		2,752,270	687,971
- Stock in trade (Acquired for trading)		790,658	647,101
- Incomplete projects		4,655,772,178	3,190,865,535
	Total	**4,659,315,106**	**3,192,200,607**
Note 8. Cash and cash equivalents			
Balances with banks:			
- in current accounts		33,886,596	5,559,028
- in escrow accounts		76,117,231	41,742,313
- in deposit with maturity of less than three months		26,948,094	300,000,000
Cash on hand		52,329	27,479
	Total	**137,004,250**	**347,328,819**
Note 9. Other bank balances			
Other bank deposits		117,200,000	94,700,000
Margin money deposits		26,857,810	26,670,051
	Total	**144,057,810**	**121,370,051**

Foot Note:
Balances with bank in margin money and fixed deposits are kept as security for guarantees / other facilities.

Note 10. Other assets			
Current			
Advances to land owners		10,000,000	10,000,000
Advance recoverable in cash or in kind		144,866,884	140,417,567
Prepaid Expenses		254,621	964,890
Balance with statutory authorities		85,969,190	15,101,872
Plan Assets		-	-
	Total	**241,090,695**	**166,484,329**

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Loans and Advances - Disclosures

Figures For the Current Reporting Period

Borrower	Amount of loan or advance outstanding	% to Total Loan or Advance
	(₹)	
Promoters	-	-
Directors	-	-
KMPs	-	-
Related Parties	11,190,562	100.00
Total	**11,190,562**	**100.00**

Figures For Previous Reporting Period

Borrower	Amount of loan or advance outstanding	% to Total Loan or Advance
	(₹)	
Promoters	27,472,544	75.22
Directors	-	-
KMPs	-	-
Related Parties	9,050,562	24.78
Total	**36,523,106**	**100.00**

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	As at 31st March, 2022 ₹	As at 31st March, 2021 ₹
Note 11. Equity share capital		
Equity share capital	727,194,550	727,194,550
Preference share capital	320,000,000	320,000,000
Total	1,047,194,550	1,047,194,550
Authorised Share Capital:		
100,00 (P.Y. - 100,00) Ordinary Equity Shares of ₹ 10 each	100,000	100,000
1,81,34,450 (P.Y. - 1,81,34,450) Class A Equity Shares of ₹ 10 each	181,344,500	181,344,500
20,16,050 (P.Y. - 20,16,050)Class B Equity Shares of ₹ 10 each	20,160,500	20,160,500
5,25,58,955 (P.Y. - 5,25,58,955) Class C Equity Shares of ₹ 10 each	525,589,550	525,589,550
3,20,00,000 (P.Y. - 3,20,00,000), 17.75% Cumulative Compulsory Convertible Preference Shares of ₹ 10 each	320,000,000	320,000,000
Total	1,047,194,550	1,047,194,550
Issued and subscribed capital comprises:		
Ordinary Equity Shares		
100,00 (P.Y. - 100,00) Ordinary Equity Shares of ₹ 10 each	100,000	100,000
Class A Equity Shares		
1,81,34,450(P.Y. - 1,81,34,450) Class A Equity Shares of ₹ 10 each	181,344,500	181,344,500
Class B Equity Shares		
20,16,050 (P.Y. - 20,16,050)Class B Equity Shares of ₹ 10 each	20,160,500	20,160,500
Class 'C' Equity Shares		
5,25,58,955 (P.Y. - 5,25,58,955) Class C Equity Shares of ₹ 10 each	525,589,550	525,589,550
Preference Shares		
3,20,00,000 (P.Y. - 3,20,00,000), 17.75% Cumulative Compulsory Convertible Preference Shares of ₹ 10 each	320,000,000	320,000,000
Total	1,047,194,550	1,047,194,550

a) Reconciliation of Number of shares outstanding at the beginning and at the end of the year

	Number of shares	Share Capital ₹
Ordinary Equity Shares		
Balance at 1st April, 2020	10,000	100,000
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2021	10,000	100,000
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2022	10,000	100,000
Class A Equity Shares		
Balance at 1st April, 2020	18,134,450	181,344,500
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2021	18,134,450	181,344,500
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2022	18,134,450	181,344,500
Class B Equity Shares		
Balance at 1st April, 2020	2,016,050	20,160,500
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2021	2,016,050	20,160,500
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2022	2,016,050	20,160,500
Class C Equity Shares		
Balance at 1st April, 2020	52,558,955	525,589,550
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2021	52,558,955	525,589,550
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2022	52,558,955	525,589,550
Preference Shares		
Balance at 1st April, 2020	32,000,000	320,000,000
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2021	32,000,000	320,000,000
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2022	32,000,000	320,000,000

b) Terms / rights attached to Equity Shares:

Equity Shares (Class 'A') :	Class A equity shares have no voting rights.
Equity Shares (Class 'B') :	Class B equity shares shall be entitled to 76% of the total voting rights in the Company.
Equity Shares (Class 'C') :	Class C equity shares shall be entitled to 24% of the total voting rights in the Company.
Ordinary Shares :	Ordinary Equity shares have no voting and distributions rights.

c) Terms of Conversion of Preference Shares

The Company has issued 17.75%, 3,20,00,000, cumulative compulsorily convertible preference shares of Rs. 10 each (CCPS) on 26th February, 2014. Each CCPs shall be compulsorily convertible into Class "B " Equity Share at fair value, which is equivalent to the subscription amount of the CCPS in one or more tranches on or after February 27, 2029. The Company has not paid any dividend since date of issue of the above preference shares.

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d) Details of shares held by each shareholders holding more than 5% shares

i. Equity Share Capital

	As at 31st March, 2022		As at 31st March, 2021	
	No of shares held	% holding of this class of shares	No of shares held	% holding of this class of shares
Ordinary Equity Shares				
Hubtown Limited	7,400	74.00%	7,400	74.00%
Shree Naman Developers	2,600	26.00%	2,600	26.00%
	10,000	**100.00%**	**10,000**	**100.00%**
Class 'A' Equity Shares				
Hubtown Limited	12,431,045	68.55%	12,431,045	68.55%
High Scale Trading Private Limited	2,016,050	11.12%	2,016,050	11.12%
Grayline Real Estate Private Limited	1,108,827	6.11%	1,108,827	6.11%
Eknath Infraprojects Private Limited	1,671,306	9.22%	1,671,306	9.22%
J.P. Vaastu Nirman Private Limited	907,222	5.00%	907,222	5.00%
	18,134,450	**100.00%**	**18,134,450**	**100.00%**
Class 'B' Equity Shares				
Citygold Investments Private Limited	2,016,050	100%	2,016,050	100%
	2,016,050	**100%**	**2,016,050**	**100%**
Class 'C' Equity Shares				
Hubtown Limited	52,558,955	100%	52,558,955	100%
	52,558,955	**100%**	52,558,955	**100%**
Preference Shares				
Citygold Investments Private Limited	32,000,000	100%	32,000,000	100%
	32,000,000	**100%**	**32,000,000**	**100%**

		As at 31st March, 2022 ₹	As at 31st March, 2021 ₹
Note 12. Other Equity			
Retained Earning		(258,719,118)	(201,115,304)
	Total	**(258,719,118)**	**(201,115,304)**
Retained Earnings			
Balance at the beginning of the year		(201,115,304)	(184,718,547)
Profit attributable to the owners of the company		(57,603,814)	(16,396,757)
Balance at the end of the year	**Total**	**(258,719,118)**	**(201,115,304)**

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		As at 31st March, 2022 ₹	As at 31st March, 2021 ₹
Note 13. Borrowings			
Non-current			
(i)	**Debentures (Unsecured)**		
	22,50,000 (P.Y. - 22,50,000) Compulsorily convertible debentures of the face value of ₹100/- each (Refer footnote a)	225,000,000	225,000,000
	Debentures (Secured)		
	1,500 (P.Y. - 1,000) Redeemable Non convertible debentures of the face value of `1000000/- each (Refer footnote b)	1,500,000,000	1,000,000,000
(ii)	**Vehicle Loans (Secured)**		
	- From banks (Refer Foot Note c & d)	1,424,942	2,192,510
	- From others (Refer Foot Note e)	1,795,673	2,382,460
(iii)	**Other Loans (Unsecured)**		
	- Loan from Companies	247,596,573	247,596,573
		1,975,817,188	**477,171,543**
	Less: Transferred to Short term borrowings		
	Of Vehicle Loan from banks	(385,631)	(767,568)
	Of Vehicle Loan from others	(632,053)	(586,788)
	Of Loan from Companies	(247,596,573)	(247,596,573)
		(248,614,257)	**(248,950,929)**
	Total	**1,727,202,931**	**1,228,220,614**
current			
(i)	**Vehicle Loans (Secured)**		
	- From banks (Refer Foot Note c & d)	385,631	767,568
	- From others (Refer Foot Note e)	632,053	586,788
(ii)	**Other Loans (Unsecured)**		
	- Loan from Companies	247,596,573	247,596,573
		248,614,257	**248,950,929**

Foot Note :

a. Company is having 22,50,00,000 outstanding debentures as on 31/03/2022 and these debentues can be converted into Class "B" Shares in whole or in part at the option of the investor but not before expiry of 120 months from the date of allotment.

b. During the year the Company has issued 500 (P.Y. 1000) Secured Redeemable Non-Convertible Debentures of Face Value of ` 10,00,000/- on the following terms:
Redemption Premium 20% p.a. IRR calculated on the face value of the debentures
Tenure: 42 months from the date of allotment
Redemption date: 42 months from the Series I date of allotment
Security: All right title interest benefits, entitlements including substitutions rights in the Project being constructed on all those part and parcel of land admeasuring 1,13,924 sq mts on plot bearing CTS No 469-A, Village Chembur, Mumbai - 400071

c. - Secured Vehicle loans from banks, which carry interest rate @ 9.76% p.a and are repayable by November,2021
- Vehicle loans secured against the assets of the Company

d. - Secured Vehicle loans from banks, which carry interest rate @ 7.74% p.a and are repayable by July,2025
- Vehicle loans secured against the assets of the Company

e. - Secured Vehicle loans from financial institution, which carry interest rate @ 7.45 % p.a and are repayable by November,2024
- Vehicle loans secured against the assets of the Company

f. **Guarantees / Security given for Secured loans taken by the company**
- Personal guarantee of Mr. Hemant Shah and Mr. Vyomesh Shah, the promoter directors of Hubtown Limited
- Corporate guarantee of Hubtown Limited
- The promoters of Hubtown Limited have pledged the shares of Hubtown Limited held by them as security for the loan.

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		As at 31st March, 2022 ₹	As at 31st March, 2021 ₹
Note 14. Other financial liabilities			
Non-current			
Retention money payable		21,605,349	23,628,470
	Total	**21,605,349**	**23,628,470**
Current			
Interest Accrued & Due on Other Loan		2,247,228	2,247,228
Interest accrued but not due on borrowings		132,970	132,970
Retention money payable		3,072,668	2,197,228
Security deposits (Refundable)		1,117,576	1,117,576
Project Advances			
- Related parties		82,825,827	-
Other payables			
- Related parties		1,086,208	1,039,508
- Others		718,686,817	390,962,055
	Total	**809,169,294**	**397,696,565**

Foot Note :
Retention Money liability to the contractors which are not due for payment as at 31st March, 2022 have been shown under the head "Other Financial Liabilities" as per Ind AS-32. As per the management, the retention liability is in the nature of holding the amount as guarantee towards performance and does not relate to credit period given by the contractor. Further in the opinion of the management, there has not been any authoritative clarification / interpretation with regard to measurement of fair value in respect of above item hence retention liability has not been discounted as on 31st March, 2022.

Note 15. Provisions			
Non-current			
Employee Benefits			
Provision for Gratuity		119,450	-
Provision for leave benefit		4,364,207	29,033
	Total	**4,483,657**	**29,033**
Current			
Employee Benefits			
Provision for Gratuity (Net of plan assets Rs. 1,19,450)		707,761	14,923
Provision for leave benefit		837,568	19,329
	Total	**1,545,329**	**34,252**
Note 16. Trade payables			
Due to MSME (Refer footnote)		103,105,358	7,205,655
Due to Others		146,923,726	157,031,851
	Total	**250,029,084**	**164,237,506**

Foot Note :
Details of dues to Micro, Small and Medium Enterprises as defined under Micro Small Medium Enterprises Development Act, 2006 : The above information has been provided as available with the Company to the extent such parties could be identified on the basis of the information available with the Company regarding the status of suppliers under the MSMED Act. The overdue principal amounts outstanding to the extent ` 10,31,05,358/- (P.Y- ` 72,05,655) are payable to such vendors at the Balance Sheet date and the same has been relied upon by the auditors.

Note 17. Other current liabilities			
Current			
Advance from customers		1,607,521,129	1,168,807,919
Overdrawn bank balances as per books of accounts		1,119,087	1,940,165
Other payables :			
- Statutory dues		18,892,119	43,295,399
	Total	**1,627,532,335**	**1,214,043,483**

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16. Trade payables

Figures For the Current Reporting Period

Particulars	Outstanding for following periods from due date of payment				31st March, 2022
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	Total
MSME	70,654,846	-	5,902,845	26,547,667	103,105,358
Others	86,946,825	25,126,111	6,997,030	27,853,761	146,923,726
Total					**250,029,084**

Figures For Previous Reporting Period

Particulars	Outstanding for following periods from due date of payment				31st March, 2021
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	Total
MSME	1,687,175	935,591	-	4,582,889	7,205,655
Others	94,260,789	559,514	3,088,908	59,122,641	157,031,851
Total					**164,237,506**

Relationship with struck of Companies

Name of Struck of Company	Nature of transactions	Transactions during the year March 21, 2022	Balance Outstanding as at March 21, 2022	Relationship with struck of Companies
N.A.	N.A.	N.A.	N.A.	N.A.

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	Year ended 31st March, 2022 ₹	Year ended 31st March, 2021 ₹
Note 18. Revenue from operations		
Sale from operations :		
Revenue from sale of Trading Materials	23,070,224	9,944,098
	23,070,224	**9,944,098**
Other operating revenue :		
Excess/Short provision for expenses	5,000	9,728,784
Sundry Creditor Balances Written Back	2,217,858	12,628,943
Others	642,419	374,194
	2,865,277	**22,731,921**
Total	**25,935,500**	**32,676,019**
Note 19. Other income		
a) Interest Income:		
- Bank fixed deposits	14,553,530	11,314,231
- On income tax refund	-	364,762
- Others	-	3,149
Total	**14,553,530**	**11,682,142**

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EXPENSES

		Year ended 31st March, 2022 ₹	Year ended 31st March, 2021 ₹
Note 20. Costs Of Construction / Development			
Construction costs incurred during the year:			
Land / rights acquired		257,108,442	132,459,500
Material and labour costs		539,798,243	115,704,516
Approval and consultation expenses		176,577,649	66,295,297
Other direct development expenses		3,002,881	1,123,805
	Total	976,487,215	315,583,118
Note 21. Changes in Inventories of incomplete projects			
Opening Inventory of Incomplete projects		3,191,512,636	2,432,202,939
Closing Inventory of Incomplete projects		4,656,562,836	3,191,512,636
	Total	(1,465,050,200)	(759,309,697)
Note 22. Employee Benefits Expense			
Salaries, bonus, etc.		47,486,791	20,731,927
Contribution to provident and other funds		197,807	948,674
Staff welfare expenses		274,629	66,758
Other fund expenses		18,172	75,731
	Total	47,977,399	21,823,090
Note 23. Finance Costs			
Interest on Debentures		319,774,645	437,393,758
Other interest expense		983,021	378,604
Delayed/penal interest on loans and statutory dues		6,223,157	3,519,831
		326,980,823	441,292,193
Other borrowing costs		45,100	1,352,200
	Total	327,025,923	442,644,393
Note 24. Depreciation and Amortisation Expenses			
Depreciation of property, plant and equipment		1,477,387	1,338,598
	Total	1,477,387	1,338,598
Note 25. Other Expenses			
Insurance		1,898,554	1,086,682
Rent		2,175,000	-
Rates and taxes		4,760,812	455,795
Advertisement expenses		25,390,171	896,410
Bad Debts		92,278	1,510
Brokerage		26,484,141	6,500,000
Repairs and society maintenance charges		570,371	35,928
Legal and professional fees		22,673,839	6,339,830
Foreign Exchange		107,517	-
Other expenses (Refer Foot Note)		94,511,067	11,872,701
	Total	178,663,750	27,188,854

Foot Note :

Audit Fees		50,000	50,000
	Total	50,000	50,000

A D SHETH & ASSOCIATES CHARTERED ACCOUNTANTS M. N.: 148106 FRN: 134274W MUMBAI

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	As at 31st March, 2022 ₹	As at 31st March, 2021 ₹
Note 26. Earnings per share (EPS)		
Basic Earnings Per Share		
Class - A	(3.13)	(0.90)
Class - B	(28.19)	(8.14)
Class - C	(1.08)	(0.31)
Ordinary	(5,682.85)	(1,640.35)
Diluted Earnings Per Share		
Class - A	(3.13)	(0.90)
Class - B	(1.38)	(1.53)
Class - C	(1.08)	(0.31)
Ordinary	(5,682.85)	(1,640.35)

Basic EPS

The earnings and weighted average number of equity shares used in the calculation of basic earnings per share are as follows

Profit for the year attributable to the owners of the Company		
Earnings used in the calculation of basic earnings per share	**(56,828,482)**	**(16,403,493)**
Weighted average number of equity shares for the purposes of basic earnings per share		
Class - A	18,134,450	18,134,450
Class - B	2,016,050	2,016,050
Class - C	52,558,955	52,558,955
Ordinary	10,000	10,000
Total	**72,719,455**	**72,719,455**

Diluted EPS

The earnings and weighted average number of equity shares used in the calculation of diluted earnings per share are as
Profit for the year attributable to the owners of the Company

Earnings used in the calculation of diluted earnings per share	**(56,828,482)**	**(16,403,493)**
Weighted average number of equity shares for the purposes of basic earnings per share		
Class - A	18,134,450	18,134,450
Class - B	74,016,050	74,016,050
Class - C	52,558,955	52,558,955
Ordinary	10,000	10,000
Total	**144,719,455**	**144,719,455**

For the purpose of diluted EPS convertible instruments 17.75% Debentures are deemed to be converted on the first day of the previous year. The conversion ratio has been arrived at on face value basis.

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Note 27. Related Parties Disclosures

A. Names of related parties and description of relationship

Parent/ Holding Company
Hubtown Limited

Others - Joint Ventures Of Holding Company (with Whom transactions have taken place)
Rising Glory Developers

Key Management personnel their relatives & enterprises (with Whom transactions have taken place)
Citygold Management Services Pvt Ltd

Note: Related party relationships are as identified by the Company and relied upon by the Auditor.

B. Related party transactions and balance as at year end:

Sr. No.	Nature of transaction	Holding Company	Fellow Subsidiary companies	Joint Ventures of Holding company	Key Management personnel, their relatives & enterprises
a.	**Transactions with Related parties**				
i	**Loans and Advances received \ recovered \ adjusted**				
	Hubtown Limited	153,273,980	-	-	-
		(96,841,666)	-	-	-
	Rising Glory Developers	-	-	22,405,000	-
		-	-	(86,128,000)	-
ii	**Loans and Advances given/ repaid/adjusted**				
	Hubtown Limited	42,331,300	-	-	-
		(88,390,834)	-	-	-
	Rising Glory Developers	-	-	27,545,000	-
		-	-	(81,250,000)	-
iii	**Transfer of Steel / Other Materials (Expenses)**				
	Hubtown Limited	-	-	-	-
		(39,060)	-	-	-
iv	**Advertisement & Other Income (Income)**				
	Hubtown Limited	642,419	-	-	-
		(453,194)	-	-	-
v	**Advertisement (Expenses)**				
	Hubtown Limited	720,588			
		(-)			
vi	**Sitting Fees (Expenses)**				
	Vandana Dhanki	-	-	-	15,000
		-	-	-	-
	Priti Shah				7,500
					-
	Kamal Matalia	-	-	-	42,500
		-	-	-	-

C. Balance outstanding

Sr. No.	Nature of Balance outstanding	As at 31st March, 2022 ₹	As at 31st March, 2021 ₹
i	**Balance outstanding Receivables :**		
	Akruti GM JV	4,500	4,500
	Swapanranjan Infrastructure Private Limited (Proprietor: Sunstone Developers JV)	-	4,033,562
	Hubtown Bus Terminal (Mehsana) Private Limited	560,857	560,857
	Hubtown Bus Terminal (Adajan) Private Limited	61,327	61,327
	Hubtown Bus Terminal (Ahmadabad) Private Limited	61,327	61,327
	Hubtown Bus Terminal (Vadodara) Private Limited	61,327	61,327
	M/s Rising Glory Developers	10,157,000	5,017,000
	Hubtown Limited	-	32,750,592
ii	**Balance outstanding payables :**		
	Hubtown Limited	76,789,724	-
	Citygold Management Services Pvt Ltd	277,708	264,508
	Khilen Shah (Sitting Fees payable)	-	12,500
	Vandana Dhanki (Sitting Fees payable)	13,500	-
	Priti Shah (Sitting Fees payable)	6,750	-
	Kamal Matalia (Sitting Fees payable)	38,250	12,500

Note 28. Contingent Liability

Sr. No.	Particulars	As at 31st March, 2022 ₹	As at 31st March, 2021 ₹
	Claim against Company not acknowledge as debt on accounts of:-		
i	**Commissioner of Income Tax (Appeals):**		
	F.Y. 2016-17	12,512,800	12,512,800

The Company does not have any contingent liability as at the balance sheet date, other than as stated above, as certified by the management and relied by the auditors.

Note 29.
In the opinion of the Board of Directors of the Company, all the items of current assets, current labilities & loans and advances continue to have a realisable value of at least the amount at which they are stated in the balance sheet.

Note 30. Capital Management

The primary objective of company's capital management is to ensure that it maintains strong capital ratios in order to support its business and maximise shareholders value. The company's board of directors reviews the capital structure on an annual basis.

The capital structure of the company consists of net debt (borrowings and offset by cash and bank balances) and total equity of the company. The borrowings consist of debentures issued, term loans from financial institutions and loans from companies.

Gearing Ratio

The gearing ratio at the reporting period was as follows

	As at 31st March, 2022 ₹	As at 31st March, 2021 ₹
Unsecured Loan	225,000,000	225,000,000
Secured Loan	1,503,220,615	1,004,574,970
Interest accrued and due/and but not due	2,380,198	2,380,198
Less: Cash and Bank Balance	(137,004,250)	(347,328,819)
Total Debt (A)	**1,593,596,563**	**884,626,349**
Equity Share Capital	1,047,194,550	1,047,194,550
Retained Earnings	(258,719,118)	(201,115,304)
Total Equity (B)	**788,475,432**	**846,079,246**
Debt Equity Ratio A/B	202.11%	104.56%

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31. Ratios

The ratios for the years ended March 31, 2022 and March 31, 2021 are as follows :

Particulars	Numerator	Denominator	31st March, 2022	31st March, 2021	Variance	Reasons (If Variance More Than 25 %)
i) Current Ratio	Current assets	Current liabilities	184.77%	201.25%	-8.19%	-
ii) Debt Equity Ratio	Total Net Debt	Shareholder's Equity	202.11%	104.56%	93.30%	Due to Increase in Loan
iii) Debt Service Coverage Ratio	Earnings available for debt service	Debt Service	-3.57%	-1.85%	92.31%	Due to Increase in Loss & Loan
iv) Return on Equity (ROE)	Net Profits after taxes	Average Shareholder's Equity	-7.21%	-1.94%	271.75%	Due to Increase in Loss
v) Inventory turnover ratio	Revenue	Inventory	0.87%	1.39%	-37.46%	Due to Increase in Inventory
vi) Trade receivables turnover ratio	Revenue	Average Trade Receivable	-	-	-	-
vii) Trade payables turnover ratio	Purchases of services and other expenses	Average Trade Payables	46.98%	33.90%	38.60%	Due to Increase in total expenses
viii) Net capital turnover ratio	Revenue	Working Capital	-2.38%	-3.68%	-35.39%	Due to Increase in total non current liabilities
ix) Net profit ratio	Profit After Tax	Revenue	-140.36%	-36.98%	279.55%	Due to Increase in Loss
x) Return on capital employed (ROCE)	Earning before interest and taxes	Capital Employed	9.77%	18.35%	-46.72%	Due to Increase in Loan
xi) Return on Investment(ROI)		-				-
Unquoted	Income generated from investments	Time weighted average investments	-	-	-	-
Quoted	Income generated from investments	Time weighted average investments	-	-	-	-

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	Year ended 31st March, 2022 ₹	Year ended 31st March, 2021 ₹
Note 32. Post Retirement Benefit Plans		
The Principal assumptions used for the purpose of the actuarial valuations were as follows,		
Gratuity:		
Discount Rate	7.10%	6.79%
Expected rate of salary increase	5%	5%
Expected average remaining service	17.92	23.56
Service cost		
Current service cost	35,943	34,825
Past service cost and (gain)/loss from settlement	-	-
Net interest expense / gain	1,013	(839)
Component of define benefit cost recognised in profit or loss	**36,956**	**33,986**
Actuarial (gains) / losses for the period	775,332	(6,736)
Component of defined benefit cost recognised in other comprehensive income	**775,332**	**(6,736)**
Total	812,288	27,250
Present value of funded defined benefit obligation	946,661	126,810
Fair value of plan assets	(119,450)	(111,887)
Funded status	**(1,066,111)**	**(238,697)**
Movement in PV of defined benefit obligation		
Opening define benefit obligation	126,810	92,419
Current service cost	35,943	34,825
Interest cost	8,610	6,284
Actuarial (gains) and losses arising from changes in financial assumption	(43,767)	264
Actuarial (gains) and losses arising from changes in experience adjustment	819,065	(6,982)
closing define benefit obligation	**946,661**	**126,810**
Movements in fair value of plan assets		
Opening fair value of plan assets	111,887	104,746
Interest income	7,597	7,123
Return on plan assets (excluding amounts included in net interest expense)	(34)	18
Contribution from employer	-	-
closing fair value of plan assets	**119,450**	**111,887**
Asset Information:	**Total Amount**	**Target Allocation %**
Gratuity Fund	119,450	100%
Expected Payout:	**PVO Payout**	
Expected Outgo First Year	20,225	
Expected Outgo Second Year	17,248	
Expected Outgo Third Year	8,709	
Expected Outgo Fourth Year	9,870	
Expected Outgo Fifth Year	21,252	
Expected Outgo Sixth to Tenth Years	335,381	

Sensitivity Analysis:

As of 31st March, 2022, every percentage point increase in discount rate will affect our gratuity benefit obligation ₹ 8,22,554 /-

As of 31st March, 2022, every percentage point decrease in discount rate will affect our gratuity benefit obligation ₹ 10,98,395 /-

As of 31st March, 2022, every percentage point increase in salary escalation rate will affect our gratuity benefit obligation ₹ 10,98,940 /-

As of 31st March, 2022, every percentage point decrease in salary escalation rate will affect our gratuity benefit obligation ₹ 8,20,184 /-

Sensitivity for significant actuarial assumptions is computed by varying one actuarial assumption used for the valuation of the defined benefit obligation by one percentage, keeping all other actuarial assumptions constant.

Projected service cost as on 31st March, 2023 is ₹ 9,06,619 /-

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Narrations:

1 **Analysis of Defined Benefit Obligation**
The number of members under the scheme have increased by 1116.67%.
The total salary has increased by 2240.49% during the accounting period.
The resultant liability at the end of the period over the beginning of the period has increased by 646.52%

2 **Expected rate of return basis:**
EROA is the discount rate as at previous valuation date as per the accounting standard

3 **Description of Plan Assets and Reimbursement Conditions**
100% of the Plan Asset is entrusted to LIC of India under their Group Gratuity Scheme. The reimbursement is subject to Insurer's Surrender Policy.

4 **Investment / Interest Risk**
The Company is exposed to Investment / Interest risk if the return on the invested fund falls below the discount rate used to arrive at present value of the benefit.

5 **Longevity Risk**
The Company is not exposed to risk of the employees living longer as the benefit under the scheme ceases on the employee separating from the employer for any reason.

6 **Risk of Salary Increase**
The Company is exposed to higher liability if the future salaries rise more than assumption of salary escalation.

7 **Discount Rate**
The discount rate has increased from 6.79% to 7.10% and hence there is an decrease in liability leading to actuarial gain due to change in discount rate.

Note 33. Financial Risk Management Objectives

Financial Risk Management Objectives

The Company's financial risk management is an integral part of how to plan and execute its business strategies. The Company's financial risk management policy is set by the Managing Board.

The Company manages market risk through a treasury department which evaluates and exercises independent control over the entire process of market risk management. The treasury department recommend risk management objectives and policies which are approved by the senior management. The activities of this department include management of cash resourses, borrowing strategies and ensuring compliance with the market risk limits and policies.

Market Risk

a) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The company's exposure to the risk of changes in market interest rates relates primarily to company's long term debt obligations with floating interest rates.

b) Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate on account of changes in foreign exchange rates. The company does not have any exposure to the risk of changes in foreign exchange rates from its operating activities or investments in foreign companies.

Credit Risk

The company is not exposed to credit risk from its operating activities. Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy.

Liquidity risk

The companies cashflow requirement are met by funds received from its holding company.

Note 34. Other statutory information for the year ended 31 March 2022 and 31 March 2021

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

ii) The Company does not have any charge or satisfaction which is yet to be registered with Registrar of Companies beyond the statutory period.

iii) The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year

iv) The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries); or

(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries

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v) The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries); or

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

vi) The Company do not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income in the tax assessments under the Income-tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income-tax Act, 1961).

vii) The Company has not been declared wilful defaulter by any bank or financial institution or Government or any Government authority or other lender in current financial year, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.

viii) The Company has complied with the number of layers prescribed under Clause (87) of Section 2 of the Companies Act, 2013 read with the Companies (Restriction on number of Layers) Rules, 2017 from the date of their implementation.

Note 35. Previous year figures have been regrouped or reclassified whereever necessary.

As per our report of even date

For A.D. Sheth & Associates
Firm Registration No: 0134274W
Chartered Accountants

AMIT SHETH
Proprietor
Membership No.: 148106

Place: Mumbai
Date: 20th May, 2022

KHILEN V SHAH
Director
DIN : 03134932

KAMAL MATALIA
Director
DIN : 00009695

SADANAND LAD
Company Secretary

SHIVARAMA GOWDA
Chief Financial Officer

SANJIV AMBERKAR
Chief Executive Officer

Place: Mumbai
Date: 20th May, 2022

S P C M & ASSOCIATES
CHARTERED ACCOUNTANTS

5th Floor, Centre Point,
Mitra Mandal Chowk,
Next to Balasaheb Thackrey Hospital
CTS 6616, Plot No: 491, Parvati,
Pune-411009

STATUTORY AUDIT REPORT AND FINANCIAL STATEMENTS OF

SANAS DEVELOPERS PRIVATE LIMITED

FOR THE

FINANCIAL YEAR

2021-2022

INDEPENDENT AUDITORS REPORT

To,

The Members of **SANAS DEVELOPERS PRIVATE LIMITED**
(CIN-U45309PN2019PTC181901)

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying Standalone financial statements of **SANAS DEVELOPERS PRIVATE LIMITED**, ("the company") which comprise the Balance Sheet as at 31st March, 2022, the Statement of Profit and Loss (including other comprehensive income), Statement of Cash Flows & Statement of Changes in Equity for the year then ended and Notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, and its loss & changes in equity and its cash flows for the year ended on that date.

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. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Standalone Financial Statements.

Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Director's report including Annexures to Director's 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 Those Charged with Governance for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Standalone Financial Statements that give a true and fair view of the financial position, financial performance, (changes in equity) and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibility to the audit of the Standalone 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 auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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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 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.

- 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.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings.

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.

Other Matter

The Company has incurred cash losses during the current year as well as in earlier years. These may create a doubt regarding the Company's ability to continue as a going concern.

However, the said losses are of temporary nature and incurred on account of 'Completed Contract Method' of revenue recognition followed by the Company. Therefore, entire revenue shall be recognized by the company in its financial statements, only after the completion of the project.

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Therefore, the financial statements have been prepared on a going concern basis in view of the financial support from the Directors and the management's plan to generate cash flows through operations in future.

Report on the Other Legal and Regulatory Requirements

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

2. As required by Section 143(3) of the Act, we report, to the extent applicable, that:

a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid Standalone financial statements.

b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid Standalone financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.

c) The Balance Sheet, Statement of Profit and Loss & Cash Flow Statement dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the financial statements.

d) In our opinion, the aforesaid financial statements comply with the Accounting Standards referred under Section 133 of the Act as applicable, read with Rule 7 of the Companies (Accounts) Rules, 2014.

e) On the basis of written representations received from the directors as on 31 March, 2022, taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2022, from being appointed as a director in terms of Section 164(2) of the Act.

f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in **"Annexure B".**

g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, in our opinion, the provisions of Section 197 of the Act and the rules thereunder are not applicable to the Company as it is a Private Limited Company.

h) With respect to the other matters included in the Auditor's Report in accordance with Rule 11 of the companies (Audit and Auditors) Rules, 2014, and to the best of our information and according to the explanations given to us:

   i. The Company does not have any pending litigations which would impact its financial position in its financial statements

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ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

iii. There were no amounts, required to be transferred, to the Investor Education and Protection Fund by the Company

iv. We have received representation from the Management that no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries, in this regards, nothing has come to our notice to believe that this representation contains any material mis-statement.

v. We have received representation from the Management that no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries, in this regards, nothing has come to our notice to believe that this representation contains any material mis-statement.

vi. No dividend is declared or paid during the year by the company.

For S P C M & ASSOCIATES
Chartered Accountants
FRN:- 112165W

S P C M & ASSOCIATES FRN 112165W PUNE Chartered Accountants

CA. Chetan R. Parakh
Partner
Mem. No. 105408
UDIN :22105408AJTVLF4763

Place : Pune
Date : 27-05-2022

ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

The Annexure referred to in Independent Auditors' Report to the members of the Company on the standalone Ind AS financial statements for the year ended 31 March 2022, we report that:

(i) (a) (A) According to the information and explanations given to us, the Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

(B) According to the information and explanations given to us, the Company has no intangible assets and accordingly the requirements under paragraph 3(i)(a)(B) of the Companies (Auditor's Report) Order, 2020 ("The Order") are not applicable to the Company.

(b) The fixed assets were physically verified during the year by the Management in accordance with a regular program of verification which, in our opinion, provides for physical verification of all the fixed assets at reasonable intervals. According to the information and explanation given to us, no material discrepancies were noticed on such verification.

(c) According to the information and explanations given to us by the management, there are no immovable properties included in the fixed assets of the company and accordingly the requirements under paragraph 3(i)(c) of the Companies (Auditor's Report) Order, 2020 ("The Order") are not applicable to the Company.

(d) According to the information and explanations given to us by the management, no revaluation of Plant, Property and Equipment (Including Right of use Assets) was done by the Company. Also, the Company does not hold any Assets which falls under the purview of Intangible Assets. Accordingly, the requirements under paragraph 3(i)(d) of the Companies (Auditor's Report) Order, 2020 ("The Order") are not applicable to the Company.

(e) According to the records of the company examined by us and the information and explanations given to us, there are no proceedings initiated or are pending against the company for holding any Benami Property under the Benami Transactions (Prohibitions) Act, 1988 (45 of 1988) and rules made thereunder.

ii) (a) In our opinion and according to the information and explanation given to us, inventories have been physically verified during the year by the management at regular intervals and no material discrepancies were noticed on physical verification. In our opinion, the coverage and procedure of such verification by the Management is appropriate.

(b) According to the records of the company examined by us and the information and explanations given to us, no working capital loan was sanctioned in excess of five crore rupees, in aggregate, from Banks or any financial institutions on the basis of security of current assets. Accordingly, the requirements under paragraph 3(ii)(b) of Order are not applicable to the Company and hence not commented upon.

SPCM & ASSOCIATES FRN 112165W PUNE Chartered Accountants

(iii) The Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability partnerships or other parties covered in the Register maintained under section 189 of the Act. Accordingly, the provisions of clause 3 (iii) (a) to (f) of the Order are not applicable to the Company and hence not commented upon.

(iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of grant of loans, making investments and providing guarantees and securities, as applicable.

(v) According to the information and explanations given to us, the Company has not accepted any deposit during the year and no order in this respect has been passed by the Company Law Board or National Company Law Tribunal or the Reserve Bank of India or any Court or any other Tribunals.

(vi) The Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act, for any of the services rendered by the Company.

(vii) According to the information and explanations given to us, in respect of statutory dues:

(a) The Company has generally been regular in depositing undisputed statutory dues, including Income-tax, Goods and Services Tax (G.S.T), TDS and other material statutory dues applicable to it to the appropriate authorities.

(b) There were no undisputed amounts payable in respect of Income-tax, Goods and Services Tax (G.S.T) and other material statutory dues in arrears as at 31st March, 2022 for a period of more than six months from the date they became payable.

(c) There are no dues of Income-tax as on 31st March, 2022 on account of disputes.

(viii) In our opinion and according to the information and explanations given to us, there are no such transactions which were not recorded in the books of accounts and are surrendered or disclosed as income during the year in tax assessments under the Income Tax Act, 1961. Accordingly, the requirements under paragraph 3(viii) of Order are not applicable to the Company and hence not commented upon.

(ix) According to the information and explanations given to us and on the basis of our verification, in respect of loans availed by the company :

(a) The Company has not defaulted in repayment of loans or other borrowings from banks or in the payment of interest thereon to the lenders. Also, the Company does not have any loans or borrowings from Government or debenture holders during the year. Accordingly, paragraph 3(viii) of the Order is not applicable.

(b) The Company is not been declared wilful defaulter by any bank or financial institution or other lender;

(c) Not Applicable, since the company has not obtained any term loan.

(d) No funds raised on short term basis were utilized for long term purposes.

(e) The company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

SPCM ASSOCIATES ★ Chartered Accountants ★ FRN 112165W PUNE

(f) The company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

(x) In our opinion and according to the information and explanations given to us, the company has not raised moneys by way of initial public offer or further public offer including debt instruments and term Loans. Accordingly, the provisions of clause 3 (x) of the Order are not applicable to the Company and hence not commented upon.

(xi) (a) To the best of our knowledge and according to the information and explanations given to us, we report that no fraud by the Company or on the company has been noticed or reported during the year.

(b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Companies Act, 2013 has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) There are no whistle blower complaints, received during the year by the Company.

(xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.

(xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the standalone Ind AS financial statements as required by the applicable accounting standards.

(xiv) The Company is not liable to for reporting as per the Sec 138 of the Companies Act,2013; under which Internal Audit Report is to be issued. Accordingly, paragraph 3(xiv)(a)&(b) of the Order are not applicable.

(xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.

(xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

(xvii) In our opinion and according to the information and explanations given to us the company any incurred cash losses during the year under review and in the immediately preceding financial year amounting to Rs. 26,511.80 Lakhs and Rs.13,835.52 respectively. However, the said losses are of temporary nature and incurred on account of Completed Contract Method of revenue recognition followed by the Company. Therefore, entire revenue shall be recognized by the company in its financial statements, only after the completion of the project.

(xviii) There has been no resignation of the statutory auditor for conducting the audit of the company during the year.

SPCM & ASSOCIATES FRN 112165W PUNE Chartered Accountants

(xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans, we are of the opinion that there exist no material uncertainty as on the date of the audit report regarding the ability of the company meeting its liabilities existing at the balance sheet date.

(xx) The provisions of section 135 of Companies Act, 2013 in respect of Corporate Social Responsibility are not applicable to the Company. Hence, the paragraph 3(xx)(a) to (b) of the Order are not applicable and hence not commented upon.

For S P C M & ASSOCIATES
Chartered Accountants
FRN:-112165W

S P C M & ASSOCIATES FRN 112165W PUNE Chartered Accountants

CA. Chetan R. Parakh
Partner
Mem. No. 105408
UDIN:22105408AJTVLF4763

Place : Pune
Date : 27-05-2022

ANNEXURE "B" TO THE INDEPENDENT AUDITOR'S REPORT

Report on the Internal Financial Controls under Clause (i) of sub-section (3) of Section 143 of the Companies Act, 2013 ('the Act')

1. Opinion

We have audited the internal financial controls over financial reporting of **Sanas Developers Private Limited** ('the Company') as of March 31, 2022 in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022 based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

2. Management's Responsibility of Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance note on Audit of Internal Financial Control over Financial Reporting issued by the Institute of Chartered Accountant of India (the "ICAI").These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act,2013.

3. Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of internal financial controls over financial reporting issued by the ICAI and Standards on Auditing issued by the ICAI as specified u/s 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting were established and maintained and if such controls operated effectively in all material respects.

SPCM & ASSOCIATES FRN 112165W PUNE Chartered Accountants

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatements of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system over financial reporting.

4. Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and preparation of financial statements for external purposes in accordance with generally accepted accounting principles.

A company's internal financial control over financial reporting includes those policies and procedures that -

(a) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company;

(b) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditure of the Company are being made only in accordance with authorisations of the management and directors of the Company; and

(c) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

5. Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatement due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial controls over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

For S P C M & ASSOCIATES
Chartered Accountants
FRN:- 112165W

S P C M & ASSOCIATES FRN 112165W PUNE Chartered Accountants

CA Chetan R. Parakh
Partner
Mem. No. 105408
UDIN:- 22105408AJTVLF4763

Place : Pune
Date : 27-05-2022

SANAS DEVELOPERS PRIVATE LIMITED

Balance Sheet as at March 31, 2022

(Amount in 000's)

	Particulars	Note No.	As at March 31, 2022	As at March 31, 2021
	ASSETS			
1	**Non-current assets**			
	(a) Property, Plant and Equipment	3	9,944.21	8,557.94
	(b) Intangible Assets		-	-
	(c) Financial Assets		-	-
	(d) Deferred Tax Assets (Net)	12	598.65	285.42
	(e) Other Non-Current Assets		-	-
	Total Non - Current Assets		**10,542.86**	**8,843.36**
2	**Current assets**			
	(a) Inventories	4	4,78,214.86	3,17,276.06
	(b) Financial Assets		-	-
	(i) Investments	5	515.53	518.14
	(ii) Trade Receivables		-	-
	(iii) Cash and Bank Balance	6	28,440.61	9,257.24
	(iv) Other Financial Assets		-	-
	(c) Other Current Assets	7	3,965.77	1,305.63
	Total Current Assets		**5,11,136.77**	**3,28,357.06**
	Total Assets (1+2)		**5,21,679.63**	**3,37,200.43**
	EQUITY AND LIABILITIES			
1	**EQUITY**			
	(a) Equity Share capital	8	100.00	100.00
	(b) Other Equity	9	(50,758.12)	(19,158.59)
	Total Equity		**(50,658.12)**	**(19,058.59)**
	LIABILITIES			
2	**Non-current liabilities**			
	(a) Financial Liabilities			
	Borrowings From Banks		-	-
	Borrowings From Related Parties	10	2,83,590.39	2,85,017.02
	Other Financial Liabilities	11	10,234.27	4,171.75
	(b) Employee Benefit Obligations		-	-
	(c) Deferred Tax Liabilities (Net)	12	-	-
	Total Non - Current Liabilities		**2,93,824.66**	**2,89,188.77**
3	**Current liabilities**			
	(a) Financial Liabilities			
	(i) Borrowings From Banks	13	-	73.95
	(ii) Trade payables		-	-
	A. total outstanding dues of micro enterprises and small enterprises		-	-
	B. total outstanding dues of creditors other than micro enterprises and small enterprises	14	2,460.18	6,223.68
	(iii) Other Financial Liabilities-Leases		2,709.61	-
	(b) Employee Benefit Obligations		-	-
	(c) Current Tax Liabilities		-	-
	(d) Other current liabilities	15	2,73,343.28	60,772.61
	Total Current Liabilities		**2,78,513.08**	**67,070.24**
	Total Equity and Liabilities (1+2+3)		**5,21,679.63**	**3,37,200.43**
	See accompanying notes to the financial statements	**1-34**		

As per our report of even date
For S.P.C.M & Associates
Chartered Accountants
FRN - 112165W

CA. Chetan R. Parakh
Partner
M No. 105408
UDIN: 22105408AJTVLF4763
Place : Pune
Date: 27/05/2022

FOR AND ON BEHALF OF THE BOARD OF DIRECTORS
SANAS DEVELOPERS PRIVATE LIMITED

Surendra R. Sanas
Director
DIN - 00164013

Anita S. Sanas
Director
DIN - 00164151

SANAS DEVELOPERS PRIVATE LIMITED

Statement of Profit and Loss for the year ended March 31, 2022

(Amount in 000's)

	Particulars	Note No.	Year Ended 31st March, 2022	Year Ended 31st March, 2021
I	Revenue from operations		-	-
II	Other Income	16	53.19	76.92
III	**Total Income (I + II)**		**53.19**	**76.92**
IV	**EXPENSES**			
	(a) Cost of services, construction and land	17	1,60,938.80	60,220.80
	(b) Changes in inventories including Raw materials,	18	(1,60,938.80)	(60,220.80)
	(c) Employee benefits expense	19	3,781.39	3,875.75
	(d) Finance costs	20	507.49	818.64
	(e) Depreciation and amortisation expense	3	5,400.96	2,681.63
	(f) Other expenses	21	22,276.10	9,218.05
	Total Expenses		**31,965.94**	**16,594.08**
V	**Profit before tax (III - IV)**		**(31,912.76)**	**(16,517.15)**
VI	**Tax Expense**			
	(a) Current tax		-	-
	(b) Deferred tax (charge)/ credit	12	313.23	249.44
	(c) Excess / (Short) provision for tax relating to prior years		-	-
	Total tax expense		**313.23**	**249.44**
VII	**Profit after tax (V - VI)**		**(31,599.53)**	**(16,267.72)**
VIII	**Other comprehensive income/(loss)**		-	-
IX	**Total Comprehensive income for the year (VII + VIII)**		**(31,599.53)**	**(16,267.72)**
X	Earnings per equity share(FaceValue Rs.10)			
	(a) Basic	26	(3.16)	(1.63)
	(b) Diluted	26	(3.16)	(1.63)
	See accompanying notes to the financial statements	1-34		

As per our report of even date
For S.P.C.M & Associates
Chartered Accountants
FRN - 112165W

CA. Chetan R. Parakh
Partner
M No. 105408
UDIN: 22105408AJTVLF4763
Place : Pune
Date: 27/05/2022

FOR AND ON BEHALF OF THE BOARD OF DIRECTORS
SANAS DEVELOPERS PRIVATE LIMITED

Surendra R. Sanas
Director
DIN - 00164013

Anita S. Sanas
Director
DIN - 00164151

SANAS DEVELOPERS PRIVATE LIMITED

Cash Flow Statement for the year ended March 31, 2022

(Amount in 000's)

Particulars	Year Ended 31st March, 2022	Year Ended 31st March, 2021
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax:	(31,912.76)	(16,517.15)
Adjustment for:	-	-
Depreciation/ Amortisation	5,400.96	2,681.63
Interest Income	(53.19)	(76.92)
Operating profit before Working Capital changes	**(26,564.98)**	**(13,912.44)**
Adjustments for changes in Working capital		
(Increase)/Decrease in Inventories	(1,60,938.80)	(60,220.80)
(Increase)/Decrease in Other Non-current and current assets	(2,660.14)	228.64
Increase/(Decrease) in Trade Payables	(3,763.50)	5,803.17
Increase/(Decrease) in Other current liabilities	2,12,570.67	53,660.83
Increase/(Decrease) in Other Financial liabilities	6,062.53	1,626.35
Cash generated from/ (used in) operations	**24,704.78**	**(12,815.26)**
Income taxes refund/ (paid)	-	-
Net Cash from / (used in) operating activities (A)	**24,704.78**	**(12,815.26)**
B CASH FLOW FROM INVESTING ACTIVITIES	-	
Capital expenditure on Property ,Plant & Equipment, CWIP including capital advances	(6,787.23)	(10,427.46)
Fixed Deposits (Placed) / Withdrawn	2.61	5.43
Interest income received	53.19	76.92
Net Cash from/(used in) investing activities (B)	**(6,731.43)**	**(10,345.10)**
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from initial subscription from shareholders	-	-
Proceeds from Borrowings	(1,500.59)	28,799.37
Net Cash from/(used in) financing activities (C)	**(1,500.59)**	**28,799.37**
D Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	16,473.77	5,640.01
Cash and Cash Equivalents (Opening balance)	9,257.24	3,617.23
Cash and Cash Equivalents (Closing balance)	25,731.00	9,257.24
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	**16,473.77**	**5,640.01**
Cash and cash equivalents at the end of the year as above comprises:		
Cash in hand	189.92	19.91
Balances with banks	-	-
- In current accounts	28,250.69	9,237.33
Total	**28,440.61**	**9,257.24**
See accompanying notes forming part of the financial statements 1-34		

As per our report of even date
For S.P.C.M & Associates
Chartered Accountants
FRN - 112165W

CA. Chetan R. Parakh
Partner
M No. 105408
UDIN:22105408AJTVLF4763
Place : Pune
Date: 27/05/2022

FOR AND ON BEHALF OF THE BOARD OF DIRECTORS
SANAS DEVELOPERS PRIVATE LIMITED

Surendra R. Sanas
Director
DIN - 00164013

Anita S. Sanas
Director
DIN - 00164151

SANAS DEVELOPERS PRIVATE LIMITED PUNE

SANAS DEVELOPERS PRIVATE LIMITED

Statement of Changes in Equity

a) Equity share capital

(Amount in 000's)

Particulars	Amount
Balance As at March 31, 2020	100.00
Change for the year	
Balance As at March 31, 2021	100.00
Change for the year	-
Balance As at March 31, 2022	**100.00**

b) Other Equity 20-21

(Amount in 000's)

Particulars	Reserves & Surplus
	Retained earnings
Balance as at April 1, 2020	(2,890.87)
Profit during the year	(16,267.72)
Other Comprehensive Income	
Balance as at March 31, 2021	**(19,158.59)**

c) Other Equity 21-22

(Amount in 000's)

Particulars	Reserves & Surplus
	Retained earnings
Balance as at April 1, 2021	(19,158.59)
Profit during the year	(31,599.53)
Other Comprehensive Income (Net)	-
Balance as at March 31, 2022	**(50,758.12)**

As per our report of even date
For S.P.C.M & Associates
Chartered Accountants
FRN - 112165W

S.P.C.M & ASSOCIATES FRN 112165W PUNE Chartered Accountants

CA. Chetan R. Parakh
Partner
M No. 105408
UDIN: 22105408AJTVLF4763
Place : Pune
Date: 27/05/2022

SANAS DEVELOPERS PRIVATE LIMITED PUNE

FOR AND ON BEHALF OF THE BOARD OF DIRECTORS
SANAS DEVELOPERS PRIVATE LIMITED

Surendra R. Sanas
Director
DIN - 00164013

Anita S. Sanas
Director
DIN - 00164151

SANAS DEVELOPERS PRIVATE LIMITED
Notes forming part of the financial statements

1 Corporate information

Sanas Developers Private Limited ("the Company") is a Company registered under the Companies Act, 2013. The Company is primarily engaged in the business of construction and development of residential and commercial complex, multistoried buildings, flats, houses, apartments, etc.

The financial statements for the year ended March 31, 2022 were approved by the Board of Directors and authorized for issue on **27-05-2022.**

2 Going Concern

The accumulated losses of the Company as of March 31, 2022, have exceeded its paid-up capital and reserves. The Company has incurred net loss for the year ended March 31, 2022. The loss is mainly on account of the accounting policy of the company on Revenue Recognition from real estate projects on the 'Completed Contract method' of accounting as per IND AS 115, when, significant risk and rewards of ownership will be transferred to the customers.

Based on the above, the Company is confident of its ability to meet the funds requirement and to continue its business as a going concern and accordingly, the financial statements have been prepared on that basis.

3 Significant Accounting Policies

A. Statement of Compliance

These financial statements are prepared in accordance with Indian Accounting Standards ("Ind AS"), the provisions of the Companies Act, 2013 ("the Act") (to the extent notified). The Ind AS are prescribed under Section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and relevant amendment rules issued thereafter.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

B. Basis of Preparation of Financial Statements:

The financial statements have been prepared on the historical cost and accrual basis.

Historical cost is generally based on the fair value of the considerations given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/ or disclosure purposes in these financial statements is determined on such a basis.

In addition, for financial reporting purposes, fair value measurements are categorized into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

• Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;

• Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and

• Level 3 inputs are unobservable inputs for the asset or liability.

C. Use of estimates

The preparation of financial statements in conformity with Ind AS requires the management of the company to make judgement, estimates and assumptions to be made that affect the reported amounts of assets and liabilities (including contingent liabilities) on the date of financial statements, and the reported amounts of income and expenses during the reported period and accompanying disclosures. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialize.

Significant accounting judgements, estimates and assumptions used by management.
Refer Note "T"

D. The Company is actively monitoring the impact of the global health pandemic on its financial condition, liquidity, operations, suppliers, industry, and workforce. The Company has used the principles of prudence in applying judgments, estimates and assumptions based on the current estimates. In assessing the recoverability of assets such as inventories, financial assets and other assets, based on current indicators of future economic conditions, the Company expects to recover the carrying amounts of its assets.

E. **Inventories:**

Raw materials are valued at lower of cost and net realisable value. Cost is determined based on a weighted average basis.

Work in progress is valued at cost, which includes cost of land, development expenses and Other construction expenses, which is certified by the Management.

F. **Cash Flow Statement:**

Cash Flow Statement is prepared under Ind AS 7 'Statement of Cashflows' specified under Section 133 of the Act. Cash flows are reported using the indirect method, whereby profit / (loss) before tax is adjusted for the effects of transactions of non-cash nature.

G. **Property, Plant & Equipment and Intangible assets:**

Property, Plant & Equipment and Intangible assets are stated at actual cost less accumulated depreciation and net of impairment. The actual cost capitalised includes material cost, freight, installation cost, duties and taxes, eligible borrowing costs and other incidental expenses incurred during the construction / installation stage.

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation / amortisation on Property, Plant & Equipment is charged based on Written Down Value method (Except Right of Use of Assets (ROU)) on an estimated useful life as prescribed in Schedule II to the Companies Act, 2013. Depreciation / amortisation on Right of use of assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset.

The estimated useful lives and residual values of the Property, Plant & Equipment and Intangible assets are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

H. **Revenue Recognition:**

i. Revenue from real estate projects is recognised on the 'Completed Contract method' of accounting as per IND AS 115, when:

- the seller has transferred to the buyer all significant risks and rewards of ownership and the seller retains no effective control of the real estate to a degree usually associated with ownership;
- The seller has effectively handed over possession of the real estate unit to the buyer forming part of the transaction;
- No significant uncertainty exists regarding the amount of consideration that will be derived from real estate sales; and
- It is not unreasonable to expect ultimate collection of revenue from buyers.

The revenue is measured at the transaction price agreed under the contract.

ii. The Company recognizes revenue at a point in time in each reporting period considering the estimates like reasonableness of collections from customers, lapse of certain period from the intimation to customer to take the possession, disputes with the customer which may result in the cancellation of the contract, which are re-assessed periodically by the management. The effect of such these changes to estimates is recognised in the period such when changes are determined. In such cases Accordingly any revenues attributable to such such contracts changes and the corresponding Cost of Goods Sold ("COGS") previously recognised are reversed and reduced from the current year's Revenue and COGS respectively.

iii. The amount received from customers which does not qualify for revenue recognition is accounted as Current Liabilities under the head "Other Current Liabilities Sub Head "Advance from Customers".

iv. Interest income is accounted on accrual basis on a time proportion basis.

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I. Cost of Construction / Development:

Cost of Construction/Development (including cost of land) incurred is charged to the statement of profit and loss proportionate to project area sold. Costs incurred for projects which have not received Occupancy/Completion Certificate is carried over as construction work-in-progress. Costs incurred for projects which have received Occupancy/Completion Certificate is carried over as Completed Finished Properties.

J. Foreign Currency transactions:

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction. Foreign currency monetary items are reported using the exchange rate prevailing at the reporting date. Nonmonetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Exchange differences arising on the settlement of monetary items or on reporting monetary items of Company at rates different from those at which they were initially recorded during the year, or reported in previous financial statements, are recognised as income or as expenses in the year in which they arise.

K. Employee benefits

There are no Employee Benefits plan as declared by The Company, therefore IND AS 19 : Employee Benefits is not applicable to the Company.

L. Borrowing costs:

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the date of capitalisation of such asset, is added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

A qualifying asset is an asset that necessarily takes 12 months or more to get ready for its intended use or sale and includes the real estate properties developed by the Company.

M. Earnings Per Share:

The Company reports basic and diluted earnings per share in accordance with Ind AS - 33 on 'Earnings per Share'. Basic earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of Equity shares outstanding during the year. Diluted earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of equity shares outstanding during the year as adjusted for the effects of all diluted potential equity shares except where the results are anti- dilutive.

N. Current and Deferred Taxes:

Current Tax:

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current tax relating to items recognised outside Statement of Profit and Loss is recognised outside Statement of Profit and Loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred Tax:

Deferred tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill.

Deferred tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss).

Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneous.

Current tax and deferred tax is recognised in Statement of Profit and Loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

O. Impairment:

i. Financial assets (other than at fair value):

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired.

Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12 month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

ii. Non-financial assets:

Property, Plant & Equipment and Intangible assets (PPE&IA):

At each Balance Sheet date, the Company reviews the carrying amounts of its PPE&IA to determine whether there is any indication that those assets suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of impairment loss. Recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows expected from the continuing use of the asset and from its disposal are discounted to their present value using a pre-tax discount rate that reflects the current market assessments of time value of money and the risks specific to the asset. Reversal of impairment loss is recognised as income in the Statement of Profit and Loss as and when they arise.

P. Leases

The Company has implemented the Ind AS 116 "Leases"as notified by the Ministry of Corporate Affairs on 30th March 2019 through the Companies (Indian Accounting Standards) Amendment Rules, 2019.The Company has adopted Ind AS 116 "Leases", applied to all the lease contracts with effect from 1st April, 2021. The Company's lease asset classes primarily consist of leases of Commercial Spaces and equipment. At the date of commencement of lease, the Company recognise a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve month or less (short-term leases) and low value leases. For these short-term and low value leases, the Company recognizes the lease payments as operating expense on straight-line basis over the term of lease. The right-of-use assets are initially recognized at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses.

The Right of use of assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. Right of use of assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable.

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The Lease liability is initially measured at amortized cost at the present value of future lease payments. The lease payments are discounted using the interest rate implicit in the lease, or if not readily determinable, using the incremental borrowing rates in the country of domicile of the leases. Lease Liabilities are re measured with corresponding adjustment to the related right to use of asset if company changes its assessment if whether it will exercise an extension or termination option Lease liability and ROU asset have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

The following is the summary of practical expedients elected on initial application.
1. Applied a single discount rate to portfolio of leases of similar assets in similar economic environment with similar end date.
2. Applied the exemption not to recognize right to use of asset and liabilities for leases with less than 12 months of lease term of the date of initial application.
3. Excluding initial direct costs for the measurement of right to use of asset at the date of initial application.

Q. Provisions, Contingent Liabilities and Contingent Assets:

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes. Contingent assets are not recognised in the financial statements but are disclosed.

R. Operating Cycle

Based on the nature of products / activities of the Company and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

S. Financial Instruments:

Initial recognition:

Financial assets and liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.

Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised in profit or loss.

The Company derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to anotherentity. The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired.

Financial assets at amortised cost:

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business whose objective is to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

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Financial liabilities and equity instruments:

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.
Financial liabilities are measured at amortised cost.

T. Significant management judgement in applying accounting policies and estimation uncertainty

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the related disclosures.

Significant management judgements

The following are significant management judgements in applying the accounting policies of the Company that have the most significant effect on the financial statements.

1. **Recognition of deferred tax assets**

   The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilized.

2. **Evaluation of indicators for impairment of assets**

   The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

3. **Contingent liabilities**

   At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding warranties and guarantees. However the actual future outcome may be different from this judgement.

Significant Estimates

Information about estimates and assumptions that have the most significant effect on recognition and measurement of assets, liabilities, income and expenses is provided below. Actual results may be different.

1. **Impairment of financial assets**

   At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.

2. **Useful lives of depreciable/ amortisable assets**

   Management reviews its estimate of the useful lives of depreciable/amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of certain software, customer relationships, IT equipment and other plant and equipment.

2A. New Accounting Standards, Amendments to Existing Standards, Annual Improvements and Interpretations Effective Subsequent to March 31, 2022

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 23, 2022, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2022, applicable from April 1, 2022, as below :

Ind AS 16 – Proceeds before intended use

The amendments mainly prohibit an entity from deducting from the cost of property, plant and equipment amounts received from selling items produced while the company is preparing the asset for its intended use. Instead, an entity will recognise such sales proceeds and related cost in profit or loss.The Company does not expect the amendments to have any impact in its recognition of its property, plant and equipment in its financial statements.

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Ind AS 37 – Onerous Contracts - Costs of Fulfilling a Contract

The amendments specify that that the 'cost of fulfilling' a contract comprises the 'costs that relate directly to the contract'. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (examples would be direct labour, materials) or an allocation of other costs that relate directly to fulfilling contracts. The amendment is essentially a clarification and the Company does not expect the amendment to have any significant impact in its financial statements.

Ind AS 109 – Annual Improvements to Ind AS (2021)

The amendment clarifies which fees an entity includes when it applies the '10 percent' test of Ind AS 109 in assessing whether to derecognise a financial liability. The Company does not expect the amendment to have any significant impact in its financial statements.

Ind AS 116 – Annual Improvements to Ind AS (2021)

The amendments remove the illustration of the reimbursement of leasehold improvements by the lessor in order to resolve any potential confusion regarding the treatment of lease incentives that might arise because of how lease incentives were described in that illustration. The Company does not expect the amendment to have any significant impact in its financial statements.

SANAS DEVELOPERS PRIVATE LIMITED

Notes to the Financial Statements for the year ended March 31, 2022

Note 3 : Property Plant & Equipment **(Amount in 000's)**

Particulars	Plant and Machinery	Vehicles	Computers And Printers	Right of Use Assets	Total
Gross block					
Balance as at 1 April 2020	39.91	1,137.50	37.03	-	**1,214.44**
Additions during the year	54.20	11,034.86	40.00	-	**11,129.06**
Disposals/adjustments during the year	-	(1,137.50)	-	-	**(1,137.50)**
Adjustments	-	-	-	-	**-**
Balance as at 31 March 2021	**94.11**	**11,034.86**	**77.03**	**-**	**11,206.01**
Additions during the year	322.65	-	118.27	6,346.32	**6,787.23**
Disposals/adjustments during the year	-	-	-	-	**-**
Balance as at 31 March 2022	**416.76**	**11,034.86**	**195.30**	**6,346.32**	**17,993.24**
Accumulated depreciation					
Balance as at 1 April 2020	6.76	376.66	18.90	-	**402.33**
Depreciation / Amortisation charge	12.50	2,646.60	22.53	-	**2,681.63**
Adjustments/disposal of assets	-	(435.90)	-	-	**(435.90)**
Balance as at 31 March 2021	**19.27**	**2,587.36**	**41.43**	**-**	**2,648.06**
Depreciation / Amortisation charge	50.91	2,638.52	59.05	2,652.48	**5,400.96**
Adjustments/disposal of assets	-	-	-	-	**-**
Balance as at 31 March 2022	**70.18**	**5,225.89**	**100.48**	**2,652.48**	**8,049.02**
Net block					
Balance as at 31 March 2021	**74.84**	**8,447.50**	**35.60**	**-**	**8,557.94**
Balance as at 31 March 2022	**346.58**	**5,808.97**	**94.82**	**3,693.84**	**9,944.21**

Note -

- Vehicle is held in the Name of Directors of the Company.

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Notes to the Financial Statements for the year ended March 31, 2022

Note - 4 : Inventories

(Amount in 000's)

Particulars	As at March 31, 2022	As at March 31, 2021
At cost or net realisable value whichever is lower		
Opening Inventory	3,17,276.06	2,57,055.26
Add:- Addition during the Year	1,60,938.80	60,220.80
Add:- Expenditure Transferred to WIP	-	-
Less:- Cost of Goods Sold	-	-
Closing Inventory	4,78,214.86	3,17,276.06
Total	**4,78,214.86**	**3,17,276.06**

Note 5 - Investments

(Amount in 000's)

Particulars	As at March 31, 2022	As at March 31, 2021
(i) Investment		
Unquoted Investments		
(a) Fixed deposits	500.00	500.00
(b) Interest accrued on bank deposits	15.53	18.14
Total	**515.53**	**518.14**

Note - 6 : Cash and Bank Balance

(Amount in 000's)

Particulars	As at March 31, 2022	As at March 31, 2021
Cash and Cash Equivalents		
Balances with banks		
In Current accounts	28,250.69	9,237.33
Deposits with banks having original maturity less than 3 months	-	-
Cash on hand	189.92	19.91
Total (a)	**28,440.61**	**9,257.24**
Other bank balances		
Deposits with banks having maturity less than 12 months	-	-
Total (b)	-	-
Total (a) + (b)	**28,440.61**	**9,257.24**

Note - 7 : Other Current Assets

(Amount in 000's)

Particulars	As at March 31, 2022	As at March 31, 2021
Unsecured and considered good		
Advances to suppliers	759.80	4.46
Advances to Staff	925.35	720.43
Balances with Government authorities	300.00	400.00
Deposit for Rent	300.00	-
Reimbursment Receivable	1,652.75	-
Prepaid Expenses	27.87	180.74
Total	**3,965.77**	**1,305.63**

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Notes to the Financial Statements for the year ended March 31, 2022

Note - 8 : Equity Share Capital

(Amount in 000's)

Particulars	As at March 31, 2022	As at March 31, 2021
Authorised:		
50000 Equity Shares of Rs.10/- each (as at March 31, 2021: 50000 equity shares of ₹ 10/- each)	500.00	500.00
	500.00	**500.00**
Issued, Subscribed and Fully Paid:		
10000 Equity Shares of Rs.10/- each (as at March 31, 2021: 10000 equity shares of ₹ 10/- each)	100.00	100.00
Total	**100.00**	**100.00**

Note 8A: Terms, rights and restrictions attached to equity shares

The Company has only one class of equity shares having a face value of Rs. 10 per share. Accordingly, all equity shares rank equally with regards to dividends and share in the Company's residual assets. The equity shares are entitled to receive dividend as declared from time to time. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive the remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

Note 8B: Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number of shares	(Amount in '000)	Number of shares	(Amount in '000)
Shares at the beginning of year	10,000	100.00	10,000	100.00
Issued during the year	-	-	-	-
Outstanding at the end of the year	**10,000**	**100.00**	**10,000**	**100.00**

Note 8C: Details of shares held by each shareholder holding more than 5% equity shares:

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number of shares	% of Holdings	Number of shares	% of Holdings
Hubtown Limited	5,100	51.00%	5,100	51.00%
Surendra R. Sanas	3,000	30.00%	3,000	30.00%
Siddhant S. Sanas	1,500	15.00%	1,500	15.00%

Note 8D: Details of Shareholding of Promoters as on 31.3.2022

Particulars	As at March 31,2022		
	Number of shares	% of Holdings	% of Change during the Year
Hubtown Limited	5,100	51.00%	-
Surendra R. Sanas	3,000	30.00%	-
Siddhant S. Sanas	1,500	15.00%	-

Details of Shareholding of Promoters as on 31.3.2021

Particulars	As at March 31,2021		
	Number of shares	% of Holdings	% of Change during the Year
Hubtown Limited	5,100	51.00%	-
Surendra R. Sanas	3,000	30.00%	-
Siddhant S. Sanas	1,500	15.00%	-

Note 8E: Information regarding issue of shares in the last five years:

i) The Company has issued all the above shares in the process of conversion of Partnership firm into Company. (Thus shares are issued without payment being received in cash.)

ii) The Company has not issued any bonus shares.

iii) The Company has not undertaken any buy-back of shares.

Note 8F: Shares held by Holding Company

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number of shares	(Amount in '000)	Number of shares	(Amount in '000)
Hubtown Limited	5,100	51.00	5,100	51.00

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Notes to the Financial Statements for the year ended March 31, 2022

Note - 9 : Other Equity

(Amount in '000)

Particulars	As at March 31, 2022	As at March 31, 2021
(I) Retained Earnings		
Balance as at the beginning of the year	(19,158.59)	(2,890.87)
Add :		
Profit during the year	(31,599.53)	(16,267.72)
Other Comprehensive Income/(Loss)		
Less:		
Any Other Adjustement-Prior Period		
Total	**(50,758.12)**	**(19,158.59)**

Note - 10 : Borrowings- Non Current

(Amount in '000)

Particulars	As at March 31, 2022	As at March 31, 2021
Loans from related parties (Unsecured)	2,83,590.39	2,85,017.02
Total	**2,83,590.39**	**2,85,017.02**

Note - 11 : Other Finanical Liabilites-Non Current

(Amount in '000)

Particulars	As at March 31, 2022	As at March 31, 2021
Other financial liabilities		
Carried at amortised cost		
Retention money payable	9,093.51	4,171.75
Lease Liability	1,140.77	-
Total	**10,234.27**	**4,171.75**

Note - 12 : Deferred Tax Assets / (Liabilities)

(Amount in '000)

Significant components of deferred tax assets and liabilities	Opening balance as on April 1, 2021	Recognized in the statement of profit or loss	Recognized in/ reclassified from other comprehensive income	Closing balance as on March 31, 2022
Deferred tax assets: Property, plant and equipment and intangible assets	299.50	313.23	-	612.73
Total deferred tax assets	**299.50**	**313.23**	-	**612.73**
Deferred tax liabilities: Property, plant and equipment and intangible assets	14.08	-	-	14.08
Total deferred tax liabilities	**14.08**	-	-	**14.08**
Net Deferred Tax Assets/(Liabilities)	**285.42**	**313.23**	-	**598.65**

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Notes to the Financial Statements for the year ended March 31, 2022

Note - 13 : Financial Liabilities- Borrowings- Current

(Amount in '000)

Particulars	**As at March 31, 2022**	**As at March 31, 2021**
Secured		
Loans Payable on Demand		
From Bank- Overdraft**	-	73.95
Total	**-**	**73.95**

Note:

**Overdraft facility availed by the company in the name of the Director of The Company, on the security of personal property of the Director, funds are fully utilised for the purpose of project of the company.

Note - 14 : Current liabilities:- Financial Liabilities- Trade Payables

(Amount in '000)

Particulars	**As at March 31, 2022**	**As at March 31, 2021**
Trade Payables		
(a) Total Outstanding dues to Micro Enterprises and Small Enterprises **(Refer Note 23)**		
(b) Total Outstanding dues other than to Micro Enterprises and Small Enterprises **(Refer Note 24)**	2,460.18	6,223.68
Total	**2,460.18**	**6,223.68**

Note - 15 : Other Current Liabilities

(Amount in '000)

Particulars	**As at March 31, 2022**	**As at March 31, 2021**
Advances received from customers	2,69,946.69	58,772.22
Provisions	2,618.28	1,390.72
Others		
- Statutory Dues Payable	778.32	609.68
Total	**2,73,343.28**	**60,772.61**

Note - 16 : Other Income

(Amount in '000)

Particulars	**As at March 31, 2022**	**As at March 31, 2021**
(a) Interest Income		
- On Bank deposits (at amortised cost)	25.56	52.64
- On Income Tax Refund	24.00	-
(b) Misc.Income	-	3.10
(c) Cancellation Charges Receipts	3.63	21.19
Total	**53.19**	**76.92**

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Notes to the Financial Statements for the year ended March 31, 2022

Note - 17 : Cost of services, construction & land

(Amount in 000's)

Particulars	As at March 31, 2022	As at March 31, 2021
Cost incurred during the year		
Cost of land/ development rights	-	-
Purchase of raw material	2,678.75	1,338.80
Contract cost and labour Charges	53,632.46	41,616.06
Other construction expenses	30,136.35	17,265.94
Finishing and Development Work	74,491.23	-
Total	**1,60,938.80**	**60,220.80**

Note - 18 : Changes in Inventory of Raw materials, work-in-progress

(Amount in 000's)

Particulars	As at March 31, 2022	As at March 31, 2021
(a) Opening stock of including Raw materials, work-in-progress	3,17,276.06	2,57,055.26
(b) Less : Closing stock including Raw materials, construction work-in-progress	4,78,214.86	3,17,276.06
Total (a-b)	**(1,60,938.80)**	**(60,220.80)**

Note - 19 : Employee Benefits Expense

(Amount in 000's)

Particulars	As at March 31, 2022	As at March 31, 2021
Salaries and wages	3,577.17	3,672.28
Staff welfare expenses	215.69	208.14
Interest on Salary Advances	(11.48)	(4.68)
Total	**3,781.39**	**3,875.75**

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Notes to the Financial Statements for the year ended March 31, 2022

Note - 20 : Finance Cost

(Amount in 000's)

Particulars	As at March 31, 2022	As at March 31, 2021
Interest on OD	63.42	558.81
Loan Processing Fees	-	259.83
Interest on Lease Liability	444.06	-
Total	**507.49**	**818.64**

Note - 21 : Other Expenses

(Amount in 000's)

Particulars	As at March 31, 2022	As at March 31, 2021
Repairs and maintenance	104.31	4.80
Vehicle Insurance	153.97	29.97
Telephone	78.14	83.03
Travelling and Conveyance	261.43	231.10
Printing & Stationery	158.67	49.19
Legal and professional fees	455.55	298.90
Payment to auditors (Refer Note 24)	175.00	175.00
Miscellaneous expenses	52.00	7.21
Commission	11,582.61	1,573.71
Courier Charges	38.03	1.95
Electricity Charges	347.76	354.59
Bank Charges	41.95	17.72
Interest on Tax/Late fee on GST	4.65	14.24
Office Expenses	846.82	394.86
Petrol Expenses	704.97	438.48
Donation	5.00	55.00
Exhibition Expenses	-	229.00
Rent, Rates & Taxes	34.90	1,781.87
TDS Expenses	-	2.04
Repairs to Vehicle	554.51	272.55
Services Charges Paid	1.33	0.75
RERA Registration Fees	-	99.50
Annual Lease Rent-MIDC	-	0.01
Marketing & Sales Promotion	2,620.78	3,102.61
Royalty Paid	2,985.15	-
GST Expensed Out	1,068.57	-
Total	**22,276.10**	**9,218.05**

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22. Current tax and deferred tax

The income tax expenses can be reconciled to the accounting profit as follows:

(Amount in 000's)

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Profit Before tax	(31,912.76)	(16,517.15)
Enacted tax rate (Effective)	26.00%	26.00%
Income tax calculated at enacted rate	-	-
Others-Deferred Tax	(313.23)	(249.44)
Tax expense recognized in profit and loss	(313.23)	(249.44)

The tax rate used for the above reconciliation is the rate as applicable for the respective period payable by the entities in India on taxable profits under India tax laws.

23. Disclosure as per Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

(Amount in 000's)

Particulars	As at March 31, 2022	As at March 31, 2021
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	-	-
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-
(iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond	-	-
(iv) The amount of interest due and payable for the year	-	-
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
(vi) The amount of further interest due and payable even in the succeeding year, until such date	-	-

24 .Disclosure relating to Ageing Analysis of Trade Payable.

A.Trade payable Ageing Schedule for period ended 31.03.2022

(Amount in 000's)

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i)MSME	-	-	-	-	-
(ii)Others	2,460.18	-	-	-	2,460.18
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
Total	2,460.18	-	-	-	2,460.18

B.Trade payable Ageing Schedule for period ended 31.03.2021

(Amount in 000's)

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i)MSME	-	-	-	-	-
(ii)Others	6,223.68	-	-	-	6,223.68
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
Total	6,223.68	-	-	-	6,223.68

25. Auditors Remuneration (net of GST) towards:

(Amount in 000's)

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Statutory Audit Fees	150.00	150.00
Tax matters	25.00	25.00
Total	175.00	175.00

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SANAS DEVELOPERS PRIVATE LIMITED
Notes forming part of the financial statements

26 Earnings per share:

Particulars	As at March 31, 2022	As at March 31, 2021
Nominal value of equity shares – (Amount in Rupees)	10	10
Net Profit attributable to shareholders (Amount in Thousands)	(31,599.53)	(16,267.72)
Weighted average number of equity shares for basic EPS	10,000	10,000
Basic earnings per share – Rupees	(3,159.95)	(1,626.77)
Net Profit attributable to shareholders on dilution (Amount in Thousands)	(31,599.53)	(16,267.72)
Weighted average number of equity shares for diluted EPS	10,000	10,000
Diluted earnings per share – (Amount in Thousands)	(3.16)	(1.63)

27 Segment Information

Information reported to the chief operating decision maker (CODM) for the purposes of resource allocation and assessment of segment performance focuses on the types of goods and services delivered or provided. The Company is engaged in development of real estate property, operating in India, which in the context of Indian Accounting Standard 108 'Segment Information' represents single reportable business segment. This is the measure reported to the chief operating decision maker for the purposes of resource allocation and assessment of segment performance.

28 Financial Instruments

I) Capital Management

The company's capital management objectives are:

- to ensure the company's ability to continue as a going concern
- to maximize the return to stakeholders through optimization of the debt and equity balance.

The Company monitors capital on the basis of the carrying amount of equity as presented on the face of the statement of financial position. The Company sets the amount of capital in proportion to its overall financing structure, i.e. equity and financial liabilities. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying Assets.

a) Gearing ratio:

The Gearing ratio at the end of the reporting period are as follows:

(Amount in 000's)

Particulars	As at March 31, 2022	As at March 31, 2021
Debt*	2,83,590.39	2,85,090.97
Cash & Bank Balances	28,440.61	9,257.24
Net Debt	2,55,149.78	2,75,833.74
Total Equity	(50,658.12)	(19,058.59)
Net Debt to Equity Ratio	(5.04)	(14.47)

*Debt is defined as long-term and short-term borrowings

b) The carrying value of financial instruments by categories as of March 31, 2022 is as follows:

(Amount in 000's)

Particulars	Fair value through P&L	Fair value through OCI	Amortized cost	Total carrying value	Total Fair Value
Assets:					
Cash and cash equivalents	-	-	28,440.61	28,440.61	28,440.61
Other bank balances	-	-	-	-	-
Trade receivables	-	-	-	-	-
Investments	-	-	515.53	515.53	515.53
Other financial assets	-	-	-	-	-
Total	-	-	**28,956.14**	**28,956.14**	**28,956.14**
Liabilities:					
Trade and other payables	-	-	2,460.18	2,460.18	2,460.18
Borrowings	-	-	2,83,590.39	2,83,590.39	2,83,590.39
Other financial liabilities	-	-	12,943.89	12,943.89	12,943.89
Total	-	-	**2,98,994.46**	**2,98,994.46**	**2,98,994.46**

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SANAS DEVELOPERS PRIVATE LIMITED
Notes forming part of the financial statements

The carrying value of financial instruments by categories as of March 31, 2021 is as follows:

(Amount in 000's)

Particulars	Fair value through P&L	Fair value through OCI	Amortized cost	Total carrying value	Total Fair Value
Assets:					
Cash and cash equivalents	-	-	9,257.24	9,257.24	9,257.24
Other bank balances	-	-	-	-	-
Trade receivables	-	-	-	-	-
Investments			518.14	518.14	518.14
Other financial assets	-	-	-	-	-
Total	-	-	**9,775.38**	**9,775.38**	**9,775.38**
Liabilities:					
Trade and other payables	-	-	6,223.68	6,223.68	6,223.68
Borrowings from Others	-	-	2,85,090.97	2,85,090.97	2,85,090.97
Other financial liabilities	-	-	4,171.75	4,171.75	4,171.75
Total	-	-	**2,95,486.40**	**2,95,486.40**	**2,95,486.40**

* The fair value of cash and cash equivalents, other balances with banks, trade receivables, trade payables, borrowings and certain other financial assets and liabilities approximate their carrying amount largely due to the short term nature of these instruments.

II) Financial Risk Management Objectives

In the course of its business, the Company is exposed primarily to fluctuations in interest rates, equity prices, liquidity and credit risk, which may adversely impact the fair value of its financial instruments. The Company assesses the unpredictability of the financial environment and seeks to mitigate potential adverse effects on the financial performance of the Company.

III Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk such as equity price risk and commodity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. Future specific market movements cannot be normally predicted with reasonable accuracy.

Currency risk:

The Company does not have material foreign currency transactions. The company is not exposed to risk of change in foreign currency.

Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company is not exposed to the risk of changes in market interest rates as the Company does not have any long-term debt obligations with floating.

Other price risk:

The Company is not exposed to equity price risks arising from equity investments, since there are no equity investments.

IV Credit risk management

Credit risk is the risk of financial loss arising from counterparty failure to repay or service debt according to the contractual terms or obligations. Credit risk encompasses of both, the direct risk of default and the risk of deterioration of creditworthiness as well as concentration of risks. Credit risk is controlled by analysing credit limits and creditworthiness of customers on a continuous basis to whom the credit has been granted after obtaining necessary approvals for credit.

Financial instruments that are subject to concentrations of credit risk principally consist of cash and cash equivalents, bank deposits and other financial assets. None of the financial instruments of the Company result in material concentration of credit risk.

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V) Liquidity risk

Liquidity risk refers to the risk that the Company cannot meet its financial obligations. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

The table below provides details regarding the contractual maturities of financial liabilities, including estimated interest payments as at March 31, 2022:

(Amount in 000's)

Financial liabilities	Carrying amount	Due in one Year	Due after one Year	Total contractual cash flows
(a) Trade Payables				
March 31, 2022	2,460.18	2,460.18	-	2,460.18
March 31, 2021	6,223.68	6,223.68	-	6,223.68
b) Borrowings -Non Current				
March 31, 2022	2,83,590.39	-	2,83,590.39	2,83,590.39
March 31, 2021	2,85,017.02	-	2,85,017.02	2,85,017.02
c) Borrowings -Current				
March 31, 2022	-	-	-	-
March 31, 2021	73.95	73.95	-	73.95
d) Other Financial Liability- Non Current				
March 31, 2022	9,093.51	-	9,093.51	9,093.51
March 31, 2021	4,171.75	-	4,171.75	4,171.75
e) Lease Liability				
March 31, 2022	3,850.38	2,709.61	1,140.77	3,850.38
March 31, 2021	-	-	-	-
Total				
March 31, 2022	**2,98,994.46**	**5,169.80**	**2,93,824.66**	**2,98,994.46**
March 31, 2021	**2,95,486.40**	**6,297.63**	**2,89,188.77**	**2,95,486.40**

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SANAS DEVELOPERS PRIVATE LIMITED
Notes to the Financial Statements for the year ended March 31, 2022

Note 29 :- Disclosure pursuant to Indian Accounting Standard (Ind AS) 116, *Leases*

The company has entered into commercial leases for taking office spaces and car on lease. Leases of Office Spaces have is for Period of 2 Years and Car taken on lease is for the period of 3 Years with renewal option. There are no restrictions placed upon the Company by entering into these leases. The Company has not given any sub lease during the year.

A. Right-of-Use assets

(Amount in '000)

Carrying Value	2021-22	2020-21
Opening balance	-	-
Additions	6,346.32	-
Disposal / derecognized during the year	-	-
Closing balance	**6,346.32**	-

(Amount in '000)

Accumulated depreciation	2021-22	2020-21
Opening balance	-	-
Additions	2,652.48	-
Disposal / derecognized during the year	-	-
Closing balance	**2,652.48**	-

B. Lease Liabilities

(Amount in '000)

Particulars	2021-22	2020-21
Opening balance	-	-
Addition	6,346.32	-
Accredition of interest	444.06	-
Payments	-2,940.00	-
Total	**3,850.38**	-

(Amount in '000)

Lease liabilities	2021-22	2020-21
Lease rentals due		
Current	2,709.61	-
Non - current	1,140.77	-
Total	**3,850.38**	-

C. Amounts to be recognised in Statement of profit and loss for the year ended 31st March, 2022

(Amount in '000)

Particulars	2021-22	2020-21
Depreciation expense of Right-of-Use assets	2,652.48	-
Interest expense on lease liabilities	444.06	-
Total	**3,096.54**	-

SANAS DEVELOPERS PRIVATE LIMITED
Notes to the Financial Statements for the year ended March 31, 2022

30. Additional Regulatory Information
Ratios

Particulars	Numerator	Denominator	2021-2022	2020-2021	Variation	Reasons for huge Variation
(a) Current Ratio (in times)	Total Current Assets	Total Current Liabilites	1.84	4.90	62.51	Current Ratio is decreased due to Increase in Amount of Current liabilities (Advance from Flat Holders)
(b) Return on Equity Ratio (in Times)	Profit/(Loss) for the year less Preference dividend (if any)	Average Equity (Shareholder's Funds)	-0.91	-1.49	39.12	The Company Follows Contract Completion Method and hence will recognise the Revenue as and when, the Project gets Completed. Till that time, there shall always be negative profitability on account of peiod cost.
(c) Trade payables turnover ratio	Credit Purchases	Average Accounts Payables	42.20	20.90	-101.88	Increase in ratio is on account of increase in credit purchases as at the end of the year, which have been settled in subsequent period.
(d) Return on Capital employed (in Times)	EBIT	CapitalEmployed (Total Assets- Outside Liabilities)	-0.62	-0.82	24.74	-

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31 **Related Party Transactions:**

(i) **List of related Parties**

Related Parties are classified as:

Description of relationship	Names of related parties
Holding Company	Hubtown Limited
Key Management Personnel	Surendra Sanas
	Aneeta Sanas
	Siddhanth Sanas
Relatives of Key Management Personnel	Surendra Sanas (HUF)
Entities where key management personnel have significant influence	SRS Projects JV

(ii) **Related Party Transactions and Balance Outstanding**

I. Details of Related Party Transactions for the year ended 31st March, 2022

(Amount in 000's)

Type of Transactions	Holding Company	Key Management Personnel	Relatives of Key Management Personnel	Entities where key management personnel have significant influence
I. Transactions during the year:				
Loan Taken	-	16,550.00	-	-
Loan Repaid	-	17,976.63	-	-
Car Purchase	-	-	-	-
Property Rent Paid	-	300.00	1,440.00	-
Rent Deposit	-	50.00	250.00	-
Car Hire Charges	-	1,200.00	-	-
II. Balances at year end:	-	2,83,590.39	-	-

II. Details of Related Party Transactions for the year ended 31st March, 2021

(Amount in 000's)

Type of Transactions	Holding Company	Key Management Personnel	Relatives of Key Management Personnel	Entities where key management personnel have significant influence
I. Transactions during the year:				
Loan Taken	-	45,514.30	-	-
Loan Repaid	-	16,788.88	-	-
Car Purchase	-	-	-	11,034.86
Rent Paid	-	300.00	1,440.00	-
II. Balances at year end:		2,85,017.02		

32 The Ministry of Corporate Affairs ("MCA") on 28th March 2018 notified Ind AS 115, Revenue from Contract with Customers with effect from 1st April 2018. Since the company has come in existence in year 2018-19, no effects are required to be given for the above.

For computation of revenue, the completion contract method is applied in each reporting period and the estimates like reasonableness of collections from customers, lapse of certain period from the intimation to customer to take the possession, disputes with the customer which may result in the cancellation of the contract are re-assessed periodically by the management. The effect of such changes to estimates is recognised in the period such changes are determined. In such cases any revenues attributable to such contracts and the corresponding Cost of Goods Sold ("COGS") previously recognised are reversed and reduced from the current year's Revenue and COGS respectively. However, as assessed by The management, no such effect is required to be given in the reporting period.
The amount received from customers which does not qualify for revenue recognition is accounted as Current Liabilities under the head "Other Current Liabilities Sub Head "Advance from Customers".

33 Balances standing to the credit of Trade Payable, Trade Receivable, other Payable, as applicable are subject to confirmation from them.

34 Previous years figures have been regrouped, rearranged and reclassified, wherever necessary to confirm current year's representation.

FOR AND ON BEHALF OF THE BOARD OF DIRECTORS
SANAS DEVELOPERS PRIVATE LIMITED

SANAS DEVELOPERS PRIVATE LIMITED PUNE

Surendra R. Sanas
Director
DIN - 00164013

Anita S. Sanas
Director
DIN - 00164151

Place: Pune
Date: 27/05/2022

Pankaaj Pande
B. Com., F.C.A.

P M Pande And Co
Chartered Accountants
Bldg. No. 3, 4th Floor, Office No. 4R, Navjivan Society,
Lamington Road, Mumbai - 400 008. Tel. : 4979 0250
Mobile : 98202 90131 Email : pmpandeco@gmail.com

INDEPENDENT AUDITOR'S' REPORT ON FINANCIAL STATEMENTS

TO THE MEMBERS OF
Vega Developers Pvt Ltd

Opinion

We have audited the accompanying financial statements of **VEGA DEVELOPERS PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March, 2022, the Statement of Profit and Loss, and a summary of the significant accounting policies and other explanatory information for the year then ended.

In our opinion and to the best of our information and according to the explanations given to us the financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India

a) In case of its Balance-sheet, of the state of affairs of the company as at 31st March 2022.

b) In case of Statement of Profit and Loss of the Loss for the year ended on that date.

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. 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 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 Companies Act, 2013 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 we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

Information other than the financial statements and auditors' report thereon

The Company's board of directors is responsible for the other information. The other information comprises the information included in the company 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 there on. 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 during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibility of Management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes 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 frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and 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.

Those Board of Directors are also responsible for overseeing the company's financial reporting process

Auditor's Responsibilities for the Audit of 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 auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.
As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the 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 financial controls 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 system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention 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.

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of Section 143(11) of the Act, we give in the "**Annexure-A**" statement on the matters specified in paragraphs 3 and 4 of the Order.

2. As required by Section 143 (3) of the Act, we report that:

   (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

   (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

   (c) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.

(d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

(e) On the basis of the written representations received from the directors as on 31st March, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.

(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in **"Annexure B"**.

(g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended

In our opinion and to the best of our information and according to the explanations given to us, the limit prescribed by section 197 for maximum permissible managerial remuneration is not applicable to a private limited company.

(h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

i. The Company does not have any pending litigations which would impact its financial position.

ii. The Company did not have any long term contracts including derivative contracts for which any provision for material foreseeable losses were required.

iii. There were no amounts which were required to be transfer, to the Investor Education and Protection Fund by the Company during the year ended 31.03.2022.

(iv) (i) The management has represented that, to the best of it's knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(ii) The management has represented, that, to the best of it's knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

(iii) Based on audit procedures which we considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.

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

For P M PANDE AND CO
Chartered Accountants
FRN No. 107289W

Pankaaj Pande

PANKAAJ PANDE
Proprietor
M. No. 040694
Place: Mumbai
Dated: 16/08/2022
UDIN: 22040694APBSZN3815

P M Pande And Co. M. No. 40694 FRN 107289 W Chartered Accountants

Annexure-A To The Independent Auditors' Report

Referred to in Paragraph 1 under the heading "Report on other legal and regulatory requirements" of our Independent Auditor's Report of even date to the members of **VEGA DEVELOPERS PRIVATE LIMITED** On the financial statements as of and for the year ended 31.03.2022,

On the basis of such checks as we considered appropriate and according to the information and explanations given to us during the course of our audit, we report that

(i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
(B) The Company does not have any intangible assets. Accordingly, clause 3(i)(a)(B) of the Order is not applicable.

(b) As explained to us fixed assets have been physically verified by the management during the year and no material discrepancies were noticed on such verification.

(c) According to information and explanations given to us and on the basis of our examination of records the title deeds of immovable properties are held in the name of the company.

(d) According to the information and explanation given to us and basis of our examination of the record of the Company, the Company has not revalued any of its Property, Plant and Equipment and intangible assets during the year.

(e) According to the information and explanation given to us and basis of our examination of the record of the Company, there are no proceedings have been initiated during the year or are pending against the Company as at March 31, 2022 for holding any benami property under the Benami Transactions (Prohibition) Act,1988(as amended in 2016) and rules made thereunder.

(ii) (a) The management has conducted physical verification in respect of finished goods, stores, spare parts and raw materials at reasonable intervals, no material discrepancies have been noticed on physical verification of stocks as compared to book records.
(b) The Company has not been sanctioned working capital limits in excess of Rs. 5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.

(iii) The company has not granted any loans or advances in the nature of loans to party covered in the register maintained under section 189 of the Companies Act, 2013. Hence, clause (iii) of Paragraph 3 is not applicable to the company.

(iv) In our opinion and according to the information and explanation give to us, the company has complied with section 185 and section 186 of the companies Act 2013 in respect of corporate guarantee given in connection with the loan taken by the others from bank or financial institutions and investment in other related party.

(v) The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposit) Rules, 2015 with regard to the deposits accepted from the public are not applicable.

(vi) Central Government has not prescribed/specified the maintenance of cost records under sub-section (l) of section 148 of the Companies Act, 2013, hence clause (vi) of Paragraph 3 is not applicable to the company.

(vii) (a) According to the information and explanations given to us, the Company is generally regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, goods and services tax and any other statutory dues with the appropriate authorities.

(b)) According to the information and explanations given to us, there are no dues of income-tax, goods and services tax, which have not been deposited on account of any dispute.

(viii) According to the information and explanation given to us and on the basis of our examination of the record of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.

(ix) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not defaulted in the repayment of loans or borrowings or in the payment of interest thereon to any lender.

(b)According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared a willful defaulter by any bank or financial institution or government or government authority.

(c) In our opinion and according to the information and explanations given to us by the management, term loans were applied for the purpose for which the loans were obtained.

(d)According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.

(e) According to the information and explanations given to us and on an overall examination of the standalone financial statements of the Company, we report that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures as defined in the Act.

(f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries, associates or joint venture companies (as defined under the Act).

(x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) Accordingly, clause 3(x)(a) of the Order is not applicable.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.

(xi) (a) Based on examination of the books and records of the Company and according to the information and explanations given to us, considering the principles of materiality outlined in the Standards on Auditing, we report that no fraud by the Company or on the Company has been noticed or reported during the course of the audit.

(b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) According to the information and explanation given to us by the management, there were no whistle blowers complaints received during the year against the company.

(xii) According to the information and explanation to us, the Company is not a Nidhi Company. Therefore, the provisions of clause 3 (xii) of the Order are not applicable to the Company.

(xiii) According to the information and explanations given to us and based on our examination of the records of the company, transactions with the related parties, are in compliance with Section 177 and 188 of the Companies Act,2013, where applicable and details of such transactions have been disclosed in the Financial Statements as required by the applicable accounting standards.

(xiv) Based on information and explanations provided to us and our audit procedures, in our opinion, the Company has an internal audit system commensurate with the size and nature of its business.

(xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Act are not applicable to the Company.

(xvi) (a) According to the information and explanations given to us, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934. Accordingly, clauses 3(xvi)(a) and 3(xvi)(b) are not applicable to the company.

(c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.

(d) According to the information and explanations provided to us during the course of audit, the Group does not have any CICs.

(xvii) The Company has not incurred cash losses in the current and in the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable.

(xix) On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx) In our opinion and according to the information and explanations given to us, there is no unspent amount under sub-section (5) of section 135 of the Act pursuant to any project. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

(xxi) The company has not made investments in subsidiary company. Therefore, the company does not require to prepare consolidated financial statement. Therefore, the provisions of Clause (xxi) of paragraph 3 of the order are not applicable to the company.

For P M PANDE AND CO
Chartered Accountants
FRN No. 107289W

Pankaaj Pande

PANKAAJ PANDE
Proprietor
M. No. 040694
Place: Mumbai
Dated: 16/08/2022
UDIN: 22040694APBSZN3815

P. M. Pande And Co. M. No. 40694 FRN 107289W Chartered Accountants

ANNEXURE –"B" TO THE INDEPENDENT AUDITORS REPORT

Report on the Internal Financial Controls under Clause (f) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of M/s. VEGA DEVELOPERS PRIVATE LIMITED ("the Company") as of March 31, 2022 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2)provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For P M PANDE AND CO
Chartered Accountants
FRN No. 107289W

Pankaaj Pande

PANKAAJ PANDE
Proprietor
M. No. 040694
Place: Mumbai
Dated: 16/08/2022
UDIN: 22040694APBSZN3815

P M Pande And Co.
M. No. 40694
FRN 107289 W
Chartered Accountants

VEGA DEVELOPERS PRIVATE LIMITED
CIN : U45200MH2006PTC159794

BALANCE SHEET AS AT 31st MARCH, 2022

Particulars		Note No.	As at 31st March 2022 ₹	As at 31st March 2021 ₹
ASSETS				
Current assets				
(a)	Inventories	3	10,27,46,481	13,05,28,101
(b)	Investment	4	10	-
(c)	Financial assets			
	(i) Cash and cash equivalents	5	5,24,455	4,80,809
	(ii) Other financial assets	6	3,00,000	11,82,636
(d)	Other current assets	7	3,00,000	79,000
Total Current Assets			**10,38,70,947**	**13,22,70,546**
Total assets			**10,38,70,947**	**13,22,70,546**
EQUITY AND LIABILITIES				
Equity				
(a)	Equity share capital	8	3,00,00,000	3,00,00,000
(b)	Other equity	9	(25,96,613)	(23,33,607)
Total Equity			**2,74,03,387**	**2,76,66,393**
Liabilities				
Current Liabilities				
(a)	Financial Liabilities			
	(i) Other payables	10	80,24,101	90,63,732
	(ii) Other financial liabilities	10	6,82,89,554	9,53,89,554
(b)	Other current liabilities	11	1,53,905	1,50,867
Total Current Liabilities			**7,64,67,560**	**10,46,04,153**
Total Equity and Liabilities			**10,38,70,947**	**13,22,70,546**

The accompanying notes are an intergal part of financial statements

As per our report of even date

For and on behalf of the Board of Directors

FOR P. M. PANDE AND CO
FIRM REGISTRATION NO. 107289 W
CHARTERED ACCOUNTANTS

P. M. Pande And Co. Chartered Accountants M. No. 40694 FRN 107289 W

PANKAAJ PANDE
PROPRIETOR
MEMBERSHIP NO. 40694

Place: Mumbai
Date: 16/08/2022

UDIN: 22040694APBSZN8815

Vega Developers Pvt. Ltd.

KETAN SHAH
DIRECTOR
DIN: 00546842

KHILEN SHAH
DIRECTOR
DIN: 03134932

VEGA DEVELOPERS PRIVATE LIMITED
CIN : U45200MH2006PTC159794

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

	Particulars	Note No.	Year ended 31st March 2022 ₹	Year ended 31st March 2021 ₹
I	**INCOME**			
	Revenue from Operations	12	3,00,00,000	-
	Total Income		3,00,00,000	-
II	**Expenses**			
	Costs Of Construction / Development	13	2,72,60,619	-
	Changes in inventories of work-in-progress	14	-	-
	Other Expenses	15	30,02,387	9,35,935
	Total Expenses		**3,02,63,006**	**9,35,935**
	Profit / (Loss) Before Tax		**(2,63,006)**	**(9,35,935)**
	Tax Expense			
	Current Tax			
	Profit / (Loss) for the Year		**(2,63,006)**	**(9,35,935)**
	Other Comprehensive Income			
	Total Comprehensive Income		(2,63,006)	(9,35,935)
	Earning per equity share of nominal value of ₹ 100/- each			
	Basic and Diluted	16	(0.88)	(3.12)

The accompanying notes are an intergal part of financial statements
As per our report of even date

For and on behalf of the Board of Directors

FOR P. M. PANDE AND CO
FIRM REGISTRATION NO. 107289 W
CHARTERED ACCOUNTANTS

Pankaaj Pande

PANKAAJ PANDE
PROPRIETOR
MEMBERSHIP NO. 40694

P. M. Pande And Co. M. No. 40694 FRN 107289 W Chartered Accountants

Place: Mumbai
Date: 16/08/2022

KETAN SHAH
DIRECTOR
DIN: 00546842

Vega Developers Pvt. Ltd.

KHILEN SHAH
DIRECTOR
DIN: 03134932

UDIN :- 22040694APBSZN3815

VEGA DEVELOPERS PRIVATE LIMITED
CIN : U45200MH2006PTC159794

Cash Flow Statement for the Year Ended 31st March, 2022

Particulars	31st March, 2022	31st March, 2021
	₹	₹
[A] CASH FLOW FROM OPERATING ACTIVITIES		
Profit/(Loss) before tax	(2,63,006)	(9,35,935)
Adjustments for:		
Provision/Advances/Sundry Balances written back	-	-
Other adjustments for non-cash items		
Operating Profit/(Loss) before changes in working capital	(2,63,006)	(9,35,935)
Adjustment for (Increase)/Decrease in Operating Assets		
Adjustments for decrease (increase) in inventories	2,77,81,619	-
Adjustments for decrease (increase) in trade receivables, current		
Adjustments for decrease (increase) in trade receivables, non-current	6,61,636	8,21,000
Adjustment for Increase/(Decrease) in Operating Liabilities		
Adjustments for increase (decrease) in trade payables, current		
Adjustments for increase (decrease) in trade payables, non-current	(10,39,631)	(2,13,14,654)
Adjustments for increase (decrease) in other current liabilities		
Adjustments for increase (decrease) in other non-current liabilities	(2,70,96,962)	2,13,50,565
Cash flow from operations after changes in working capital	43,656	(79,024)
Net Direct Taxes (Paid)/Refunded)	-	79,000
Net Cash Flow from/(used in) Operating Activities	**43,656**	**(24)**
[B] CASH FLOW FROM INVESTING ACTIVITIES		
Purchase / Proceeds from investment	(10)	-
Dividends received	-	-
Interest received	-	-
Bank Balances not considered as Cash and Cash Equivalents	-	-
Net Cash Flow from/(used in) Investing Activities	**(10)**	**-**
Net Increase/ (Decrease) in Cash and Cash Equivalents	43,646	(24)
Cash & Cash Equivalents at beginning of period (see Note 1)	4,80,809	4,80,833
Cash and Cash Equivalents at end of period (see Note 1)	**5,24,455**	**4,80,809**
Notes:		
Cash and Cash equivalents comprise of:		
Cash on Hands	4,55,804	4,51,504
Balance with Banks	68,651	29,305
Short-term investment		
Cash and Cash equivalents	**5,24,455**	**4,80,809**
Effect of Unrealised foreign exchange (gain)/loss (Net)		
Cash and Cash equivalents as restated	**5,24,455**	**4,80,809**

The cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard (Ind AS 7) statement of cash flows.

As per our report of even date

FOR P. M. PANDE AND CO
FIRM REGISTRATION NO. 107289 W
CHARTERED ACCOUNTANTS

Pankaaj Pande

PANKAAJ PANDE
PROPRIETOR
MEMBERSHIP NO. 40694

Place: Mumbai
Date: 16/08/20

P M Pande And Co. M. No. 40694 FRN 107289 W Chartered Accountants

For and on behalf of the Board of Directors

Vega Developers Pvt. Ltd.

KETAN SHAH
DIRECTOR
DIN: 00546842

KHILEN SHAH
DIRECTOR
DIN: 03134932

VEGA DEVELOPERS PRIVATE LIMITED
CIN : U45200MH2006PTC159794

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31st MARCH, 2022 (₹)

Particulars	Equity Share Capital	Retained Earnings	Total
Balance as at 31st March, 2020	**3,00,00,000**	**(13,97,672)**	**2,86,02,328**
Total Comprehensive Income for the year	-	(9,35,935)	(9,35,935)
Balance as at 31st March, 2021	**3,00,00,000**	**(23,33,607)**	**2,76,66,393**
Total Comprehensive Income for the year	-	(2,63,006)	(2,63,006)
Balance as at 31st March, 2022	**3,00,00,000**	**(25,96,613)**	**2,74,03,387**

FOR P. M. PANDE AND CO
FIRM REGISTRATION NO.107289 W
CHARTERED ACCOUNTANTS

Pankaaj Pande

P. M. Pande And Co. M. No. 40694 FRN 107289 W Chartered Accountants

PANKAAJ PANDE
PROPRIETOR
MEMBERSHIP NO. 40694
Date: 16/08/22

KETAN SHAH
DIRECTOR
DIN: 00546842

Vega Developers Pvt. Ltd.

KHILEN SHAH
DIRECTOR
DIN: 03134932

VEGA DEVELOPERS PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2022

Note 1. Statement of Significant Accounting Policies.

1.1 **Company Overview**

Vega Developers Private Limited is a Private Limited Company domiciled in India, incorporated under the Companies Act, 1956. The Company is engaged in the real estate business of construction and development of residential and commercial premises.

1.2 The financial statements are approved for issue by the Company's Board of Directors on

Note 2. Significant Accounting Policies followed by the Company

I. Basis of preparation of financial Statements

(i) Compliance with Ind AS

These financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') read with of the Companies (Indian Accounting Standards) Rules, 2015 as amended and other relevant provisions of the Act.

The accounting policies are applied consistently to all the periods presented in the financial statements.

(ii) Historical cost convention

The financial statements have been prepared on a historical cost basis, except for the following:

1) certain financial assets and liabilities that are measured at fair value;
2) assets held for sale - measured at lower of carrying amount or fair value less cost to sell;
3) defined benefit plans - plan assets measured at fair value;

(iii) Current non-current classification

All the assets and liabilities have been classified as current or non-current, wherever applicable, as per the operating cycle of the Company as per the guidance set out in Schedule III to the Act. Operating cycle for the business activities of the Company covers the duration of the project/ contract including the defect liability period, wherever applicable, and extends upto the realisation of receivables (including retention monies, if any) within the credit period normally applicable to the respective project.

(iv) Rounding of amounts

All amounts disclosed in the financial statements and notes have been rounded off to the nearest lakhs as per the requirement of Schedule III, unless otherwise stated.

I. Historical Cost Convention

The financial statements have been prepared on historical cost basis, except for the following:

i. certain financial assets and liabilities that have been measured at fair value
ii. assets held for sale - measured at lower of carrying amount or fair value less cost to sell.
iii. defined benefit plans - plan assets measured at fair value.

II. Current and Non-Current Classification

The Company presents assets and liabilities in the balance sheet based on current/non current classification.

An asset is classified as current when it is:

i. Expected to be realised or intended to sold or consumed in normal operating cycle
ii. Held primarily for the purpose of trading
iii. Expected to be realised within twelve months after the reporting period, or
iv. Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is classified as current when:

i. It is expected to be settled in normal operating cycle
ii. It is held primarily for the purpose of trading
iii. It is due to be settled within twelve months after the reporting period, or
iv. There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

Operating cycle for the business activities of the company covers the duration of the specific project / contract / service and extends upto the realisation of receivables within the agreed credit period normally applicable to the respective project.

II. Significant accounting judgements, estimates and assumptions

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

a) Judgements

Classification of property

The company determines whether a property is classified as investment property or inventory property. Investment property comprises land and buildings that are not occupied substantially for use by, or in the operations of, the company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business. Inventory comprises property that is held for sale in the ordinary course of business. Principally, these are properties that the company develops and intends to sell before or on completion of construction.

b) Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

Vega Developers Pvt.

i) Revenue Recognition

The Company uses the percentage-of-completion method in accounting for its revenue. The percentage of completion is measured by reference to the stage of the projects and contracts determined based on the proportion of contract costs incurred for work performed to date bear to the estimated total contract costs. Costs of the project are based on the management's estimate of the cost to be incurred upto the completion of the projects and include cost of land, Floor Space Index (FSI), materials, services and other expenses attributable to the projects. Estimates of project income, as well as project costs, are reviewed periodically. Costs expended have been used to measure progress towards completion of work. Provisions for estimated losses, if any, on uncompleted contracts are recorded in the period in which such losses become probable based on the expected contract estimates at the reporting date.

ii) Estimation of net realisable value for inventory (including advance to land owner)

Inventory are stated at the lower of cost and net realisable value (NRV).

NRV for completed property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Company, based on comparable transactions identified by the Company for properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory under construction / incomplete projects is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

With respect to Advance given to land owners, the net recoverable value is based on the present value of future cash flows, which depends on the estimate of, among other things, the likelihood that a project will be completed, the expected date of completion, the discount rate used and the estimation of sale prices and construction costs.

iii) Valuation of investment in/ loans to subsidiaries

The Company has performed valuation for its investments in equity of subsidiaries, associates and JV's for assessing whether there is any impairment. When the fair value of investments in such entities cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the discounted cash flow model.

Similar assessment is carried for exposure of the nature of loans and interest receivable thereon as well as project advances. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as expected earnings in future years, liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported amounts of these investments, loans and advances.

III. Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will accrue to the Company and the revenue can be reliably measured and also when it is reasonably certain that the ultimate collection will be made and that there is buyers' commitment to make the complete payment.

A. **Revenue from sale of properties / development rights**

i. The company has adopted the principles of revenue recognition on the basis of " Guidance note on Accounting for Real Estate Transactions " issued by the Institute of Chartered Accountants of India, for the entities to whom IndAS is applicable.

ii. Revenue from sale of 'finished properties / buildings / rights' is recognised on transfer of all significant risks and rewards of ownership of such properties / buildings / rights, as per the terms of the contracts entered into with buyer/(s), which generally coincides with the firming of the sale contracts/ agreements, except for contracts where the Company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards.

iii. Revenue from sale of incomplete properties / projects is recognized on the basis of percentage of completion method only if the following thresholds have been met :

a. All critical approvals necessary for the commencement of the project have been obtained;

b. The expenditure incurred on construction and development costs, excluding land costs, is not less than 25% of the total estimated construction and development costs of the project;

c. Atleast 25% of the saleable project area is secured by agreements with the buyers; and

d. Atleast 10% of the agreement value of each sold unit has been received at the reporting date in respect of such contracts with the buyers.

Further, revenue recognized in the aforesaid manner and related costs are both restricted to 90% until the construction activity and related formalities are substantially completed. Recognition of revenue relating to agreements entered into with the buyers, which are subject to fulfillment of obligations / conditions imposed on the Company by statutory authorities is postponed till such obligations are substantially discharged.

Estimated costs relating to construction / development are charged to the Statement of Profit and Loss in proportion to the revenue recognized during the year. The balance costs are carried as part of 'Incomplete Projects' as inventories under current assets. Amounts receivable / payable are reflected as 'Trade Receivables / Unbilled Receivables or Advances from Customers', respectively, after considering income recognized in the aforesaid manner.

iv. Losses expected to be incurred on projects under construction, are charged in the Statement of Profit and Loss in the period in which the losses are known.

v. Costs of the projects are based on the management's estimate of the cost to be incurred upto the completion of the projects and include cost of land, Floor Space Index (FSI), materials, services and other expenses attributable to the projects. Estimates of project income, as well as project costs, are reviewed periodically.

vi. The sale proceeds of the investments held in subsidiaries, joint ventures, etc. developing real estate projects are included in revenue from operations, net of cost.

B. **Revenue from Trading Materials:**

Revenue from sale of trading material is recognised when significant risks and rewards associated with the sale of material is transferred to the buyer.

C. **Revenue from project management services:**

Revenue from 'project management services' is recognized based on the agreements between the Company and the parties to whom such services are rendered.

B. **Profit / loss from partnership firms / association of persons:**

Share of profit / loss from partnership firms / association of persons (AOP) is recognised on the basis of their audited/ management reviewed accounts, which is considered as a part of other operating activity.

E. **Income from leased premises:**

Lease income from operating lease is recognised in the Statement of Profit and Loss on straight line basis after adjusting for escalation over the lease term except where the lease incomes are structured to increase in line with expected general inflation.

F. **Interest and dividend:**

Interest income including income arising on other instruments recognised on time proportion basis using the effective interest rate method. Dividend income is recognized when the right to receive dividend is established.

C. **Others:**

Other revenues / incomes and costs / expenditure are accounted on accrual, as they are earned or incurred.

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IV. Property plant and equipment, investment property and depreciation / ammortisation

A. On transition to Ind AS, the Company has opted to continue with the carrying values measured under the previous GAAP as at 1st April, 2015 of its Property, Plant and Equipment and Investment property and use that carrying value as the deemed cost on the date of transition i.e. 1st April, 2015.

B. Tangible fixed assets are stated at cost of acquisition or construction including attributable interest and finance cost, if any till the date of acquisition/installation of the assets, less accumulated depreciation/amortisation and accumulated impairment losses, if any.

C. Subsequent expenditure relating to Property, Plant and Equipment is capitalised only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are charged to the Statement of Profit and Loss as incurred. The cost and related accumulated depreciation are eliminated from the financial statements, either on disposal or when retired from active use and the resultant gain or loss are recognised in the Statement of Profit and Loss.

D. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (in Years)
Plant and Machinery (Mivan System)	3 to 5
Computer servers and network systems	6
Computer desktops and laptops	3
Office Equipments	5
Vehicles	8
Furniture and Fixture	10
Completed Investment Properties	60
Leasehold Land	Over the Primary Lease period
Commercial Premises	60

The residual values, useful lives and methods of depreciation of property plant equipment are reviewed at each financial year and adjusted prospectively, if appropriate.

E. Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation.

V. Intangible assets and amortisation

Acquired computer softwares are classified as intangible assets and are stated at cost less accumulated amortisation. These are being amortised over the estimated useful life of five years, as determined by the management.

IV. Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

A. **Financial Assets**

i. **Initial recognition**

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business model with an objective to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Interest income from these financial assets is included in finance income using the effective interest rate ("EIR") method. Impairment gains or losses arising on these assets are recognised in the Statement of Profit and Loss.

ii. **Subsequent measurement**

For purposes of subsequent measurement, financial assets are classified in following categories:

a) **Financial Assets at Amortised Cost**

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

b) **Financial Assets Measured at Fair Value**

Financial assets are measured at fair value through OCI if these financial assets are held within a business model with an objective to hold these assets in order to collect contractual cash flows or to sell these financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in the Statement of Profit and Loss. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

Financial asset not measured at amortised cost or at fair value through OCI is carried at FVTPL.

On transition to Ind AS, the Company has opted to continue with the carrying values measured under the previous GAAP as at 1st April, 2015 of its investments in subsidiaries, associates and joint ventures and used that carrying value as the deemed cost of these investments on the date of transition i.e. 1st April, 2015.

(ii) **Financial assets at fair value through other comprehensive income**

A financial asset is subsequently measured at fair value through other comprehensive income if it is held with in a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

(iii) **Financial assets at fair value through profit or loss**

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

(iv) **Financial liabilities**

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit and loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

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(v) **Fair value of financial instruments**

In determining the fair value of its financial instruments, the Company uses a variety of methods and assumptions that are based on market conditions and risks existing at each reporting date. The methods used to determine fair value include discounted cash flow analysis, available quoted market prices and dealer quotes. All methods of assessing fair value result in general approximation of value, and such value may never actually be realized.

iii. **De-recognition of Financial Assets:**

The Company de-recognises a financial asset only when the contractual rights to the cash flows from the asset expire, or it transfers the financial asset and substantially all risks and rewards of ownership of the asset to another entity. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognizes its retained interest in the assets and an associated liability for amounts it may have to pay.

If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

B. **Equity Instruments and Financial Liabilities**

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

i. **Equity Instruments**

An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities. Equity instruments which are issued for cash are recorded at the proceeds received, net of direct issue costs. Equity instruments which are issued for consideration other than cash are recorded at fair value of the equity instrument.

ii. **Financial Liabilities**

1. Initial Recognition

Financial liabilities are classified, at initial recognition, as financial liabilities at FVPL, loans and borrowings and payables as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

2. Subsequent Measurement

The measurement of financial liabilities depends on their classification, as described below:

- Financial liabilities at FVTPL

Financial liabilities at FVTPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as at FVTPL. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognised in the Statement of Profit and Loss.

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation. Amortisation is recognised as finance income in the Statement of Profit and Loss.

- Financial liabilities at amortised cost

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognised over the term of the borrowings in the Statement of Profit and Loss. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

3. De-recognition of Financial Liabilities

Financial liabilities are de-recognised when the obligation specified in the contract is discharged, cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as de-recognition of the original liability and recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

C. **Offsetting Financial Instruments**

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis to realise the assets and settle the liabilities simultaneously.

V. **Derecognition of financial instruments**

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expires or it transfers the finacial asset and the transfer qualifies for derecognition under IndAS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's Balance Sheet when the obligation specified in the contract is discharged or cancelled or expires.

VI. **Impairment**

a. Financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to life time ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case thoseare measured at lifetime ECL.The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in the statement of profit or loss.

b. Non-financial assets

The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

Impairment losses, including impairment on inventories, are recognised in the statement of profit and loss.

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i. Intangible assets and property, plant and equipment

Intangible assets and property, plant and equipment are evaluated for recoverability wheneer events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the CGU to which the asset belongs.

ii. Provisions

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that is reasonably estimable, and it is

VII. Taxation

i. Current Tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the financial statement of profit and loss becauseof items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognized as an asset (MAT Credit entitlement) only if there is convincing evidence for realization of such asset during the specified period. MAT credit entitlement is reviewed at each Balance Sheet date.

ii. Deferred Tax

Deferred tax is recognized on temporary diferences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

iii. Current and deferred tax for the year

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

VIII. Inventories

All inventories are stated at Cost or Net Realizable Value, whichever is lower.

Stock of material at Site' includes cost of purchase, other costs incurred in bringing them to their respective present location and condition. Cost formula used is average cost.

Incomplete Projects' include cost of incomplete properties for which the Company has not entered into sale agreements and in other cases where the revenue recognition is postponed. 'Incomplete Projects' also include initial project costs that relate directly to a (prospective) project, incurred for the purpose of securing the project. These costs are recognized as expenditure for the year in which they are incurred unless they are separately identifiable and it is probable that the respective project will be obtained.

Inventory value includes costs incurred upto the completion of the project viz. cost of land / rights, value of floor space index (FSI), materials, services and other expenses (including borrowing costs) attributable to the projects. Cost formula used is average cost.

IX. Trade and other payables

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

X. Trade receivable

A receivable is classified as a 'trade receivable' if it is in respect of the amount due on account of goods sold or services rendered in the normal course of business. Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the EIR method, less provision for impairment.

XI. Employee benefits

a) Defined Contribution Plan

Contributions to defined contribution schemes such as provident fund, labour welfare fund are charged as an expense based on the amount of contribution required to be made as and when services are rendered by the employees. Company's provident fund contribution is made to a government administered fund and charged as an expense to the Statement of Profit and Loss. The above benefits are classified as Defined Contribution Schemes as the Company has no further obligations beyond the monthly contributions.

b) Defined Benefit Plan

The Company provides for gratuity which is a defined benefit plans the liabilities of which is determined based on valuations, as at the balance sheet date, made by an independent actuary using the projected unit credit method. Re-measurement, comprising of actuarial gains and losses, in respect of gratuity are recognised in the OCI, in the period in which they occur. Re-measurement recognised in OCI are not reclassified to the Statement of Profit and Loss in subsequent periods.

The classification of the Company's obligation into current and non-current is as per the actuarial valuation report.

c) Leave Entitlement

Leave entitlement are provided based on an actuarial valuation, similar to that of gratuity benefit. Re-measurement, comprising of actuarial gains and losses, in respect of leave entitlement are recognised in the Statement of Profit and Loss in the period in which they occur.

d) Short-term Benefits

Short-term employee benefits such as salaries, performance incentives etc. are recognised as expenses at the undiscounted amounts in the Statement of Profit and Loss of the period in which the related service is rendered. Expenses on non-accumulating compensated absences is recognised in the period in which the absences occur.

XII. Borrowings and Borrowing costs

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in the Statement of Profit or Loss when the liabilities are de-recognised as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

Interests and other borrowing costs included under finance costs calculated as per effective interest rate attributable to qualifying assets, which takes substantial period of time to get ready for its intended use are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

XIII. Earnings per Share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue, if any.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

XIV. Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the company are segregated.

XV. Cash and Cash Equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

XVIII. Foreign currency transactions

A. All transactions in foreign currency are recorded in the reporting currency, based on closing rates of exchange prevalent on the dates of the relevant transactions.

B. Monetary assets and liabilities in foreign currency, outstanding as on the Balance Sheet date , are converted in reporting currency at the closing rates of exchange prevailing on the said date. Resultant gain or loss is recognized during the year in the Statement of Profit and Loss.

C. Non monetary assets and liabilities denominated in foreign currencies are carried at the exchange rate prevalent on the date of the transaction.

XVI. Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker regularly monitors and reviews the operating result of the whole Company as one segment of "Real Estate Development". Thus, as defined in Ind AS 108 "Operating Segments", the Company's entire business falls under this one operational segment and hence the necessary information has already been disclosed in the Balance Sheet and the Statement of Profit and Loss.

XVII. Provisions, contingent liabilities and contingent assets

A provision is recognized when an enterprise has a present obligation (legal or constructive) as result of past event and it is probable that an outflow of embodying economic benefits of resources will be required to settle a reliably assessable obligation. Provisions are determined based on best estimate required to settle each obligation at each balance sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Contingent liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. A contingent liability also arises, in rare cases, where a liability cannot be recognised because it cannot be measured reliably.

Contingent assets are neither recognised nor disclosed in the financial statements.

XVIII. Recent accounting pronouncements

Appendix B to Ind AS 21, Foreign currency transactions and advance consideration: On March 28, 2018, Ministry of Corporate Affairs (""MCA"") has notified the Companies (Indian Accounting Standards) Amendment Rules, 2018 containing Appendix B to Ind AS 21, Foreigncurrency transactions and advance consideration which clarifies the date of the transaction for the purpose of determining the exchange rate to use on initial recognition of the related asset, expense or income, when an entity has received or paid advance consideration in a foreign currency.

The amendment will come into force from 1 April 2018. The Company is evaluating the requirement of the amendment and the impact on the financial statements. The effect on adoption of Ind AS 21 is expected to be insignificant."

Ind AS 115

In March 2018, the Ministry of Corporate Affairs has notified the Companies (Indian Accounting Standards) Amended Rules, 2018 ("amended rules"). As per the amended rules, Ind AS 115 "Revenue from contracts with customers" supersedes Ind AS 11, "Construction contracts" and Ind AS 18, "Revenue" and is applicable for all accounting periods commencing on or after 1 April 2018.

Ind AS 115 introduces a new framework of five step model for the analysis of revenue transactions. The model specifies that revenue should be recognised when (or as) an entity transfer control of goods or services to a customer at the amount to which the entity expects to be entitled. Further the new standard requires enhanced disclosures about the nature, amount, timing and uncertainty of revenue and cash flows arising from the entity's contracts with customers. The new revenue standard is applicable to the Company from 1 April 2018.

The standard permits two possible methods of transition:

- Retrospective approach - Under this approach the standard will be applied retrospectively to each prior reporting period presented in accordance with Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors
- Retrospectively with cumulative effect of initially applying the standard recognized at the date of initial application (Cumulative catch - up approach)

The Company is evaluating the requirement of the amendment and the impact on the financial statements.

XXII. Interest in Joint Arrangements

As per Ind AS 111 - Joint Arrangements, investment in Joint Arrangement is classified as either Joint Operation or Joint Venture. The classification depends on the contractual rights and obligations of each investor rather than legal structure of the Joint Arrangement. The Company classifies its Joint Arrangements as Joint Ventures.

The company recognizes its interest in Joint Venture as an investment and accounts for that investment using the Equity method in accordance with Ind AS 28.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2022

	As at 31st March 2022 ₹	As at 31st March 2021 ₹
3. Inventories		
Inventories (lower of cost or net realisable value)		
Incomplete projects		
Work in Progress (Kalina)	6,51,04,346	6,51,04,346
Work in Progress (Santacruz)	3,76,42,135	3,76,42,135
Work in Progress (Vile Parle)	-	2,77,81,619
Total	**10,27,46,481**	**13,05,28,101**
4. Investment		
Investment in shares of Rubix Trading Private Limited		
1 (P.Y. Nil) Equity Share of Rs 10/- each	10	-
Total	**10**	**-**
5. Cash and cash equivalents		
Balances with banks:		
- in current accounts	68,651	29,305
Cash on hand	4,55,804	4,51,504
Cash and cash equivalents	**5,24,455**	**4,80,809**
6. Other financial assets		
Current		
Other Receivables	3,00,000	11,82,636
Total	**3,00,000**	**11,82,636**
7. Other current assets		
Current		
Advances to Suppliers		
Advances / Deposits recoverable in cash or in kind or for value to be received	3,00,000	79,000
Total	**3,00,000**	**79,000**

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	As at 31st March 2022 ₹	As at 31st March 2021 ₹
8. Equity share capital		
Equity share capital	3,00,00,000	3,00,00,000
TOTAL	**3,00,00,000**	**3,00,00,000**
Authorised Share Capital:		
300,000 (As at 31st March, 2021: 300,000) Equity Shares of ₹ 100/- each fully paid up	3,00,00,000	3,00,00,000
Issued and subscribed capital comprises:		
300,000 (As at 31st March , 2021: 300,000) Equity Shares of ₹ 100/- each fully paid up	3,00,00,000	3,00,00,000

Footnotes:

(i) Reconciliation of the number of Equity shares outstanding at the beginning and at the end of the year.	**Number of shares**	**Number of shares**
Balance at 1st April , 2020	3,00,000	3,00,000
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
Balance at 31st March, 2021	3,00,000	3,00,000
Add : Issued during the year		
Less : Bought back during the year		
Balance at 31st March, 2022	**3,00,000**	**3,00,000**

(ii) Equity Shares held by its holding company or its ultimate holding company.	As at 31st March 2022 (No.)	As at 31st March 2021 (No.)
Hubtown Limited with its benefeciary owners	3,00,000	3,00,000
Total	**3,00,000**	**3,00,000**

(iii) Details of shares held by each shareholders holding more than 5% shares

	31st March 2022		31st March 2021	
	No of shares held	% of holding	No of shares held	% of holding
Fully paid equity shares				
Hubtown Limited with Benificiary Owners	3,00,000	100%	3,00,000	100%
Total	**3,00,000**	**100%**	**3,00,000**	**100%**

(iv) Terms / rights attached to Equity Shares :

The company has a single class of equity shares having a face value of ₹ 100/- per share. Each holder of equity share is entitled to one vote per share. In the event of liquidation of company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2022

	As at 31st March 2022 ₹	As at 31st March 2021 ₹
9. Other Equity		
Retained Earnings		
Balance at the beginning of the year	(23,33,607)	(13,97,672)
Profit / (Loss) attributable to the owners of the company	(2,63,006)	(9,35,935)
Balance at the end of the year	**(25,96,613)**	**(23,33,607)**
10. Other payables		
Other Payables(Refer footnote)	80,24,101	90,63,732
Total	**80,24,101**	**90,63,732**

Footnote:

As per information available with the Company regarding dues to Micro, Small and Medium Enterprises as defined under the Micro Small Medium Enterprises Development, Act 2006 (MSMED Act), none of the suppliers of the Company are registered under MSMED Act, and the same has been relied upon by the auditors.

Relationship with struck off companies

Name of Struck off Company	Nature of transactions	Transactions during the year March 31, 2022	Balance Outstanding as March 31, 2022	Relationship with struck off company
N.A	N.A	N.A	N.A	N.A

	As at 31st March 2022 ₹	As at 31st March 2021 ₹
10. Other financial liabilities		
Current		
Business Advances for project from related party(Refer Footnote)	6,82,89,554	9,53,89,554
Total	**6,82,89,554**	**9,53,89,554**

Foot note :

The Company has received interest free Advances from it's Parent Company, considering the nature of business in which the Company operate, the amounts so received are considered to be repayable on call / demand as the repayment period of such amounts so received is not measureable precisely.

	As at 31st March 2022 ₹	As at 31st March 2021 ₹
11. Other Liabilities		
Current		
Other payables :		
- Statutory dues	1,53,905	1,50,867
Total	**1,53,905**	**1,50,867**

Vega Developers Pvt. Ltd.

VEGA DEVELOPERS PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2022

		Year ended 31st March 2022 ₹	Year ended 31st March 2021 ₹
12. Revenue from Operation			
Sale from Operation:			
Revenue from Sale of TDR		-	-
Sale of Development Rights		3,00,00,000	-
	Total	**3,00,00,000**	-
13. Costs Of Construction / Development			
Construction costs incurred during the year:			
Approval/Construction expenses		2,72,60,619	-
		2,72,60,619	-
14. Changes in Inventories of Work-in-progress			
Opening Inventory :			
Work-in-progress		13,05,28,101	13,05,28,101
		13,05,28,101	**13,05,28,101**
Add/(Less): During the year		(2,77,81,619)	-
Total		**10,27,46,481**	**13,05,28,101**
Closing Inventory :			
Work-in-progress		10,27,46,481	13,05,28,101
		10,27,46,481	13,05,28,101
	Total	-	-
15. Other Expenses			
Filing Fee		-	5,555
Other expenses (Refer Footnote)		1,02,387	30,380
Compansation Expenses		29,00,000	-
Sundry Debtors Balance Written Off		-	9,00,000
	Total	**30,02,387**	**9,35,935**
Footnote :			
Auditors Remuneration			
- Audit Fees		30,000	30,000
	Total	**30,000**	**30,000**

Vega Developers Pvt. Ltd.

16. EARNINGS PER SHARE (EPS)	**Year Ended 31st March 2022** ₹	**Year Ended 31st March 2021** ₹
Basic and Diluted Earning Per Share	(0.88)	(3.12)

Basic and Diluted EPS

The earnings and weighted average number of equity shares used in the calculation of basic and diluted earnings per share are as follows:

Profit for the year attributable to the owners of the Company	(2,63,006)	(9,35,935)
Earnings used in the calculation of basic earnings per share	(2,63,006)	(9,35,935)
Weighted average number of equity shares for the purposes of basic and diluted earnings per share	3,00,000	3,00,000

17. CONTINGENT LIABILITY

The company does not have any contingent liability as on the balance sheet date, as certified by the management and relied upon by the auditor.

18. In the opinion of the Board of Directors of the Company, all the items of current assets, current libilities & loans and advances continue to have a realisable value of at least the amount at which they are stated in the balance sheet.

19. CAPITAL MANAGEMENT

The primary objective of company's capital management is to ensure that it maintains strong capital ratios in order to support its business and maximise shareholders value. The company's board of directors reviews the capital structure on an annual basis.

The capital structure of the company consists of net debt (borrowings and offset by cash and bank balances) and total equity of the company.

Vega Developers Pvt. Ltd.

20. RELATED PARTY TRANSACTIONS

A. List Of Related Parties:

i) Holding Company
Hubtown Limited
Hubtown Bus Terminal (Adajan) Pvt Ltd

Footnote:
(i) Related party relationship are identified by the Company and relied upon by the Auditors.
(ii) Previous Year figures are given in brackets.

B. Transaction with Related Parties -

(₹)

Particulars	HOLDING COMPANY	HOLDING COMPANY
Loans and advances received /recovered:		
Hubtown Limited	-	-
	-	2,50,00,356
Loans and advances Paid:		
Hubtown Limited	-	-
	(2,71,00,000)	(3,23,45,000)

Balance outstanding receivables/ (payable) :

Nature of Transactions	Amount (₹)	
	31st March, 2022	31st March, 2021
Hubtown Limited	(6,82,89,554)	(9,53,89,554)
Hubtown Bus Terminal (Ahemdabad) Pvt Ltd	3,00,000	3,00,000

VEGA DEVELOPERS PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2022

21 : Fair Value measurement of Financial Instruments

	31st March 2022 (₹)			31st March 2021 (₹)		
	FVPL	**FVOCI**	**Amortised Cost**	**FVPL**	**FVOCI**	**Amortised Cost**
Financial Assets						
Trade Receivable			-			-
Cash and cash equivalent	-	-	5,24,455	-	-	4,80,809
Other financial assets	-	-	3,00,000	-	-	11,82,636
Total of Financial Assets	-	-	**8,24,455**	-	-	**16,63,445**
Financial Liabilities						
Trade Payables	-	-	-	-	-	-
Other Financial liabilities	-	-	6,82,89,554	-	-	9,53,89,554
Total of Financial Liabilities	-	-	**6,82,89,554**	-	-	**9,53,89,554**

The ratios for the years ended March 31, 2022 and March 31, 2021 as as follows:

Particulars	**Numerator**	**Denominator**	**31st March 2022**	**31st March 2021**	**Variance**
Current Ratio	Current Assets	Current Liabilities	1.36	1.26	0.07
Debt - Equity Ratio	Total Debt	Shareholder's Equity	2.79	3.78	-0.26

22. Financial Risk Management Objectives

The company is exposed to market risk, credit risk and liquidity risk. The company's management oversees the management of these risks. The company's board of directors review and agrees policies for managing each of these risks summarized below:

1) Market Risk

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The company's exposure to the risk of changes in market interest rates relates primarily to company's long term debt obligations with floating interest rates.

There is no cash outflow on account of interest on Loans and Business Advance from shareholders are to be repaid only on realisation of sale component.

2) Credit Risk

The Company is not exposed to credit risk form its operating activities. Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy.

3) Liquidity risk

The Company's cashflow requiremnet are met by funds received from its holding company.

23. Previous year's figures have been regrouped / reclassified, wherever necessary.

As per our report of even date
FOR P. M. PANDE AND CO
FIRM REGISTRATION NO. 107289 W
CHARTERED ACCOUNTANTS

PANKAAJ PANDE
PROPRIETOR
MEMBERSHIP NO. 40694

Place: Mumbai
Date: 16/08/2022

For and on behalf of the Board of Directors

KETAN SHAH
DIRECTOR
DIN: 00546842

KHILEN SHAH
DIRECTOR
DIN: 03134932

INDEPENDENT AUDITOR'S REPORT

To,
The Members of
Vishal Techno Commerce Limited

Report on the Audit of the financial statements

Opinion:
We have audited the accompanying financial statements of Vishal Techno Commerce Limited ("the Company"), which comprises the Balance Sheet as at 31st March, 2022, Statement of Profit and Loss and Cash Flow Statement for the year then ended, and notes to the Ind AS financial statements, including a summary of the significant accounting policies and other explanatory information (herein after referred to as "Ind AS financial statement").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2022 and its financial performance including other comprehensive income and the statement of changes in equity for the year ended on that date.

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. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS financial statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information:
The Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the Director's Report but does not include the Ind AS financial statements and our auditor's report thereon. The Director's Report is expected to be made available to us after the date of this auditor's report.

Our opinion on the Ind AS 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 Ind AS financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the Ind AS financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

ANAND A. YADAV & ASSOCIATES
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Management's and Board of Director's Responsibility for the Ind AS financial statements:
The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

This responsibility also includes the 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 the frauds and other irregularities, selection and application of appropriate implementation and maintenance of accounting policies, making judgments and estimates that are reasonable and prudent, and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS financial statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is also responsible for overseeing the company's financial reporting process.

Auditor's Responsibilities for the Audit of the Ind AS financial statements:
Our objectives are to obtain reasonable assurance about whether the Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Ind AS financial statements.

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

- Identify and assess the risks of material misstatement of the Ind AS 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.

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- 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 system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS 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 Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

Report on Other Legal and Regulatory Requirements:

1. As required by the Companies (Auditor's Report) Order, 2020 issued by the Central Government of India in terms of section 143(11) of the Act, and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanation given to us, we give in Annexure - 1 a statement on the matters specified in paragraphs 3 and 4 of the Order.

2. (A) As required by section 143(3) of the Act, we report that:
   a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

   b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

   c) The Balance Sheet, the Profit and Loss Statement, and the Cash flow statement dealt with by this Report are in agreement with the books of account and returns.

ANAND A. YADAV & ASSOCIATES
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d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

e) On the basis of written representations received from the Directors as on 31st March, 2022, taken on record by the Board of Directors, none of the Directors is disqualified as on 31st March, 2022, from being appointed as a Director in terms of Section 164(2) of the Act.

f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in **Annexure - 2** to this report.

(B) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

(i) The Company has no pending litigations on its financial position in its Ind AS financial statements.

(ii) The Company did not have long term contracts including derivative contracts for which there were any material foreseeable losses.

(iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

(iv)

a. No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b. No funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

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c. Based on such audit procedures that we have considered reasonable and appropriate in the circumstances; nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material mis-statement.

d. The company has not declared or paid dividend during the year in compliance with section 123 of the Companies Act, 2013.

3. With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:
Since the Company is a Private Limited Company, the provisions of Section 197 of the Act are not applicable. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) of the Act which are required to be commented upon by us.

For M/s. Anand A Yadav & Associates
Chartered Accountants
FRN: 137527W

ANAND A. YADAV & ASSOCIATES
MUMBAI
CHARTERED ACCOUNTANTS

Anand Yadav
Proprietor
M. No.: 156864

Place : Mumbai
Date : 01-07-2022

UDIN: 22156864AQGBJB5788

ANNEXURE 1 TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in our Report of even date on Accounts for the year ended 31st March, 2022 of Vishal Techno Commerce Limited)

In our opinion, and on the basis of such checks of the books and records as we considered appropriate and according to the information and explanations given to us during the normal course of audit, which were necessary to the best of our knowledge and belief, we report that:

(i) (a) (A) The company has maintained proper records of immovable properties shown as an building.

(B) As per the information and explanation provided to us, the Company does not own any intangible assets.

(b) The management has physically verified the Property at reasonable intervals. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

(c) As per the information, explanation provided and verified by us, the title deeds of all the immovable properties as disclosed in the financial statements are held in the name of the company.

(d) As per the information, explanation provided and verified by us, the company has not revalued its Propertyduring the year. Hence, no further disclosure is required in this regard.

(e) As per the information and explanation provided to us, no proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder, hence no further disclosure is required in this regard.

(ii) The Company does not have any Inventories during the year and as at the balance sheet date.

(iii) (a) As per the information, explanation provided and verified by us, during the year, the company has not made any investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties, hence, no further reporting is required under clause (iii)(a) and (iii)(b).

(b) As per the information, explanation provided and verified by us, as the company has not advanced any loans and advances in the nature of loans, no further reporting is required under clause (iii)(c), (iii)(d), (iii)(e) and (iii)(f).

(iv) According to the information, explanation provided and verified by us, the provisions of sections 185 and 186 of the Companies Act, 2013 in respect of loans, investments, guarantees, and security, have been complied with by the company.

ANAND A. YADAV & ASSOCIATES * MUMBAI * CHARTERED ACCOUNTANTS

(v) According to the information, explanation provided and verified by us, the company has not accepted any deposit including deemed deposit under section 73 to 76 or any other relevant provision of the Companies Act, 2013 and rules framed, hence no further disclosure required in this regard.

(vi) The Central Government has not prescribed maintenance cost records under subsection (1) of Section 148 of the Companies Act, 2013. Hence, no further disclosure required in this regards.

(vii) (a) According to the records of the Company, information and explanations given to us, the company is generally regular in depositing undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues to the appropriate authorities. According to the information and explanations given to us, there are dues undisputed in respect of Profession Tax Liability amounting to INR 10,000/- outstanding as on 31st March, 2022 for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us and the records of the Company examined by us, the particulars of dues of Income Tax, Value Added Tax and Service Tax as at the Balance Sheet date which have not been deposited on account of a dispute are as follows:

Name of Statue	Nature of Dues	Amount not deposited on account of demand (In INR)	Financial Year	Details of Pending Proceedings
Income Tax Act, 1961	Income Tax	99,00,370/-	2010-11	The Commissioner of Income Tax (Appeals)

(viii) According to the records of the company, the information and explanations provided to us and based on the procedure carried out by us during the course of our audit, no transactions were recorded in the books of account which have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

(ix) (a) According to the information, explanation provided and verified by us, the company has defaulted in repayment of loans or other borrowings or in the payment of interest thereon, to any lender.

(b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not been declared a wilful defaulter by any bank or financial institution or government or any government authority.

(c) According to the information, explanation provided and verified by us, the company has not applied the term loans for the purpose for which the loans were obtained.

(d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the Ind AS financial statements of the company, we report that no funds raised on short-term basis have been used for long-term purposes by the company.

ANAND A. YADAV & ASSOCIATES * MUMBAI * CHARTERED ACCOUNTANTS

(e) According to the information and explanations given to us and on an overall examination of the Ind AS financial statements of the company, we report that the company does not have any subsidiaries, associates or joint ventures and accordingly, accordingly the reporting for clause (ix)(e) and (ix)(f) is not applicable.

(x) (a) According to records of the company examined by us, the company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year, hence no further disclosure required in this regard.

(b) According to records of the company examined by us, the company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year, hence disclosure regarding compliance of requirements of section 42 and section 62 of the Companies Act, 2013 is not applicable.

(xi) (a) Based upon the audit procedures performed for the purpose of reporting true and fair view of the Ind AS financial statements and according to the information and explanations given by management, we report that no fraud on the company or by the officer or employees of the company has been noticed or reported during the year.

(b) No report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) According to the information and explanations given to us, the company has not received any whistle-blower complaint during the concerned year; hence no further disclosure is required in this regard.

(xii) According to records of the Company, the Company is not covered under the category of Nidhi Company and therefore reporting under the clause 3(xii) of the order is not applicable to the Company.

(xiii) According to the information, explanation provided, and records examined by us, the provision of section 177 of the companies Act, 2013 for establishment of audit committee is not applicable to the company.

According to the information and explanations given to us, the Company has complied with Section 188 of Companies Act, 2013, wherever applicable, in respect of all transactions with related parties and the details have been disclosed in the Ind AS financial statements as required by the applicable accounting standards.

(xiv) According to the information and explanations given to us and records examined by us, the internal audit is not applicable to the company during the concerned year.

(xv) According to the information and explanations given to us and in our opinion during the year the company has not entered into any non-cash transactions with its Directors or persons connected with its Directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the company.

ANAND A. YADAV & ASSOCIATES
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(xvi) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934). Hence, no further disclosure is required in this regard.

(xvii) As per the information and explanation given to us and records examined by us, the company has not incurred cash losses in the financial year.

(xviii) There has been resignation of the statutory auditors during the year. However, there were no issues, objections or concerns raised by the outgoing auditors which were required to consider during our statutory period audit.

(xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the Ind AS financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.

We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.

(xx) The provisions related to section 135 of the companies Act, 2013 regarding the Corporate Social Responsibility is not applicable to the company hence no further disclosure is required in this regard.

For M/s. Anand A Yadav & Associates
Chartered Accountants
FRN: 137527W

ANAND A. YADAV & ASSOCIATES
MUMBAI
CHARTERED ACCOUNTANTS

Anand Yadav
Proprietor
M. No.: 156864

Place : Mumbai
Date : 01-07-2022

UDIN: 22156864AQGBJB5788

Annexure - 2 to our report of even date
Re: Vishal Techno Commerce Limited ("the Company")

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of Vishal Techno Commerce Limited ("the Company") as of 31st March, 2022 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls:
The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility:
Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We have conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by the ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

ANAND A. YADAV & ASSOCIATES
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CHARTERED ACCOUNTANTS

Meaning of Internal Financial Controls over Financial Reporting:

A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Ind AS financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting includes those policies and procedures that:

(1) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company;

(2) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of Ind AS financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations of management and Directors of the Company; and

(3) Provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the Ind AS financial statements

Inherent Limitations of Internal Financial Controls over Financial Reporting:

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion:

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 2022, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

ANAND A. YADAV & ASSOCIATES
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CHARTERED ACCOUNTANTS

Explanatory Paragraph:

We also have audited, in accordance with the Standards on Auditing issued by the ICAI, as specified under section 143(10) of the Act, the Ind AS financial statements of the Company, which comprises the Balance Sheet as at 31st March, 2022, and the related Statement of Profit and Loss and Cash Flow Statement for the year then ended, and summary of significant accounting policies and other explanatory information, and issued our report of even date and expressed an unqualified opinion thereon.

For M/s. Anand A Yadav & Associates
Chartered Accountants
FRN: 137527W

ANAND A. YADAV & ASSOCIATES
MUMBAI
CHARTERED ACCOUNTANTS

Anand Yadav
Proprietor
M. No.: 156864

Place : Mumbai
Date : 01-07-2022

UDIN: 22156864AQGBJB5788

VISHAL TECHNO COMMERCE LIMITED

BALANCE SHEET AS AT 31ST MARCH, 2022

Particulars	Note No.	As at 31st March, 2022 (₹)	As at 31st March, 2021 (₹)
ASSETS			
Non-Current Assets			
(a) Investment property	4	30,37,367	31,03,733
(b) Financial assets			
(i) Investments	5	9,343	9,343
(ii) Loans	6	1,48,50,00,911	1,48,50,00,911
(c) Current tax assets	7	1,68,63,020	1,68,63,020
Total Non-Current assets		**1,50,49,10,641**	**1,50,49,77,008**
Current assets			
Financial assets			
(i) Cash and cash equivalents	8	1,25,346	1,64,796
(iii) Other financial assets	9	25,08,98,700	25,08,98,700
Total Current Assets		**25,10,24,046**	**25,10,63,497**
TOTAL ASSETS		**1,75,59,34,687**	**1,75,60,40,504**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	10	5,00,000	5,00,000
(b) Other equity	11	18,51,46,807	18,55,23,493
Total Equity		**18,56,46,807**	**18,60,23,493**
Liabilities			
Current Liabilities			
Financial Liabilities			
(i) Borrowings	12	54,58,70,419	54,60,80,419
(ii) Trade payables	13		
Dues to MSME		2,000	4,500
Dues to others		7,15,773	9,02,962
(iii) Other financial liabilities	14	1,01,97,62,228	1,01,97,82,228
Other current liabilities	15	25,75,306	18,84,749
Current tax Liabilities	7	13,62,154	13,62,154
		1,57,02,87,880	1,57,00,17,012
Total Liabilities		**1,57,02,87,880**	**1,57,00,17,012**
TOTAL EQUITY AND LIABILITIES		**1,75,59,34,687**	**1,75,60,40,504**

The accompanying notes are an integral part of the financial statements

As per our report of even date

For and on behalf of the Board of Directors

FOR ANAND A YADAV & ASSOCIATES

Chartered Accountants

Firm Registration No. 137527W

ANAND A. YADAV & ASSOCIATES ★ MUMBAI ★ CHARTERED ACCOUNTANTS

ANAND YADAV

PROPRIETOR

Membership No. 156864

VISHAL TECHNO COMMERCE LIMITED ★

Shrenik Mehta

DIRECTOR

DIN: 03137231

Rajeevan Paramban

DIRECTOR

DIN: 03141200

Place: Mumbai

Date: 1st July, 2022.

VISHAL TECHNO COMMERCE LIMITED

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

Particulars	Note No.	Year ended 31st March, 2022 (₹)	Year ended 31st March, 2021 (₹)
I INCOME			
Revenue from Operations	16	-	6,01,966
Total Income		-	6,01,966
II EXPENSES			
Finance Costs	17	71,761	35,610
Depreciation Expenses	18	66,366	66,366
Other Expenses	19	2,38,558	4,80,558
Total Expenses		3,76,685	5,82,534
Profit before exceptional items and Tax (I - II)		(3,76,685)	19,432
Profit / (Loss) before Tax		(3,76,685)	19,432
Tax Expense			
Current Tax		-	(87,50,000)
Profit / (Loss) for the Year		(3,76,685)	(87,30,568)
Other Comprehensive Income		-	-
Total Comprehensive Income		(3,76,685)	(87,30,568)
Earning per equity share of nominal value of ₹10/each			
Basic and Diluted	20	(0.75)	(17.46)

The accompanying notes are an integral part of the financial statements

As per our report of even date

FOR ANAND A YADAV & ASSOCIATES

Chartered Accountants

Firm Registration No. 137527W

ANAND A. YADAV & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS

ANAND YADAV

PROPRIETOR

Membership No. 156864

Place: Mumbai

Date: 1st July, 2022.

For and on behalf of the Board of Directors

VISHAL TECHNO COMMERCE LIMITED

Shrenik Mehta

DIRECTOR

DIN: 03137231

Rajeevan Paramban

DIRECTOR

DIN: 03141200

VISHAL TECHNO COMMERCE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2022

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
[A] CASH FLOW FROM OPERATING ACTIVITIES		
Profit/(Loss) before tax	(3,76,685)	19,432
Adjustments for:		
Depreciation/Amortisation/Impairment of Property, Plant and Equipments and Intangible Assets	66,366	66,366
Interest Expenses	71,761	35,610
Operating Profit/(Loss) before changes in working capital	(2,38,558)	1,21,408
Adjustment for (Increase)/Decrease in Operating Assets		
Adjustments for decrease (increase) in other non-current assets	-	(87,50,000)
Adjustments for other financial assets, current	-	1,50,000
Adjustment for Increase/(Decrease) in Operating Liabilities		
Adjustments for increase (decrease) in trade payables, current	(1,89,689)	(4,83,437)
Adjustments for increase (decrease) in other current liabilities	6,90,557	(83,274)
Adjustments for provisions, current	-	-
Adjustments for other financial liabilities, current	(20,000)	(10,000)
Cash flow from operations after changes in working capital	2,42,311	(90,55,303)
Net Direct Taxes (Paid)/Refunded	-	87,50,000
Net Cash Flow from/(used in) Operating Activities	2,42,311	(3,05,303)
[B] CASH FLOW FROM INVESTING ACTIVITIES		
Cash advances and loans made to other parties	-	9,00,00,000
(Increase) / Decrease in Investments	-	-
Net Cash Flow from/(used in) Investing Activities	-	9,00,00,000
[C] CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from borrowings	(2,10,000)	(8,96,65,000)
Interest paid	(71,761)	(35,610)
Net Cash Flow from/(used in) Financing Activities	(2,81,761)	(8,97,00,610)
Net Increase/ (Decrease) in Cash and Cash Equivalents	(39,450)	(5,913)
Cash & Cash Equivalents at beginning of period (see Note 1)	1,64,796	1,70,709
Cash and Cash Equivalents at end of period (see Note 1)	1,25,346	1,64,796

Notes:

1 **Cash and Cash equivalents comprise of:**		
Cash on Hand	5,163	10,664
Balance with Banks	1,20,183	1,54,133
Cash and Cash equivalents as restated	1,25,346	1,64,796

2 Figures of the previous year have been regrouped / reclassified wherever necessary.

Note: The Cash Flow Statement has been prepared under indirect method as set out in Indian Accounting Standard (Ind AS- 7) statement of Cash Flows

The accompanying notes are an integral part of the financial statements

As per our report of even date

For and on behalf of the Board of Directors

FOR ANAND A YADAV & ASSOCIATES

Chartered Accountants

Firm Registration No. 137527W

ANAND YADAV

PROPRIETOR

Membership No. 156864

ANAND A. YADAV & ASSOCIATES ★ CHARTERED ACCOUNTANTS MUMBAI

VISHAL TECHNO COMMERCE LIMITED ★

Shrenik Mehta

DIRECTOR

DIN: 03137231

Rajeevan Paramban

DIRECTOR

DIN: 03141200

Place: Mumbai

Date: 1st July, 2022.

VISHAL TECHNO COMMERCE LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2022

	Notes	Amount (₹)
A. EQUITY SHARE CAPITAL		
As at 1st April, 2020	10	500,000
Changes in equity share capital		-
As at 31st March, 2021		500,000
Changes in equity share capital		-
As at 31st March, 2022		500,000

Amount in (₹)

Particulars	Equity Share Capital	Retained Earnings	Total
Balance at April 1, 2020	500,000	194,254,061	194,754,061
Total Comprehensive Income for the year	-	(8,730,568)	(8,730,568)
Balance as at 31st March, 2021	500,000	185,523,493	186,023,493
Total Comprehensive Income for the year	-	(376,685)	(376,685)
Balance as at 31st March, 2022	500,000	185,146,807	185,646,807

The accompanying notes are an integral part of the financial statements

As per our report of even date

For and on behalf of the Board of Directors

FOR ANAND A YADAV & ASSOCIATES
Chartered Accountants
Firm Registration No. 137527W

ANAND YADAV
PROPRIETOR
Membership No. 156864

ANAND A. YADAV & ASSOCIATES * MUMBAI * CHARTERED ACCOUNTANTS

VISHAL TECHNO COMMERCE LIMITED *

Shrenik Mehta
DIRECTOR
DIN: 03137231

Rajeevan Paramban
DIRECTOR
DIN: 03141200

Place: Mumbai
Date: 1st July, 2022.

	As at 31st March, 2022 (₹)	As at 31st March, 2021 (₹)
4. Investment property		
Cost or deemed cost		
Balance at the beginning of the year	59,27,638	59,27,638
Balance at the end of the year	59,27,638	59,27,638
Accumulated depreciation and impairment		
Balance at the beginning of the year	28,23,905	27,57,539
Depreciation expense	66,366	66,366
Balance at the end of the year	28,90,271	28,23,905
Carrying amount	30,37,367	31,03,733

	As at 31st March, 2022 (₹)	As at 31st March, 2021 (₹)
5. Investment		
Non Current Investments		
Investment in equity instruments (Unquoted)		
25 Equity shares of ` 29/- each (As at March 31, 2021 :25) Shamrao Vithal Co-operative Bank Limited (Refer Footnote)	9,343	9,343
Total	9,343	9,343
6. Loans		
Non-current		
Loans to companies		
- Unsecured, considered good	1,48,50,00,911	1,48,50,00,911
Total	1,48,50,00,911	1,48,50,00,911

ANAND A. YADAV & ASSOCIATES * CHARTERED ACCOUNTANTS MUMBAI

VISHAL TECHNO COMMERCE LIMITED *

	As at 31st March, 2022 (₹)	As at 31st March, 2021 (₹)
7. Current Tax Assets / (Liabilities)		
(i) **Current Tax Assets**		
Advance Tax paid	1,68,63,020	1,68,63,020
Less: Provision for Tax	-	-
Current Tax Assets Total	**1,68,63,020**	**1,68,63,020**
(ii) **Current Tax Liability**		
Provision for Tax	13,62,154	13,62,154
Less: Advance Tax Paid	-	-
Current Tax Liability Total	**13,62,154**	**13,62,154**

Reconciliation of tax expense and the accounting profit multiplied by India's tax rate
Since the taxable income is negative, there is no current tax payable; hence reconciliation has not been provided.

8. Cash and Bank Balances		
Balances with banks:		
- in current accounts	1,20,183	1,54,133
Cash on hand	5,163	10,664
Total	**1,25,346**	**1,64,796**

9. Other financial assets		
Current		
Other Advances to Related Party (Refer Note No.21)	98,30,000	98,30,000
Other receivables (Other than Trade Receivables)	24,10,68,700	24,10,68,700
Total	**25,08,98,700.00**	**25,08,98,700**

Loans and Advances - Disclosures

Figures For the Current Reporting Period

Borrower	Amount of loan or advance outstanding	% to Total Loan or Advance
	(₹)	
Promoters	-	-
Directors	-	-
KMPs	16,00,000	0.11
Related Parties	1,49,32,30,911	99.89
Total	**1,49,48,30,911**	**100.00**

Figures For Previous Reporting Period

Borrower	Amount of loan or advance outstanding	% to Total Loan or Advance
	(₹)	
Promoters	-	-
Directors	-	-
KMPs	16,00,000	0.11
Related Parties	1,49,32,30,911	99.89
Total	**1,49,48,30,911**	**100.00**

ANAND A. YADAV & ASSOCIATES * CHARTERED ACCOUNTANTS * MUMBAI

VISHAL TECHNO COMMERCE LIMITED *

	As at 31st March, 2022 (₹)	As at 31st March, 2021 (₹)
10. Equity share capital		
Authorised Share Capital:		
1,000,000 (As at 31st March, 2021: 10,00,000) Equity Shares of ₹ 10/- each	1,00,00,000	1,00,00,000
Issued and subscribed capital comprises:		
50,000(As at 31st March, 2021: 50,000) Equity Shares of ₹ 10/- each fully paid up	5,00,000	5,00,000
	5,00,000	5,00,000

10.1 Reconciliation of the number of Equity shares outstanding at the beginning and at the end of reporting year	**Number of shares**	**Share Capital (in ₹)**
Balance at 1st April, 2020	50,000	5,00,000
Add: Issued during the year	-	-
Less: Bought back during the year	-	-
Balance at 31st March , 2021	50,000	5,00,000
Add: Issued during the year	-	-
Less: Bought back during the year	-	-
Balance at 31st March, 2022	**50,000**	**5,00,000**

10.2 Shares held by its holding company or its ultimate holding company, subsidiaries or associates of the holding:

	As at 31st March, 2022	As at 31st March, 2021
Holding Company		
Hubtown Limited with Benificiary Owners	50,000	50,000
Total	50,000	50,000

10.3 Details of shares held by each shareholders holding more than 5% shares

	31st March, 2022		As at 31st March, 2021	
	No of shares held	% holding	No of shares held	% holding
Fully paid equity shares				
Hubtown Limited with Benificiary Owners	50,000	100%	50,000	100%

10.4 Terms/Right attached to Ordinary Equity Shares

The company has a single class of equity shares having a par value of ₹ 10/- per share. Each holder of equity share is entitled to one vote per share .

ANAND A. YADAV & ASSOCIATES * CHARTERED ACCOUNTANTS * MUMBAI

VISHAL TECHNO COMMERCE LIMITED *

VISHAL TECHNO COMMERCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2022

	As at 31st March, 2022 (₹)	As at 31st March, 2021 (₹)
11. Other Equity		
Retained Earnings		
Balance at the beginning of the year	18,55,23,493	19,42,54,061
Profit attributable to the owners of the company	(3,76,685)	(87,30,568)
Balance at the end of the year	**18,51,46,807**	**18,55,23,493**
12. Borrowings		
Currrent		
Unsecured		
(i) Loans repayable on demand:		
From Related Party (Refer Footnote)	54,56,60,419	54,58,70,419
From Companies	2,10,000	2,10,000
Total	**54,58,70,419**	**54,60,80,419**

Footnote

The Company has received interest free loan from it's Parent Company, considering the nature of business in which the Company operate, the amounts so received are considered to be repayable on call / demand as the repayment period of such amounts so received is not measureable precisely.

ANAND A. YADAV & ASSOCIATES * CHARTERED ACCOUNTANTS * MUMBAI

VISHAL TECHNO COMMERCE LIMITED *

VISHAL TECHNO COMMERCE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2022

13. Trade payables

Figures For the Current Reporting Period

Particulars	Outstanding for following periods from due date of payment				31st March, 2022
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	Total (in ₹)
MSME	2,000	-	-	-	2,000
Others	2,66,770	25,790	-	4,21,213	7,15,773
Total					7,17,773

Figures For Previous Reporting Period

Particulars	Outstanding for following periods from due date of payment				31st March, 2021
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	Total (in ₹)
MSME	4,500	-	-	-	4,500
Others	1,91,749	2,655	56,430	6,52,128	9,02,962
Total					9,07,462

ANAND A. YADAV & ASSOCIATES * CHARTERED ACCOUNTANTS * MUMBAI

VISHAL TECHNO COMMERCE LIMITED *

14. Other financial liabilities

Current		
From financial institutions (Refer Footnotes)	1,01,97,20,000	1,01,97,20,000
Other payables	42,228	62,228
Total	1,01,97,62,228	1,01,97,82,228

Footnotes:

(i) Secured loan from ECL Finance Limited (Financial Institutation) carries IRR of 16%. This loan is secured against Mortgage of land and structures on project located in Andheri (East), Matunga, Kelavali, Ghodivali, Raigad, Mulund, Khalapur and Majiwade; first charge by way of over the receivable and escrow account collection from above project. Irrevocable and unconditional Personal Guarantee(s) of Mr. Hemant Shah and Vyomesh Shah. Corporate guarantee of Heet Builder Private Limited and Citygold Education Research Limited Pledge of shares of Heet Builder Private Limited, Citygold Education Research Limited held by Hubtown Limited. Pledge of 15,00,000 shares of Hubtown Limited.

(ii) Period and amount of continuing default as on balance sheet date in repayment of term loans :

Term Loan from Financials Institutions.	**31st March, 2022 (₹)**	**31st March, 2021 (₹)**
Overdue Installments	1,01,97,20,000	1,01,97,20,000

(iii) The Company has borrowed funds from ECL Finance Limited for the project under execution Heet Builders Private Limited. All the cost of borrowings, upfront fees and interest cost are borne by Heet Builders Private Limited to the extent of loans advanced to Heet Builders Private Limited out of total amount of borrowed from ECL Finance Limited.

15. Other Current liabilities

Other payables :		
- Statutory dues	10,000	7,500
- Others (Refer Footnote)	25,65,306	18,77,249
Total	25,75,306	18,84,749

Footnote: Other current liabilites includes Rs. 12,47,814, due to Related Parties (P.Y.: Rs.12,47,814)

ANAND A. YADAV & ASSOCIATES ★ CHARTERED ACCOUNTANTS ★ MUMBAI

VISHAL TECHNO COMMERCE LIMITED ★

VISHAL TECHNO COMMERCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2022

	Year ended 31st March, 2022 (₹)	Year ended 31st March, 2021 (₹)
16. Revenue from operations		
Other operating revenue :		
Provision no longer required	-	1,53,884
Sundry Creditor Balances Written Back	-	4,48,082
Total	-	6,01,966
17. Finance Costs		
Other Interest Charges (Delayed and penal Interest)	71,761	35,610
Total	71,761	35,610
18. Depreciation and Amortisation Expenses		
Depreciation on Buildings	66,366	66,366
Total	66,366	66,366
19. Other Expenses		
Repairs and society maintenance charges	1,14,988	2,29,976
Directors' fees and travelling expenses	75,000	30,000
Legal and professional fees	34,270	24,590
Other expenses	14,300	1,95,992
Total	2,38,558	4,80,558
Footnote:		
Auditors Remuneration (included in the other expenses)		
Audit Fees	11,800	10,000
Total	11,800	10,000

20. Earnings Per Share (EPS)	As at 31st March, 2022 (₹)	As at 31st March, 2021 (₹)
Basic and Diluted Earning Per Share	(0.75)	(17.46)

Basic EPS

The earnings and weighted average number of equity shares used in the calculation of basic and diluted earnings per share are as follows:

	Year Ended 31st March, 2022 (₹)	Year Ended 31st March, 2021 (₹)
Profit for the year attributable to the owners of the Company Earnings used in the calculation of basic and diluted earnings per share	(3,76,685)	(87,30,568)
Weighted average number of equity shares for the purposes of basic and diluted earnings per share	5,00,000	5,00,000

21 Related Party Disclosures (As per IND AS - 24)

A. Name of the related parties and related parties relationship

I	**Holding Company**	: Hubtown Limited
II	**Fellow Subsidiary**	: Citygold Education Resarch Limited.
III	**Others Significant Influence**	: Citygold Management Services Private Limited
IV	**Partnership of the parent company**	: Rising Glory Developers
V	**Key Management personnel, their relatives and enterprises**	: Mr. Rushank V Shah
		: Mr. Shrenik Mehta
		: Mr. D V Prabhu
		: Mr. Samirkumar Salot
		: Mrs. Maya Vaidya

Footnote:

Related party relationship are identified by the Company and relied upon by the Auditors

B. Transaction with Related Parties -

Sr. No	Nature of Transaction	Holding Company	Fellow Subsidiary	Joint ventures of the parent company	Key Management personnel, their relatives and enterprises
i	**Loans and advances received /recovered**				
	Hubtown Limited	2,00,000	-	-	-
		(1,25,000)	(-)	(-)	(-)
	Citygold Education Resarch Limited.	-	-	-	-
		(-)	(-)	(-)	(-)
ii	**Loan Repaid /given / Adjusted**				
	Hubtown Limited	-	-	-	-
		(-)	(-)	(-)	(-)
	Citygold Education Resarch Limited.	-	-	-	-
		(-)	(9,00,00,000)	(-)	(-)
iii	**Partnership of the parent company**				
	Rising Glory Developers	-	-	-	-
		(-)	(-)	(16,00,000)	(-)
iV	**Advance given/repaid/adjusted**				
	Mr. Rushank V Shah	-	-	-	-
		(-)	(-)	(-)	(16,00,000)
V	**Sitting Fees to Directors**				
	Mr. Shrenik Mehta	-	-	-	25,000
		(-)	(-)	(-)	(7,500)
	Mr. D V Prabhu	-	-	-	17,500
		(-)	(-)	(-)	(7,500)
	Mr. Samirkumar Salot	-	-	-	17,500
		(-)	(-)	(-)	(7,500)
	Mrs. Maya Vaidya	-	-	-	-
		(-)	(-)	(-)	(7,500)

ANAND A. YADAV & ASSOCIATES * CHARTERED ACCOUNTANTS MUMBAI

VISHAL TECHNO COMMERCE LIMITED *

	Balances outstanding	As at 31st March, 2022 (₹)	As at 31st March, 2021 (₹)
i	**Balance Payables**		
	Hubtown Limited	6,09,49,282	6,07,49,282
	Citygold Education Research Limited	48,51,21,137	48,51,21,137
	Citygold Management Services Pvt Limited	12,47,814	12,47,814
	Mr. Shrenik Mehta	32,500	7,500
	Mr. D V Prabhu	25,000	7,500
	Mr. Samirkumar Salot	25,000	7,500
	Mrs. Maya Vaidya	7,500	7,500
ii	**Balance Receivable**		
	Rising Glory Developers	82,30,000	82,30,000
	Mr. Rushank V Shah	16,00,000	16,00,000
iii	**Balance of corporate gurantee for loan taken**		
	Hubtown Limited, Heet Builders Private Limited, Citygold Education Private Limited	1,01,97,20,000	1,01,97,20,000

Note:-

The loan of Rs. 10,197.20 lakhs taken by Vishal Techno Commerce Limited has been jointly and severally guranteed by Heet Builders Private Limited and Hubtown Limited. There is no contract determining the ratio of individual gurantees by each party, in such cases the amount shall be divided equally between each party.

ANAND A. YADAV & ASSOCIATES * CHARTERED ACCOUNTANTS * MUMBAI

VISHAL TECHNO COMMERCE LIMITED *

22. Contingent Liability

A. Contingent liability with regards disputed dues with statutory authorities :	As at 31st March, 2022 (₹)	As at 31st March, 2021 (₹)
Claims against company not acknowledge as debt on account of:-		
Income tax matter under appeals with the Commissioner of Income Tax (Appeal) :		
Financial year 2010-2011 Under Section 221 of Income Tax Act, 1961	99,00,370	99,00,370
Total	**99,00,370**	**99,00,370**

Further interest / penalty that may accrue on original demands are not ascertainable, at present. The Company has taken necessary steps to protect its position with respect to the above referred claims, which in its opinion, based on professional / legal advice, are not sustainable.

The Company does not have any contingent liability as at balance sheet date, other then stated above, as certified by management & relied upon by the auditors.

B. On account of Corporate guarantees issued by the Company to ECL Finance Limited on behalf of Heet Bulders Private Limited : Outstanding Loan amount	1,01,97,20,000	1,01,97,20,000
	1,01,97,20,000	**1,01,97,20,000**

23 Capital Management

The entity manages its capital to ensure that the entity will be able to continue as a going concern while maximising the return to stakeholders through optimisation of debt equity ratio.

The capital structure of the entity consists of net debt (Borrowings offset by cash and bank balances) and total equity of the company.

Gearing Ratio

The gearing ratio at the reporting period was as follows	As at 31st March, 2022 (₹)	As at 31st March, 2021 (₹)
Secured Loan	1,01,97,20,000	1,01,97,20,000
Unsecured Loan	54,56,60,419	54,58,70,419
Interest accured and due/and but not due	-	-
Total Debt	**1,56,53,80,419**	**1,56,55,90,419**
Cash and Cash Equivalents	1,25,346	1,64,796
Net Debt (A)	1,56,52,55,073	1,56,54,25,622
Equity Share Capital	5,00,000	5,00,000
Other equity	18,51,46,807	18,55,23,493
Total Equity (B)	18,56,46,807	18,60,23,493
Debt Equity Ratio A/B	8.43	8.42

ANAND A. YADAV & ASSOCIATES * CHARTERED ACCOUNTANTS * MUMBAI

VISHAL TECHNO COMMERCE LIMITED *

VISHAL TECHNO COMMERCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2022

24 **Financial Risk Management Objectives**

The company is exposed to market risk, credit risk and liquidity risk. The company's management oversees the management of these risks. The company's board of directors review and agrees policies for managing each of these risks summarized below:

i) Market Risk

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company has borrowed funds for execution of project by Heet Builders Private Limited. Interest and other Borrowings cost are born by Heet Builders Private Limted refer **Note No. 14**

ii) Credit Risk

The company is not exposed to credit risk from its operating activities. Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy.

iii) Liquidity risk

The companies cashflow requirement are met by funds received from its holding company.

25

In the opinion of the Board of Directors of the Company, all items of Current Assets, Non Current Assets, Non current liabilities, Current Liabilities and Loans and Advances continues to have a realizable value of at least the amounts at which they are stated in the Balance Sheet.

26 Previous year's figures have been regrouped / recast wherever necessary.

The accompanying notes are an integral part of the financial statements

As per our report of even date

For and on behalf of the Board of Directors

FOR ANAND A YADAV & ASSOCIATES

Chartered Accountants

Firm Registration No. 137527W

ANAND YADAV

PROPRIETOR

Membership No. 156864

ANAND A. YADAV & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS

VISHAL TECHNO COMMERCE LIMITED

Shrenik Mehta

DIRECTOR

DIN: 03137231

Rajeevan Paramban

DIRECTOR

DIN: 03141200

Place: Mumbai

Date: 1st July, 2022.

MUKESH K. GOHEL
B.com., F.C.A., DISA (ICAI)
M. K. Gohel & Associates
CHARTERED ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

TO,
THE MEMBERS OF,
YANTTI BUILDCON PRIVATE LIMITED
Report on the Ind AS financial statements

We have audited the accompanying Ind AS financial statements of **YANTTI BUILDCON PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March, 2022, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone Financial Statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, the profit and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the standards on auditing specified under section 143 (10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the auditor's responsibilities for the audit of the Ind AS financial statements section of our report. We are independent of the Company in accordance with the code of ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the code of ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of current period. These matters were addressed in the context of our audit of the Standalone Financial Statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

M. K. GOHEL & ASSOCIATES
MKG
MUMBAI
M. No.
038823
Chartered Accountants

B- 104, Sahayog CHS, Ltd., opp, Lohana Mahajan Wadi, 192 - A, S. V. Road, Kandivali - (W), Mumbai - 400 067.
Tel.: 022 - 28078033 / 28068033 / mukesh.gohel@mkgohel.com / www.mkgohel.com

Information other than the Financial Statements and Auditors' Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the Standalone Financial Statements and our auditors' report thereon.

Our opinion on the Standalone Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Standalone Financial Statements, our responsibility is to read the other information and, in doing so, consider whether such 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.

Management's Responsibility for the Ind AS financial statements

The Company's Board of Directors is responsible for the matters stated in section 134 (5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts)Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS 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.

Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Ind AS financial statements.

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

- Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS 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 Ind AS financial statements including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No. 038823
Chartered Accountants

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

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

Report on Other Legal and Regulatory Requirements

I. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Companies Act 2013, and on the basis of such checks of the books and records of the company as we considered appropriate and according to the information and explanation given to us, we give in the **"Annexure A"**, a statement on the matter specified in paragraph 3 and 4 of the order to the extent applicable.

II. As required by Section 143 (3) of the Act, we report that:

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

(c) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.

(d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

(e) On the basis of the written representations received from the Directors as on 31st March, 2022 taken on record by the Board of Directors, none of the Directors is disqualified as on 31st March, 2022 from being appointed as a Director in terms of Section 164 (2) of the Act.

(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in **"Annexure B"** to this report.

(g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended. In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.

M. K. GOHEL & ASSOCIATES
MKG
MUMBAI
M. No. 038823
Chartered Accountants

(h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

i. The Company does not have any material pending litigations which would impact its financial position.

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

FOR M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

MKGohel

MUKESH K. GOHEL
PROPRIETOR
M. No.: 038823

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

Place: Mumbai
Date: 30.08.2022
UDIN: 22038823ARMKHC4981

"ANNEXURE A" TO OUR INDEPENDENT AUDITORS' REPORT OF EVEN DATE ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2022 OF YANTTI BUILDCON PRIVATE LIMITED

As required by the Companies (Audit Report) order, 2020 On the basis of such checks as we considered appropriate and in terms of the information and explanations given to us, we state that:-

1. Fixed assets:
   a. The company has maintained proper records showing full particulars including quantitative details and situation of its fixed assets.
   b. These fixed assets have been physically verified by the management at reasonable intervals and no Material discrepancies were noticed on such verification.
   c. Title deeds of immovable properties are held in the name of the company.
   d. According to the information and explanation given to us, the Company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year.
   e. According to the information and explanation given to us, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

2. The Company does not hold any inventory or securities as stock in trade, hence paragraph 3(ii) of the Order are not applicable to the Company.

3. According to the information and explanation given to us, the company has not granted any loans secured or unsecured to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Act. Accordingly, the provisions of clause 3(iii) (a), (b) and (c) of the order are not applicable to the company and hence not commented upon.

4. According to the information and explanation given to us, the company has not given any loan, security or guarantee in prejudice of section 185 and 186 of the Act.

5. The Company has not accepted any deposits during the year from the public within the meaning of Section 73 to 76 of the Act and the Rules framed thereunder to the extent applicable;

6. According to the information and explanation given to us, the maintenance of cost records has not been prescribed under section 148(1) of the Act;

7. Payment of Dues:

a. According to the records of the Company, it has been generally regular in depositing undisputed statutory dues including Service Tax, Wealth Tax, Employees State Insurance, Provident fund, Cess, GST and other statutory dues with the appropriate authorities. There has been some delay in depositing undisputed Income Tax Deducted at Source and Profession Tax. Moreover, amounts outstanding at the last day of the financial year for a period exceeding six months from the date they became payable is Rs. 22.97 Lakhs for TDS and Profession Tax.

M. K. GOHEL & ASSOCIATES
MKG
MUMBAI
M. No.
038823
Chartered Accountants

b. According to information and explanation given to us and based on the records of the company, examined by us, dues outstanding of income tax, sales tax, service tax, duty of customs, GST and value added tax on account of any dispute has been disclosed in the below mentioned table:

Statute and Nature of Dues	Section	Financial Year	Disputed Dues (Rs.)	Amount Paid (Rs.)	Balance Disputed Dues Payable (Rs.)	Forum where dispute is pending
Income Tax	143 (3)	2011-12	40,69,952	3,29,885	37,40,067	Commissioner of Income Tax (Appeals)
Total			**40,69,952**	**3,29,885**	**37,40,067**	

8. According to information and explanation given to us, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.

9. a). According to information and explanation given to us, the Company did not have any loans or borrowings from any lender during the year. Accordingly, clause 3(ix)(a) of the Order is not applicable to the Company.

   b). According to information and explanation given to us, the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.

   c). According to information and explanation given to us, the Company has not taken any term loans from any lender. Accordingly, clause 3(ix)(c) of the Order is not applicable to the Company.

   d). According to information and explanation given to us, the Company has not raised any short term loans. Accordingly, clause 3(ix)(d) of the Order is not applicable to the Company.

   e). According to information and explanation given to us,

   f). According to information and explanation given to us, the Company has not raised loans during the year on the pledge of securities held in its subsidiaries or associate companies (as defined under the Act).

10. a). According to information and explanation given to us, The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, clause 3(x)(a) of the Order is not applicable to the Company.

    b). According to information and explanation given to us, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable to the Company.

11. a). According to information and explanation given to us, considering the principles of materiality as outlined in the Standards on Auditing, we report that no fraud by the Company or on the Company has been noticed or reported during the course of the audit.

M. K. GOHEL & ASSOCIATES
MKG
MUMBAI
M. No.
038823
Chartered Accountants

b). According to information and explanation given to us, no report under sub-section (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

c). According to information and explanation given to us, the Company has not received any whistle blower complaints.

12. Company is not a Nidhi Company hence nothing to be disclosed for any provisions applicable on Nidhi Company. Hence paragraph 3(xii) of the Order is not applicable.

13. Based upon the audit procedures performed and according to the information and explanations given to us, all transactions with related parties are in compliance with sections 177 and 188 of the Act where applicable and the details have been disclosed in the Ind AS financial statements etc. as required by the applicable accounting standards.

14. According to information and explanation given to us, Internal Audit is not applicable to the company. Accordingly, clause 3(xiv) of the Order is not applicable to the Company.

15. The company hasn't entered into any non-cash transactions with directors or persons connected with him.

16. The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

17. The Company has not incurred cash losses in the current and in the immediately preceding financial year.

18. There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable to the Company.

19. According to information and explanation given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

20. In our opinion and according to information and explanation provided to us, the Company is not required to incur expenditure on Corporate Social Responsibility under section 135 of the Companies Act, 2013. Accordingly, clause 3(xx) of the Order is not applicable to the Company.

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

21. The Company is not required to prepare Consolidated Financial Statement. Accordingly, clause 3(xxi) of the Order is not applicable to the Company.

FOR M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

MKGohel

MUKESH K. GOHEL
PROPRIETOR
M. No.: 038823
Place: Mumbai
Date: 30.08.2022
UDIN: 22038823ARMKHC4981

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

ANNEXURE B TO INDEPENDENT AUDITOR'S REPORT

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the Internal Financial Controls over financial reporting of Yantti Buildcon Private Limited ("the Company") as of March 31, 2022 in conjunction with our audit of the Ind AS Financial Statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining Internal Financial Controls based on the Internal Control over Financial Reporting criteria established by the Company considering the essential components of Internal Control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's Internal Financial Controls over Financial Reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an Audit of Internal Financial Controls, both applicable to an Audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain Reasonable Assurance about whether adequate Internal Financial Controls over Financial Reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the Internal Financial Controls system over Financial Reporting and their operating effectiveness. Our audit of Internal Financial Controls over Financial Reporting included obtaining an understanding of Internal Financial Controls over Financial Reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of Internal Control based on the assessed risk. The procedures selected depend on the Auditor's Judgment, including the assessment of the risks of material misstatement of the Ind AS Financial Statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's Internal Financial Controls system over Financial Reporting.

M.K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

Meaning of Internal Financial Controls over Financial Reporting

A company's Internal Financial Control over Financial Reporting is a process designed to provide reasonable assurance regarding the reliability of Financial Reporting and the preparation of Financial Statements for external purposes in accordance with generally accepted Accounting Principles. A company's Internal Financial Control over Financial

Reporting includes those policies and procedures that;

(1) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;

(2) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of Financial Statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and

(3) Provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the Financial Statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31 2022, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

FOR M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

mkGohel

M.K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

MUKESH K. GOHEL
PROPRIETOR
M. No.: 038823
Place: Mumbai
Date: 30.08.2022
UDIN: 22038823ARMKHC4981

YANTTI BUILDCON PRIVATE LIMITED

BALANCE SHEET AS AT 31st MARCH, 2022

Particulars	Note No.	As at 31st March, 2022 ₹	As at 31 March, 2021 ₹
ASSETS			
Non-Current Assets			
(a) Property, plant and equipment	3	2,92,000	2,92,000
(b) Investment	4	10	-
(c) Current tax assets (Net)	5	3,20,601	3,20,601
Total Non-Current assets		6,12,611	6,12,601
Current assets			
(a) Inventories	6	58,09,16,042	58,04,38,492
(b) Financial assets			
(i) Cash and cash equivalents	7	2,40,805	2,41,779
(c) Other current assets	8	2,35,267	2,35,268
Total Current Assets		58,13,92,114	58,09,15,539
Total assets		58,20,04,725	58,15,28,140
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	9	5,00,000	5,00,000
(b) Other equity	10	(33,50,945)	(33,25,289)
Total Equity		(28,50,945)	(28,25,289)
Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	11	93,25,982	93,25,982
(ii) Trade payables	12		
Dues to MSME		-	-
Dues to others		14,67,24,490	14,59,14,031
(iii) Other financial liabilities	13	42,64,92,299	42,67,99,923
(b) Other current liabilities	14	23,12,899	23,13,492
Total Current Liabilities		58,48,55,670	58,43,53,428
Total Liabilities		58,48,55,670	58,43,53,428
Total Equity and Liabilities		58,20,04,725	58,15,28,140

The accompanying notes are an integral part of the financial statements.

As per attached report of even date

For M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

MKGohel

MUKESH K. GOHEL
PROPRIETOR
M.No.: 038823

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

Place: Mumbai
Date: 30.08.2022
UDIN: 22038823ARMKHC4981

For and on behalf of the Board of Directors

YANTTI BUILDCON PVT. LTD.

HEMANT GULATI
DIRECTOR
DIN: 00408734

RAJESH YASHWANTRAO BAGAL
DIRECTOR
DIN: 03137827

YANTTI BUILDCON PRIVATE LIMITED

STATEMENT OF PROFIT AND LOSS FOR THE PERIOD ENDED 31st MARCH, 2022

Particulars	Note No.	Year ended 31st March, 2022 ₹	Year ended 31 March, 2021 ₹
INCOME			
Revenue from Operations	15	-	-
Total Income		-	-
EXPENSES			
Changes in Inventories of Incomplete Projects	16	(4,77,550)	(4,57,870)
Finance Costs	17	690	-
Other Expenses	18	5,02,516	4,99,102
Total Expenses		25,656	41,232
Profit/(Loss) before Tax		(25,656)	(41,232)
Tax Expense			
(1) Current Tax		-	-
(2) Excess / (Short) provision for taxation in respect of earlier years		-	-
Total		-	-
Profit for the Year		(25,656)	(41,232)
Earning per equity share of nominal value of ₹ 10/- each (in Rupees)	19		
Basic and Diluted		(0.51)	(0.82)

The accompanying notes are an integral part of the financial statements.

As per attached report of even date

For M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

MUKESH K. GOHEL
PROPRIETOR
M.No.: 038823

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

Place: Mumbai
Date: 30.08.2022
UDIN: 22038823ARMKHC4981

For and on behalf of the Board of Directors

HEMANT GULATI
DIRECTOR
DIN: 00408734

YANTTI BUILDCON PVT. LTD.

RAJESH YASHWANTRAO BAGAL
DIRECTOR
DIN: 03137827

YANTTI BUILDCON PRIVATE LIMITED

Cash Flow Statement for the Period Ended 31st March, 2022

	Particulars	For the year ended 31 st March, 2022	For the year ended 31 st March, 2021
[A]	CASH FLOW FROM OPERATING ACTIVITIES		
	Profit/(Loss) before tax	(25,656)	(41,232)
	Adjustments for:		
	Interest Expenses	690	-
	Operating Profit/(Loss) before changes in working capital	(24,966)	(41,232)
	Adjustment for (Increase)/Decrease in Operating Assets		
	Adjustments for decrease (increase) in inventories	(4,77,549)	(4,57,870)
	Adjustment for Increase/(Decrease) in Operating Liabilities		
	Adjustments for increase (decrease) in trade payables, current	8,10,459	35,655
	Adjustments for increase (decrease) in other current liabilities	(593)	(15,000)
	Adjustments for other financial liabilities, current	(3,07,624)	65,29,778
	Cash flow from operations after changes in working capital	(273)	60,51,331
	Net Direct Taxes (Paid)/Refunded	-	(2,09,700)
	Net Cash Flow from/(used in) Operating Activities	(273)	58,41,631
[B]	CASH FLOW FROM INVESTING ACTIVITIES		
	Proceeds from sales of investment property/Shares	(10)	
	Net Cash Flow from/(used in) Investing Activities	(10)	-
[C]	CASH FLOW FROM FINANCING ACTIVITIES		
	Interest paid	(690)	(58,46,591)
	Net Cash Flow from/(used in) Financing Activities	(690)	(58,46,591)
	Net Increase/ (Decrease) in Cash and Cash Equivalents	(973)	(4,960)
	Cash & Cash Equivalents at beginning of period (see Note 1)	2,41,779	2,46,739
	Cash and Cash Equivalents at end of period (see Note 1)	2,40,805	2,41,779

Notes:

1 Cash and Cash equivalents comprise of:

Cash on Hands	2,743	2,743
Balance with Banks	2,38,062	2,39,036
Cash and Cash equivalents as restated	2,40,805	2,41,779

2 Figures of the previous year have been regrouped / reclassified wherever necessary.

The accompanying notes are an integral part of the financial statements.

As per attached report of even date

For M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

MKGohel

MUKESH K. GOHEL
PROPRIETOR
M.No.: 038823

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

YANTTI BUILDCON PVT. LTD.

Place: Mumbai
Date: 30.08.2022
UDIN: 22038823ARMKHC4981

For and on behalf of the Board of Directors

HEMANT GULATI
DIRECTOR
DIN: 00408734

RAJESH YASHWANTRAO BAGAL
DIRECTOR
DIN: 03137827

YANTTI BUILDCON PRIVATE LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31st MARCH, 2022

(₹)

	Equity Share Capital	Reserves and Surplus	
	Equity Share Capital	Retained Earnings	Total
As at 1st April, 2020	5,00,000	(32,84,057)	(27,84,057)
Total Comprehensive Income for the year	-	(41,232)	(41,232)
As at 31st March, 2021	5,00,000	(33,25,289)	(28,25,289)
Total Comprehensive Income for the year	-	(25,656)	(25,656)
As at 31st March, 2022	5,00,000	(33,50,945)	(28,50,945)

The accompanying notes are an integral part of the financial statements.

As per attached report of even date

For M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

MKGohel
MUKESH K. GOHEL
PROPRIETOR

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

Place: Mumbai
Date: 30.08.2022
UDIN: 22038823ARMKHC4981

YANTTI BUILDCON PVT. LTD.

For and on behalf of the Board of Directors

HEMANT GULATI
DIRECTOR
DIN: 00408734

RAJESH YASHWANTRAO BAGAL
DIRECTOR
DIN: 03137827

Note 1. Statement of Significant Accounting Policies.

1.1 **Company Overview**
Yantti Buildcon Private Limited is an Private Limited Company domiciled in India, incorporated under the Companies Act, 1956. The Company is engaged into real estate business specializing in construction and development of Infotech Parks, Cyber Parks, Business Parks, SEZ as well as sale and lease of commercial, industrial properties and other similar works.

1.2 The financial statements are approved for issue by the Company's Board of Directors on 30th August' 2022.

Note 2. Significant Accounting Policies followed by the Company

I. Basis of preparation of financial Statements

(i) Compliance with Ind AS
These financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') read with of the Companies (Indian Accounting Standards) Rules, 2015 as amended and other relevant provisions of the Act.

The accounting policies are applied consistently to all the periods presented in the financial statements.

(ii) Historical cost convention
The financial statements have been prepared on a historical cost basis, except for the following:
1) certain financial assets and liabilities that are measured at fair value;
2) assets held for sale - measured at lower of carrying amount or fair value less cost to sell;
3) defined benefit plans - plan assets measured at fair value;

(iii) Current non-current classification
All the assets and liabilities have been classified as current or non-current, wherever applicable, as per the operating cycle of the Company as per the guidance set out in Schedule III to the Act. Operating cycle for the business activities of the Company covers the duration of the project/ contract including the defect liability period, wherever applicable, and extends upto the realisation of receivables (including retention monies, if any) within the credit period normally applicable to the respective project.

II. Significant accounting judgements, estimates and assumptions
The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

a) Judgements
Classification of property
The company determines whether a property is classified as investment property or inventory property. Investment property comprises land and buildings that are not occupied substantially for use by, or in the operations of, the company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business. Inventory comprises property that is held for sale in the ordinary course of business. Principally, these are properties that the company develops and intends to sell before or on completion of construction.

b) Estimates and assumptions
The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

III. Revenue recognition
Revenue Recognition Revenue is recognised upon transfer of control of promised goods or services to customers in an amount that reflects the consideration which the Company expects to receive in exchange for those goods or services.

A. **Revenue from Construction Activity:**
Revenue from the sale of properties / flats/ commercial premises / units in a project are recognised when the company satisfies performance obligations at a point in time i.e when control is transferred to the customer which is usually on giving soft possession for fitouts or actual possession to the customer.
Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts, rebates, price concessions, returns and financing component if any, as specified in the contracts with the customers. Revenue excludes taxes collected from customers on behalf of the government. Where the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately in the Statement of profit and Loss Account.
Amount received as Advance from customers on Invoicing / raising demand letters are classified as Contract Liabilities. The company's right to consideration in exchange forgoods or services that the company has transferred to the customer are classified as receivables.
The Company has adopted Ind AS 115 Revenue from contracts with customers, with effect from April 1, 2018. Ind AS 115 establishes principles for reporting information about the nature, amount, timing and uncertainty of revenues and cash flows arising from the contracts with its customers and replaces Ind AS 18 "Revenue" and Guidance Note on "Accounting for Real Estate transactions" for entities to whom Ind AS is applicable.

B. **Interest income:**
Interest income including income arising on other instruments recognised on time proportion basis using the effective interest rate method.

C. **Others:**
Other revenues / incomes and costs / expenditure are accounted on accrual, as they are earned or incurred.

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MUMBAI
M. No. 038823
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IV. Property plant and equipment, investment property and depreciation / ammortisation

A. Tangible fixed assets are stated at cost of acquisition or construction including attributable interest and finance cost, if any till the date of acquisition/installation of the assets, less accumulated depreciation/amortisation and accumulated impairment losses, if any.

B. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (in Years)
Computer	3

V. Taxation

i. Current Tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the financial statement of profit and loss becauseof items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognized as an asset (MAT Credit entitlement) only if there is convincing evidence for realization of such asset during the specified period. MAT credit entitlement is reviewed at each Balance Sheet date.

ii. Deferred Tax

Deferred tax is recognized on temporary diferences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

iii. Current and deferred tax for the year

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

VI. Trade and other payables

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

VII. Trade receivable

A receivable is classified as a 'trade receivable' if it is in respect of the amount due on account of goods sold or services rendered in the normal course of business. Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the EIR method, less provision for impairment.

VIII. Borrowings and Borrowing costs

Borrowing are initally recognised at Net off transation cost incurred and measured at amortised cost. Any difference between the proceeds (net of transation costs) and the redemption amount is recognised in statetment of profit and loss over ther period of the borrowings using the effective interest method.

Interests and other borrowing costs included under finance costs calculated as per effective interest rate attributable to qualifying assets, which takes substantial period of time to get ready for its intended use are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

IX. Earnings per Share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue, if any.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

X. Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the company are segregated.

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XI. Cash and Cash Equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.
For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

XII. Provisions, contingent liabilities and contingent assets

A provision is recognized when an enterprise has a present obligation (legal or constructive) as result of past event and it is probable that an outflow of embodying economic benefits of resources will be required to settle a reliably assessable obligation. Provisions are determined based on best estimate required to settle each obligation at each balance sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Contingent liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. A contingent liability also arises, in rare cases, where a liability cannot be recognised because it cannot be measured reliably.
Contingent assets are neither recognised nor disclosed in the financial statements.

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YANTTI BUILDCON PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31st MARCH, 2022

3. Property, plant and equipment

	Freehold Land	Computers	Total
Cost or deemed cost			
Balance at 1st April, 2021	2,92,000	97,882	3,89,882
Additions	-	-	-
Disposals	-	-	-
Balance at 31st March, 2022	2,92,000	97,882	3,89,882
Accumulated depreciation			
Balance at 1st April, 2021	-	97,882	97,882
Eliminated on disposal of assets			-
Depreciation expense	-	-	-
Balance at 31st March, 2022	-	97,882	97,882
Carrying amount as on 31st March, 2021	2,92,000	-	2,92,000

	Freehold Land	Computers	Total
Cost or deemed cost			
Balance at 1st April, 2021	2,92,000	97,882	3,89,882
Additions	-	-	-
Disposals	-	-	-
Balance at 31st March, 2022	2,92,000	97,882	3,89,882
Accumulated depreciation			
Balance at 1st April, 2021	-	97,882	97,882
Eliminated on disposal of assets			-
Depreciation expense	-	-	-
Balance at 31st March, 2022	-	97,882	97,882
Carrying amount as on 31st March, 2022	2,92,000	-	2,92,000

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		As at 31st March, 2022 ₹	As at 31 March, 2021 ₹
4	Investments		
	Shares in Rubix Trading Private Limited	10	-
	Total	10	-
5	Current Tax Assets (Net)		
	Advance Tax paid	3,20,601	3,20,601
	Less: Provision for Tax	-	-
	Total	3,20,601	3,20,601
6	Inventories		
	Inventories (lower of cost or net realisable value)		
	- Incomplete projects	58,09,16,042	58,04,38,492
	Total	58,09,16,042	58,04,38,492
7	Cash and cash equivalents		
	Balances with banks:		
	- in current accounts	2,38,062	2,39,036
	Cash on hand	2,743	2,743
	Total	2,40,805	2,41,779
8	Other Current assets		
	Current		
	Advances Recoverable	2,35,267	2,35,268
	Total	2,35,267	2,35,268

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YANTTI BUILDCON PVT. LTD.

		As at 31st March, 2022 ₹	As at 31 March, 2021 ₹
9	Equity share capital		
	Authorised Share Capital:		
	50,000 (P.Y. 50,000) Equity Shares of ₹ 10/- each	5,00,000	5,00,000
	Issued and subscribed capital comprises:		
	50,000 (As at March 31, 2021: 50,000) Equity Shares of ₹ 10/- each fully paid up	5,00,000	5,00,000
		5,00,000	5,00,000

		Number of shares	Share Capital (in ₹)
9.1	Reconciliation of the number of Equity shares outstanding at the beginning and at the end of reporting year		
	Balance at April 1, 2020	50,000	50,000
Add :	Issued during the year	-	-
Less :	Bought back during the year	-	-
	Balance at March 31, 2021	50,000	50,000
Add :	Issued during the year	-	-
Less :	Bought back during the year	-	-
	Balance at March, 2022	50,000	50,000

9.2 Details of shares held by each shareholders holding more than 5% shares

	As at 31st March, 2022		As at 31 March, 2021	
	No of shares held	% holding	No of shares held	% holding
Fully paid equity shares				
Hubtown Limited with beneficiary holders	50,000	100%	50,000	100%
Total	50,000	100%	50,000	100%

9.3 The company has a single class of equity shares having a par value of ₹10/- per share. Each holder of equity share is entitled to one vote per share. The company declares and pays dividend in indian rupees. The dividend proposed by the Board of Directors is subject to the approval of shareholders in the ensuing annual general meeting.

		As at 31st March, 2022	As at 31 March, 2021
10	Other Equity		
	Retained Earning	(33,50,945)	(33,25,289)
	Total	(33,50,945)	(33,25,289)
	Retained Earnings		
	Balance at the beginning of the year	(33,25,289)	(32,84,057)
	Profit attributable to the owners of the company	(25,656)	(41,232)
	Balance at the end of the year	(33,50,945)	(33,25,289)

YANTTI BUILDCON PVT. LTD.

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11 Borrowings

Current

Unsecured

(i) Loans repayable on demand:

- From Company	93,25,982	93,25,982
Total	93,25,982	93,25,982

12 Trade payables

Figures For the Current Reporting Period

Particulars	Outstanding for following periods from due date of payment				31st March, 2022
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	Total
MSME	-	-	-	-	-
Others	7,00,849	1,55,205	29,131	14,58,39,305	14,67,24,490
Total					14,67,24,490

Figures For Previous Reporting Period

Particulars	Outstanding for following periods from due date of payment				31st March, 2022
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	Total
MSME	-	-	-	-	-
Others	35,655	39,071	27,206	14,58,12,099	14,59,14,031
Total					14,59,14,031

Footnote :

As per information available with the Comapny regarding dues to Micro, Small and Medium Enterprises as defined under the Micro Small Medium Enterprises Development, Act 2006 (MSMED Act), none of the suppliers of the Comapny are registered under MSMED Act, and the same has been relied upon by the auditors.

13 Other financial liabilities

Current

Business advances from related party (Refer Footnote)	42,58,35,189	42,61,42,813
Other payables	6,57,110	6,57,110
Total	42,64,92,299	42,67,99,923

Footnote:

The Company has received interest free advances from it's Parent Company, considering the nature of business in which the Company operate, the amounts so received are considered to be repayable on call / demand as the repayment period of such amounts so received is not measureable precisely.

14 Other Liabilities

Current

Other payables :

- Provision for Audit Fees	15,000	15,000
- Statutory dues	22,97,899	22,98,492
Total	23,12,899	23,13,492

YANTTI BUILDCON PVT. LTD. *

M. K. GOHEL & ASSOCIATES * Chartered Accountants * MUMBAI M. No. 038823

YANTTI BUILDCON PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31st MARCH, 2022

		Year ended 31st March, 2022 ₹	Year ended 31 March, 2021 ₹
15	Revenue from operations		
	Other operating revenue :		
	Excess Provision Written Back	-	-
	Total	-	-
16	Changes In Inventories Of Incomplete Projects		
	Opening Inventory :		
	Incomplete projects	58,04,38,492	57,99,80,622
		58,04,38,492	57,99,80,622
	Closing Inventory :		
	Incomplete projects	58,09,16,042	58,04,38,492
		58,09,16,042	58,04,38,492
	Total	(4,77,550)	(4,57,870)
17	Finance Costs		
	Delayed/penal interest on loans and statutory dues	690	-
	Total	690	-
18	Other Expenses		
	Rates and taxes	2,500	2,500
	Bank Charges	4,964	4,960
	Directors' fees and travelling expenses	50,000	1,08,485
	Legal and professional fees	1,38,860	20,885
	Security Charges	2,88,000	3,36,000
	Other Expenses	18,192	26,272
	Total	5,02,516	4,99,102
	Footnote:		
	Audit Fees	15,000	15,000
	GST on above	2,700	2,700
	Total	17,700	17,700

YANTTI BUILDCON PVT. LTD.

M. K. GOHEL & ASSOCIATES
MUMBAI
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Chartered Accountants

YANTTI BUILDCON PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31st MARCH, 2022

	Year ended 31st March, 2022 ₹	Year ended 31 March, 2021 ₹
19 Earnings per share (EPS)		
Basic and Diluted Earnings Per Share	(0.51)	(0.82)

Basic and Diluted EPS

The earnings and weighted average number of equity shares used in the calculation of basic and diluted earnings per share are as follows

	Year ended 31st March, 2022 ₹	Year ended 31 March, 2021 ₹
Profit for the year attributable to the owners of the Company	(25,656)	(41,232)
Earnings used in the calculation of basic and diluted earnings per share	(25,656)	(41,232)

	Year ended 31st March, 2022	Year ended 31 March, 2021
Weighted average number of equity shares for the purposes of basic earnings per share		
Ordinary	50,000	50,000
Total	50,000	50,000

YANTTI BUILDCON PVT. LTD.

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20 Related Party Disclosures (As per IND AS - 24)

A. Name of the related parties and related parties relationship

HOLDING COMPANY : Hubtown Limited

I Key Managerial Personnel : Hemant Gulati

II Others Significant Influence : Citygold Management Services Private Limited

Footnote:
Related party relationship are identified by the Company and relied upon by the Auditors

B. Transaction with Related Parties -

Sr. No.	Nature of Transaction	Holding Company	Others Significant Influence	Key Management Personnel of the Entity
i	Business advances taken/ recovered / adjusted			
	Hubtown Limited	1,18,463	-	-
		(4,73,487)	(-)	(-)
ii	Business Advance given/repaid/adjusted			
	Hubtown Limited	-	-	-
		(-)	(-)	(-)
iii	InterCompany payables			
	Citygold Management services Pvt Limited	-	-	-
		(-)	(-)	(-)
iv	On Behalf payments made (Including reimbursement of Expenses)			
	Hemant Gulati	-	-	-
		(-)	(-)	(-)
v	On Behalf payments received/adjusted			
	Hemant Gulati	-	-	-
		(-)	(-)	(4,28,587)

Footnote:
Previous Year figures are given in brackets

Balance outstanding

		As at 31st March, 2022	As at 31 March, 2021
i	Balance Payables		
	Hubtown Limited (Holding Company)	42,61,45,266	42,61,42,813
	Citygold Management services Pvt Limited (Others Significant Influence)	4,052	4,052
	Hemant Gulati (Key Management Personnel)	61,581	64,581

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21 Contingent Liability

The company does not have any contingent liability as at the balance sheet date as certified by the management and relied upon by the auditors, as otherwise mentioned below:

Statute and nature of dues	Section	Financial Year	Disputed Dues	Amount Paid	Balance disputed dues payable	Forum where dispute is pending
Income Tax	143(3)	2011-12	40,69,952	3,29,885	37,40,067	Commissioner of Income Tax (Appels)
Total			40,69,952	3,29,885	37,40,067	

Further interest / penalty that may accrue on original demands are not ascertainable, at present. The Company has taken necessary steps to protect its position with respect to the above referred claims, which in its opinion, based on professional / legal advice, are not sustainable.

22 Capital Management

The entity manages its capital to ensure that the entity will be able to continue as a going concern while maximising the return to stakeholders through optimisation of debt equity ratio.

The capital structure of the entity consists of net debt (Borrowings offset by cash and bank balances) and total equity of the company.

Gearing Ratio

The gearing ratio at the reporting period was as follows	As at 31st March, 2022 (₹)	As at 31st March, 2021 (₹)
Secured Loan	-	-
Unsecured Loan	42,64,92,299	42,67,99,923
Interest accured and due/and but not due	-	-
Total Debt	42,64,92,299	42,67,99,923
Cash and Cash Equivalents	2,40,805	2,41,779
Net Debt (A)	42,62,51,494	42,65,58,144
Equity Share Capital	5,00,000	5,00,000
Other equity	(33,50,945)	(33,25,289)
Total Equity (B)	(28,50,945)	(28,25,289)
Debt Equity Ratio A/B	(149.51)	(150.98)

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23. I Title deeds of immovable Property not held in name of the Company
Not Applicable

II Where the Company has revalued its Property, Plant and Equipment, the company shall disclose as to whether the revaluation is based on the valuation by a registered valuer as defined under rule 2 of the Companies (Registered Valuers and Valuation) Rules, 2017
Not Applicable

III Where Loans or Advances in the nature of loans are granted to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person, that are:
Not Applicable

IV Capital Work In Progress (CWIP)
(a) For Capital-work-in progress, following ageing schedule shall be given

CWIP	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 Years	More than 3 years	
Projects in progress	5,03,206	4,99,102	27,44,453	57,71,69,281	58,09,16,042
Projects temporarily suspended	-	-	-	-	-

(b) For capital-work-in progress, whose completion is overdue or has exceeded its cost compared to its original plan, following

CWIP	To be Completed in				Total
	Less than 1 year	1-2 years	2-3 Years	More than 3 years	
Project 1	-	-	-	-	-
Project 2	-	-	-	-	-

V Intangible assets under development:
Not Applicable

VI Details of Benami Property held
Not Applicable

VII Where the Company has borrowings from banks or financial institutions on the basis of current assets
Not Applicable

VIII Wilful Defaulter
Not Applicable

IX Relationship with Struck off Companies
Not Applicable

x Registration of charges or satisfaction with Registrar of Companies
Not Applicable

YANTTI BUILDCON PVT. LTD.

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No. 038823
Chartered Accountants

XI Compliance with number of layers of companies
Not Applicable

XI Ratios
The ratios for the years ended March 31, 2022 and March 31, 2021 are as follows :

	Particulars	Numerator	Denominator	31st March, 2022	31st March, 2021	Variance	Reasons (If Variance More Than 25 %)
				(In Times)	(In Times)	(In Percentage (%))	
a.	Current Ratio	Current assets	Current liabilities	0.99	0.99	0.00%	
b.	Debt – Equity Ratio	Total Net Debt	Shareholder's Equity	(149.51)	(150.98)	1.47%	
c.	Debt Service Coverage Ratio	Earnings available for debt service	Debt Service	(0.00)	(0.00)	0.00%	
d.	Return on Equity (ROE)	Net Profits after taxes	Average Shareholder's Equity	0.01	0.01	0.00%	
e.	Inventory turnover ratio	Revenue	Inventory	-	-		
f.	Trade receivables turnover ratio	Revenue	Average Trade Receivable	-	-		
g.	Trade payables turnover ratio	Purchases of services and other expenses	Average Trade Payables	0.00	0.00	0.00%	
h.	Net capital turnover ratio	Revenue	Working Capital	-	-		
i.	Net profit ratio	Profit After Tax	Revenue	-	-		
j.	Return on capital employed (ROCE)	Earning before interest and taxes	Capital Employed	(0.00)	(0.01)	0.00%	
k.	Return on Investment(ROI)						
	Unquoted	Income generated from investments	Time weighted average investments	-	-	0.00%	
	Quoted	Income generated from investments	Time weighted average investments	-	-	0.00%	

XII Compliance with approved Scheme(s) of Arrangements
Not Applicable

XIII Utilisation of Borrowed funds and share premium:
Not Applicable

XIV Undisclosed Income
Not Applicable

XV Details of Corporate Social Responsibility
Not Applicable

XVI Details of Crypto currency or Virtual currency
Not Applicable

YANTTI BUILDCON PVT. LTD.

M. K. GOHEL & ASSOCIATES * Chartered Accountants * MUMBAI M. No. 038823

24 Financial Risk Management Objectives

The company is exposed to market risk, credit risk and liquidity risk. The company's management oversees the management of these risks. The company's board of directors review and agrees policies for managing each of these risks summarized below:

i) Market Risk

Interest rate risk

Company has received intrest free advances and it receives interest free funds for its operating cash flow from its holding company as and when required (Refer note 10), hence the Company is not exposed to interest risk.

ii) Credit Risk

The company is not exposed to credit risk from its operating activities. Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy.

iii) Liquidity risk

The companies cashflow requirement are met by funds received from its holding company.

25 Trade payable & other current liability are subject to confirmation, reconciliation and adjustment if any.

26 The accumulated losses of the company have resulted in complete erosion of the net worth of the company. The Company's management is however of the view that the same erosion is temporary in nature as the company has made certain investments in certain assets / projects, the proceeds of which would, when fructified, result in recovery of the eroded worth of the company. The company to that extend does not see the stated erosion of the net worth as an impediment to its status as a going concern.

27 In the opinion of the Board of Directors of the Company, all items of Current Assets, Inventories and Loans and Advances continues to have a realizable value of at least the amounts at which they are stated in the Balance Sheet.

28 Previous year's figures have been regrouped / recast wherever necessary.

The accompanying notes are an integral part of the financial statements.

As per attached report of even date

For M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

MKGohel

MUKESH K. GOHEL
PROPRIETOR
M.No.: 038823

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

Place: Mumbai
Date: 30.08.2022
UDIN: 22038823ARMKHC4981

For and on behalf of the Board of Directors

HEMANT GULATI
DIRECTOR
DIN: 00408734

YANTTI BUILDCON PVT. LTD.

RAJESH YASHWANTRAO BAGAL
DIRECTOR
DIN: 03137827