INDEPENDENT AUDITOR'S REPORT

To the Members of GUJARAT AKRUTI - TCG BIOTECH LIMITED
Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Gujrat Akruti-TCG Biotech Limited ("the Company") which comprises the Balance Sheet as at March 31, 2023, the Statement of Profit and Loss (including other comprehensive income), Statement of Changes in Equity and Statement of Cash Flows for the year then ended and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid 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 including the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act read with Companies (Indian Accounting Standard) Rules, 2015 as amended of the state of affairs(financial position) of the Company as at 31st March, 2023, and its profit (including other 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 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 (ICAI) together with the ethical requirements that are relevant to our audit of the 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 ICAI's 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.

A D SHETH & ASSOCIATES
CHARTERED ACCOUNTANTS
M. N. : 148106
FRN : 134274W
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Emphasis of Matters

Attention is invited to footnote c to note 3 in the financial statements with regards to status of Biotech Project of the company. As informed, the Company has challenged the eviction notice received from Gujarat Industrial Development Corporation, in the court and is in discussion with Department of Science and Technology - Government of Gujarat for permission of development of the project. Management believes that the recoverable amount of Property, Plant and Equipment and capital working in progress is higher than its carrying value as shown in balance sheet which has been relied upon by us for the purpose of our audit of the financial statements. Our Audit Report is not qualified in respect of this matter.

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;

Responsibility 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 financial statements that give a true and fair view of the state of affairs (financial position),profit and loss (financial performance including 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 safeguarding of the assets of the Company and for preventing and detecting 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 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 Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an 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 Standards on Auditing 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 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 report. However, future events or conditions may cause the Company to cease to continue as a going concern.

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- 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.

- 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

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, we give in the "**Annexure 1**" statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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

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

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(e) On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 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**"; and

(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 disclosed the impact, if any, of pending litigations as on 31st March, 2023 on its financial position in its financial statements.

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

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 (which are material either individually or in the aggregate) 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 or entity, including foreign entity ("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 (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("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;

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(c)Based on the audit procedures that have been 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 (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

v. The Company has not declared any dividend during the year.

III. As required by Section 197(16) of the Act, we report that the Company has not paid remuneration to its directors during the year in accordance with the provisions of and limits laid down Section 197 read with Schedule V of the Act.

For 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

Date: 17th August, 2023
Place: Mumbai
UDIN: 23148106BGVBGI7702

ANNEXURE 1 TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in our Report of even date on Accounts for the year ended 31st March, 2023 of Gujrat Akruti-TCG Biotech Limited)

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

i. In respect of the Company's Property, Plant and Equipment and Intangible Assets:

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

(B) The Company does not have intangible assets hence reporting under clause (i)(B) of the order is not applicable.

(b) The Fixed Assets have been physically verified by the Management during the year and no material discrepancies were noticed on such verification

(c) Based on our examination we report that lease deed and transfer formalities with respect to lease hold land included in immovable properties are yet to be executed in the name of the company. (refer footnote c to Note 3)

(d) The Company has not revalued any of its Property, Plant and Equipment during the year. The company does not have any intangible assets.

(e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2023 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

ii. (a) As per information and explanation given to us and based on our examination of the records of the Company, the Company does not have any inventory during the year. Accordingly, paragraph 3 (ii) of the Order is not applicable.

(b) The Company has not been sanctioned working capital limits in excess of Rupees Five Crores, 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 made investments in, companies, firms, Limited Liability Partnerships, and not granted unsecured loans to other parties, during the year, in respect of which:

(a) The Company has not provided any loans or advances in the nature of loans or stood guarantee, or provided security to any other entity during the year, and hence reporting under clause 3(iii)(a) of the Order is not applicable.

(b) The company has not made any investments and hence reporting under clause 3(iii)(b) of the Order is not applicable.

(c) The Company has not provided any loans or advances in the nature of loans hence reporting under clause 3(iii)(c) of the Order is not applicable.

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

(d) The Company has not provided any loans or advances in the nature of loans hence reporting under clause 3(iii)(d) of the Order is not applicable.

(e) There were no loan granted by the Company which has fallen due during the year and has been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties.

(f) The Company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment during the year. Hence, reporting under clause 3(iii)(f) is not applicable.

iv. The Company has not granted loans, made investments and provided guarantees and securities to any other company. Hence, reporting under clause 3(iii)(f) is not applicable.

v. The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.

vi. The Central Government has not prescribed the maintenance of cost records under sub-section (1) of section 148 of the Act, for any of the services rendered by the Company and accordingly paragraph 3 (vi) of the order is not applicable.

vii. In respect of statutory dues:

(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 provident fund, income-tax, goods and service tax, and other material statutory dues, wherever applicable, with the appropriate authorities. The statutory dues of Service Tax amounting to INR 1,65,284/- and interest thereon of INR 3,33,154/- and TDS amounting to INR 90302/- and interest thereon of INR 29,461/- were outstanding as at the last day of the financial year for a period exceeding six months from the date they became payable.

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(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, as at the Balance Sheet date which have not been deposited on account of a dispute, are as follows:

Name of the Statute	Nature of dues	Period to which the amount relates (F.Y.)	Amount (INR)	Forum where the dispute is pending
Income Tax Act, 1961	143 (3)	2011-12	3,570	Income Tax Appellate Tribunal
Income Tax Act, 1961	143 (3)	2012-13	4,750	Income Tax Appellate Tribunal
Income Tax Act, 1961	271(1)(c)	2012-13	19,61,283	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	271(1)(c)	2013-14	4,21,052	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	143 (3)	2013-14	520	Income Tax Appellate Tribunal

viii. There were no transactions relating to previously unrecorded income that 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. The Company has not defaulted in repayment of borrowings from any lender. Hence reporting under clause 3(ix)(a) of the Order is not applicable. (Refer foot note to Note 9)

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

c. The Company has not taken any term loan during the year and there are no outstanding term loans and hence, reporting under clause 3(ix)(c) of the Order is not applicable.

d. The company has not raised any funds on short term basis during the year and hence, reporting under clause 3(ix)(d) of the Order is not applicable.

e. The company does not have any subsidiaries hence reporting under clause 3(ix)(e) of the Order is not applicable.

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.

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

b. During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.

xi. a. No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.

b. No report under sub-section (12) of section 143 of the Companies Act was required to be filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and up to the date of this report.

c. No whistle blower complaints have been received by the Company during the year (and up to the date of this report).

xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.

xiii. In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.

xiv. a. In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.

b. The Company is not required to appoint internal auditor as per the requirements of the Companies Act, hence reporting under clause (xiv) of the Order is not applicable.

xv. 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. In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b), (c) and (d) of the Order is not applicable.

xvii. The Company has incurred cash losses during the financial year covered by our audit and the immediately preceding 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.

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xix. As per the information and explanation given to us and represented by the management, on the basis of the expected dates of realisation of financial assets, recoverable value of non-financial assets and payment of financial liabilities 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. Refer note 20 in the financial statement.

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 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

Date: 17th August, 2023
Place: Mumbai
UDIN: 23148106BGVBGI7702

Annexure - 2 to our report of even date
Gujrat Akruti-TCG Biotech 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 Gujrat Akruti-TCG Biotech Limited ("the Company") as of 31st March, 2023 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Responsibility of Management and Those Charged with Governance 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 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 Act.

Auditors' Responsibility for the Audit of the Internal Financial Controls with Reference to Financial Statements

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 Act, 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 was established and maintained and if such controls operated effectively in all material respects.

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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 risks. 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 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.

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CHARTERED ACCOUNTANTS
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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, 2023, 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 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

Date: 17th August, 2023
Place: Mumbai
UDIN: 23148106BGVBGI7702

GUJARAT AKRUTI - TCG BIOTECH LIMITED
CIN: U70102GJ2007PLC050966

BALANCE SHEET AS AT 31ST MARCH, 2023

Particulars	Note No.	As at 31st March, 2023 INR in thousand	As at 31st March, 2022 INR in thousand
ASSETS			
Non-Current Assets			
(a) Property plant and equipment	3	176,629	176,957
(b) Capital work-in-progress	3	146,419	146,419
(c) Financial assets			
Other financial assets	4	208	208
Total Non-Current assets		**323,256**	**323,584**
Current assets			
Financial assets			
(i) Cash and cash equivalents	5	179	57
(ii) Other financial assets	4	-	2
Total Current Assets		**179**	**59**
TOTAL ASSETS		**323,435**	**323,643**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	6	500	500
(b) Convertible Instruments classified as Equity	7	161,526	161,527
(c) Other equity	8	(43,044)	(41,548)
Total Equity		**118,982**	**120,479**
Liabilities			
Non-Current Liabilities			
Financial Liabilities			
Borrowings	9	-	-
Total Non-Current Liabilities		-	-
Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	9	166,856	166,855
(ii) Trade payables	11	24,970	25,529
(iii) Other financial liabilities	10	5,267	3,571
(b) Other current liabilities	12	7,360	7,209
Total Current Liabilities		**204,453**	**203,164**
Total Liabilities		**204,453**	**203,164**
TOTAL EQUITY AND LIABILITIES		**323,435**	**323,643**

The accompanying notes are an integral part of the financial statements

As per our report of even date

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

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

Amit Sheth
Proprietor
Membership No.: 148106
UDIN: 23148106BGVBGI7702
Place: Mumbai
Date: August 17, 2023

For and on behalf of the Board of Directors

GUJARAT AKRUTI - TCG BIOTECH LTD.

D.V. Prabhu
Director
DIN: 03142640

Rushank Shah
Director
DIN: 02960155

Place: Mumbai
Date: August 17, 2023

GUJARAT AKRUTI - TCG BIOTECH LIMITED
CIN: U70102GJ2007PLC050966

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2023

Particulars	Note No.	Year Ended 31st March, 2023 INR in thousand	Year Ended 31st March, 2022 INR in thousand
INCOME			
Revenue from Operations	13	-	-
Other Income	14	5	-
TOTAL INCOME		**5**	**-**
EXPENSES			
Costs Of Construction / Development	15	-	-
Finance Costs	16	73	61
Depreciation and Amortisation Expenses	17	328	328
Other Expenses	18	1,100	859
TOTAL EXPENSES		**1,501**	**1,248**
Profit/(Loss) before Tax		**(1,496)**	**(1,248)**
Tax Expense			
Income tax (charge) / Credit		-	-
Profit/(Loss) for the Year		**(1,496)**	**(1,248)**
Other Comprehensive Income		-	-
Total Comprehensive Income		**(1,496)**	**(1,248)**
Earning per equity share of nominal value of INR 10/- each	19		
Basic		(29.92)	(24.95)
Diluted		(29.92)	(24.95)

The accompanying notes are an integral part of the financial statements

As per our report of even date

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

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

Amit Sheth
Proprietor
Membership No.: 148106
UDIN: 23148106BGVBGI7702
Place: Mumbai
Date: August 17, 2023

For and on behalf of the Board of Directors

GUJARAT AKRUTI - TCG BIOTECH LTD.

D.V. Prabhu
Director
DIN: 03142640

RUSHANK SHAH
Director
DIN: 02960155

Place: Mumbai
Date: August 17, 2023

GUJARAT AKRUTI - TCG BIOTECH LIMITED
CIN: U70102GJ2007PLC050966

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2023

Particulars	For the year ended 31st March, 2023 INR in thousand	For the year ended 31st March, 2022 INR in thousand
[A] CASH FLOW FROM OPERATING ACTIVITIES		
Profit/(Loss) before tax	(1,496)	(1,248)
Add/(Less) :		
Depreciation/Amortisation/Impairment of Property, Plant and Equipments and Intangible Assets	328	328
Interest Income	(5)	-
Interest Expenses	73	61
Operating Profit/(Loss) before changes in working capital	(1,100)	(859)
Adjustment for (Increase)/Decrease in Operating Assets		
Adjustments for increase (decrease) in trade payables, current	(558)	747
Adjustments for increase (decrease) in other current liabilities	78	-
Adjustments for other financial liabilities, current	1,696	11
Cash flow from operations after changes in working capital	1,216	758
Net Direct Taxes (Paid)/Refunded	-	-
Net Cash Flow from/(used in) Operating Activities	116	(101)
[B] CASH FLOW FROM INVESTING ACTIVITIES		
Inflow/(Outflow) on account of :		
Interest received	7	2
Net Cash Flow from/(used in) Investing Activities	7	2
[C] CASH FLOW FROM FINANCING ACTIVITIES		
Inflow/(Outflow) on account of:		
Interest paid	-	-
Net Cash Flow from/(used in) Financing Activities	-	-
Net Increase/ (Decrease) in Cash and Cash Equivalents (A+B+C)	123	(100)
Cash & Cash Equivalents at beginning of period (see Note 1)	57	157
Cash and Cash Equivalents at end of period (see Note 1)	180	57

Notes:

1 **Cash and Cash equivalents comprise of:**		
Cash on hand		
Balances with banks		
- On Current accounts	144	28
- Deposit with maturity of less than three months	36	29
	180	57

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
Chartered Accountants
Firm Registration No. 0134274W

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

Amit Sheth
Proprietor
Membership No.: 148106
UDIN: 23148106BGVBGI7702
Place: Mumbai
Date: August 17, 2023

For and on behalf of the Board of Directors

D. V. Prabhu
Director
DIN: 03142640

GUJARAT AKRUTI - TCG BIOTECH LTD.

Rushank Shah
Director
DIN: 02960155

Place: Mumbai
Date: August 17, 2023

GUJARAT AKRUTI - TCG BIOTECH LIMITED
CIN: U70102GJ2007PLC050966

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2023

INR in thousand

A. EQUITY SHARE CAPITAL

As at 1st April, 2021	**500**
Changes in equity share capital	-
As at 31st March, 2022	**500**
Changes in equity share capital	-
As at 31st March, 2023	**500**

B. OTHER EQUITY AND CONVERTIBLE INSTRUMENTS

INR in thousand

Particulars	Convertible Instruments classified as Equity	Retained Earnings	Total
As at 1st April, 2021	**161,527**	**(40,300)**	**121,227**
Other comprehensive income for the year	-	-	-
Total comprehensive income for the year		(1,248)	**(1,248)**
As at 1st April, 2022	**161,527**	**(41,548)**	**119,979**
Other comprehensive income for the year	-	-	-
Total comprehensive income for the year	-	(1,496)	**(1,496)**
Balance at 31st March, 2023	**161,527**	**(43,044)**	**118,483**

The accompanying notes are an integral part of the financial statements

As per our report of even date

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

Amit Sheth
Proprietor
Membership No.: 148106
UDIN: 23148106BGVBGI7702
Place: Mumbai
Date: August 17, 2023

For and on behalf of the Board of Directors

D. V. Prabhu
Director
DIN: 03142640

Rushank Shah
Director
DIN: 02960155

Date: August 17, 2023

Note 1. Statement of Significant Accounting Policies.

1.1 Company Overview

Gujarat Akruti - TCG Biotech Limited is an unlisted limited Company domiciled in India, incorporated under the Companies Act, 1956. The Company is engaged in the business of development, construction, marketing and maintenance of a bio-technology park in the state of Gujarat. The Company was incorporated on 28th May, 2007 as a joint venture between Gujarat State Biotechnology Mission, Hubtown Limited and TCG Urban Infrastructure Holding Private Limited to carry on the business of development, construction, marketing and maintenance of a bio-technology park in the state of Gujarat, as per the Memorandum of Understanding dated 5th March, 2007. The Company is yet to commence commercial activities.

1.2 The financial statements are approved for issue by the Company's Board of Directors on August 17,2023.

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 sale of properties/ development rights

Revenue from the long term lease of land / properties 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 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.

Amount received as Advance from customers towards premium for long term lease of land / property 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. The Company has purchased land on leasehold basis from Gujarat Industrial Development Corporation for the purpose of building and executing work thereon for development of Bio-tech park. The same will be sub leased to customers for lease rental after the lease deed and other formalities are executed.

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. 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. Interest Income

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.

C. Others:

Other revenues / incomes and costs / expenditure are accounted on accrual, as they are earned or incurred.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023

IV. Property plant and equipment, investment property 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)
Compound Wall	30
Computers & Laptops	3

C. Leasehold land will be amortized over the balance period of lease after the lease deed and other transfer formalities are executed.

D. Capital work-in-progress, representing expenditure incurred in respect of assets under development and not ready to use for their intended use, are carried at cost. Cost includes related acquisition expenses, construction cost, related borrowing cost and other direct expenditure.

V. 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. **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.

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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.

VI 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.

VII. Impairment

a. Financial assets

The Company measures the expected credit loss associated with its assets based on historical trend, industry practices and the business environment in which the entity operates or any other appropriate basis. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

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. Property, plant and equipment

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.

VIII. 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.

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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.

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.

X. 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.

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 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.

XIII. 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.

XIV. 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.

XV. Standards Issued but not Effective

The following new and amended standards and interpretations that are issued, but not yet effective, up to the date of issuance of the financial statements which are not expected to have any material impact on the financial statements of the company are disclosed below:

'Ind AS 1 - Presentation of Financial Statements - This amendment requires the entities to disclose their material accounting policies rather than their significant accounting policies. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and the impact of the amendment is insignificant in the financial statements.

'Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors - This amendment has introduced a definition of 'accounting estimates' and included amendments to Ind AS 8 to help entities distinguish changes in accounting policies from changes in accounting estimates. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and there is no impact on its financial statements.

'Ind AS 12 - Income Taxes - This amendment has narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and there is no impact on its financial statement.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023

3. Property, plant and equipment and capital work-in-progress INR in thousand

	Leasehold Land (Refer footnote a)	Compound Wall	Computers and Laptops	Total	Capital work-in-progress (Refer footnote b and c)
Cost or deemed cost					
Balance at 1st April, 2021	171,497	10,635	17	182,149	146,419
Additions	-	-	-	-	-
Balance at 31st March, 2022	171,497	10,635	17	182,149	146,419
Accumulated depreciation and impairment					
Balance at 1st April, 2021	-	4,847	17	4,864	-
Depreciation expense	-	328	-	328	-
Balance at 31st March, 2022	-	5,175	17	5,192	-
Carrying amount as on 31st March, 2022	**171,497**	**5,460**	**-**	**176,957**	**146,419**

	Leasehold land (Refer footnote a)	Compound Wall	Computers and Laptops	Total	Capital work-in-progress (Refer footnote b and c)
Cost or deemed cost					
Balance at 1st April, 2022	171,497	10,635	17	182,149	146,419
Additions	-	-	-	-	-
Balance at 31st March, 2023	171,497	10,635	17	182,149	146,419
Accumulated depreciation and impairment					
Balance at 1st April, 2022	-	5,175	17	5,192	-
Depreciation expense	-	328	-	328	-
Balance at 31st March, 2023	-	5,503	17	5,520	-
Carrying amount as at 31st March, 2023	**171,497**	**5,132**	**-**	**176,629**	**146,419**

Notes :

a. Refer note 2(IV)C.

b. **CWIP Ageing Schedule**

CWIP	Amount in CWIP for a period of				Total
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Projects temporarily suspended, as on 31st March, 2023	-	-	-	146,419	**146,419**
Projects temporarily suspended, as on 31st March, 2022	-	-	23,950	122,469	**146,419**

c. **CWIP Completion Schedule**

The Company has received eviction notice from Gujarat Industrial Development Corporation due to non-payment of NA tax on the land occupied by the Company where the project is proposed to be developed. The Company has challenged the eviction notice in the court. The Company is in discussion with Department of Science and Technology - Government of Gujarat for permission of development of the project - Biotech Park, the said project is in progress. As per management the recoverable value of property plant and equipment and Capital work in progress is far more than carrying value as shown in balance sheet.

	As at 31st March, 2023 INR in thousand	As at 31st March, 2022 INR in thousand
4. Other financial assets		
Non-current		
Security deposits	208	208
Total	**208**	**208**
Current		
Other Advances and Receivables		
Interest accrued on fixed deposits	-	2
Total	-	2
5. Cash and cash equivalents		
Balances with banks:		
- in current accounts	143	28
- deposit having maturity less than 3 months	36	29
Cash on hand		
Total	179	57

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023

	As at 31st March, 2023 INR in thousand	As at 31st March, 2022 INR in thousand
6. Equity Share capital		
Authorised Share Capital:		
3,000,000 (P.Y. 3,000,000) Equity Shares of INR 10/- each	30,000	30,000
800,000 (P.Y. 8,00,000) Preference Shares of INR 100/- each	80,000	80,000
Total	**110,000**	**110,000**
Issued and subscribed capital comprises :		
50,000 (P.Y. 50,000) Equity Shares of INR 10/- each fully paid up	500	500
Total	**500**	**500**

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

Fully paid equity shares

	Number Of Share	Share Capital INR in thousand
Balance at 1st April, 2021	50,000	500
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
Balance at 31st March, 2022	50,000	500
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
Balance at 31st March, 2023	50,000	500

b) Rights, Preferences and Restrictions attached to Shares

The company has a single class of equity shares having a face value of INR 10 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.

c) Equity Shares heldby its holding company or its ultimate holding company, subsidaries or assocoiates of the holding company or the ultimate holding company

	As at 31st March, 2023		As at 31st March, 2022	
	No of shares held	% holding	No of shares held	% holding
Hubtown Limited with Benificiary Owners	37,000.00	74.00	37,000.00	74.00
Total	**37,000.00**	**74.00**	**37,000.00**	**74.00**

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

	As at 31st March, 2023		As at 31st March, 2022	
	No of shares held	% holding	No of shares held	% holding
Fully paid equity shares				
Hubtown Limited with Benificiary Owners	37,000.00	74.00	37,000.00	74.00
TCG Urban Infrastructure Holdings Private Limited	13,000.00	26.00	13,000.00	26.00

e) Details of shares held by Promoters*

	As at 31st March, 2023		As at 31st March, 2022	
	No of shares held	% holding	No of shares held	% holding
Fully paid equity shares				
Hubtown Limited with Benificiary Owners	37,000.00	74.00	37,000.00	74.00
	37,000.00	**74.00**	**37,000.00**	**74.00**

* There has been no change in promoter's shareholding during the year.

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	As at 31st March, 2023 INR in thousand	As at 31st March, 2022 INR in thousand
7. Convertible Instruments classified as Equity		
Convertible Debentures classified as Equity		
1,615,269 (P.Y. : 1,615,269) Zero Coupon Compulsorily Convertible Debentures of the face value of INR 100 each	161,527	161,527
Total	**161,527**	**161,527**

Footnote :

1,615,269, zero coupon compulsorily convertible debenture of INR 100 each to be converted not later than five years from the date of allotment, into 16,152,690 number of equity shares of face value of INR10/-.

As per Ind AS 32 & 109, zero coupon compulsorily convertible debentures of INR 100 each have been classified as equity since the issuer holds an unconditional right to avoid a cash outflow. Hence, it has been regrouped under equity.

The above debentures were due for conversion on March 30, 2023, however in view of accumulated losses and the severe liquidity crunch being faced by the Company, the tenure of the said CCDs be extended by further period of one year from March 30, 2023 to March 30 2024, such that the CCDs shall fall due for conversion in to equity shares of the Company on March 30, 2024.

8. Other Equity		
Retained Earnings		
Balance at the beginning of the year	(41,548)	(40,300)
Profit attributable to the owners of the company	(1,496)	(1,248)
Items of OCI recognised directly in retained earnings	-	-
Total	**(43,044)**	**(41,548)**

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9. Borrowings

Non-current

Secured		
Debentures		
768,919 (P.Y.: 768,919) 0% Secured Reedeemable Non-Convertible Debentures of the face value of INR 100 each (Refer Footnote)	166,855	166,855
Current maturity of long term borrowings	(166,855)	(166,855)
	-	-

Footnote :
768,919, 0% Debenture having face value of INR 7,68,91,900 are to be reedeemed at the end of five years from the date of allotment. These debentures are secured by creation of first charge by way of the receivables from the project of the company and the project being presently executed and developed at Savil, near Vadodara , Gujarat . These debentures will be redeemed at a premium of INR 117 each. The debentures are valued at amortised cost, using EIR method using 16.76% as the effective interest rate which has been derived by compounding the face value of the debentures to the redeemable value over a period of 5 years. The interest calculated is capitalised to Capital-WIP.

The above debentures were due for redemption on March 30, 2023, however in view of accumulated losses and the severe liquidity crunch being faced by the Company, the tenure of the said NCDs be extended by further period of one year from March 30, 2023 to March 30 2024, such that the NCDs shall fall due for redemption on March 30, 2024.

Current

Current maturity of long term borrowings	166,855	166,855
	166,855	**166,855**

10. Other financial liabilities

Current

Business Advance received from related party(Refer Note 23)	4,499	2,799
Other payables	768	772
Total	**5,267**	**3,571**

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	As at 31st March, 2023 INR in thousand	As at 31st March, 2022 INR in thousand
11. Trade payables		
Due to Micro & Small enterprises	398	782
Due to others	24,572	24,747
Total	**24,970**	**25,529**

Footnote

a. 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 principal amounts outstanding to the extent Rs. 398145/- (P.Y- Rs. 7,82,089/-) are payable to such vendors at the Balance Sheet date. The interest on overdue amount has not been paid / provided since there are differences in supplier account and the balances are under reconciliation.

b. **Ageing of Trade Payables**

As at March 31, 2023
INR in thousand

SR. No.	Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
1	MSME	294	104	-	-	**398**
2	Others	215	359	98	745	**1,418**
3	Disputed Dues - MSME	-	-	-	-	-
4	Disputed Dues - Others	-	-	-	23,154	**23,154**
	Total	**510**	**463**	**98**	**23,899**	**24,970**

As at March 31, 2022
INR in thousand

SR. No.	Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
1	MSME	564	218	-	-	**782**
2	Others	280	93	5	1,215	**1,593**
3	Disputed Dues - MSME	-	-	-	-	-
4	Disputed Dues - Others	-	-	-	23,154	**23,154**
	Total	**844**	**311**	**5**	**24,369**	**25,529**

12. Other Liabilities

<u>Current</u>		
Advance from customers	5,300	5,300
Deposits (Unsecured)	1,350	1,350
Other payables :		
- Statutory dues	710	559
Total	**7,360**	**7,209**

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	Year Ended 31st March, 2023 INR in thousand	Year Ended 31st March, 2022 INR in thousand
13. Revenue from operations		
Other operating revenue	-	-
Total	**-**	**-**
14. Other income		
Interest Income :		
Bank fixed deposits	5	-
Total	**5**	**-**
15. Costs of Construction/Development		
Construction costs incurred during the year :		
Approval and consultation expenses	-	-
Total	**-**	**-**
16. Finance Costs		
Interest costs :		
Delayed/penal interest on statutory dues	73	61
Total	**73**	**61**
17. Depreciation and Amortisation Expenses		
Depreciation of property, plant and equipment	328	328
Total	**328**	**328**
18. Other Expenses		
Legal and professional fees (refer footnote)	563	227
Security Charges	525	617
Director sitting fees	3	8
Other expenses	9	8
Total	**1,100**	**859**
Footnote:		
Auditors Remuneration (included in Legal and Professional fees) :		
Audit Fees	20	20
GST on above	4	4
Total	**24**	**24**

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023

	Year Ended 31st March, 2023 INR	Year Ended 31st March, 2022 INR
19. Earnings Per Share (EPS)		
Basic Earnings Per Share	(29.92)	(24.95)
Diluted Earnings Per Share **	(29.92)	(24.95)

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

Earnings used in the calculation of basic earnings per share(INR in thousand)	(1,496)	(1,248)
Weighted average number of equity shares for the purposes of basic earnings per share	50,000	50,000

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

Earnings used in the calculation of diluted earnings per share	(1,496)	(1,248)
Weighted average number of equity shares for the purposes of diluted earnings per share	50,000	50,000

For the purpose of calculating diluted EPS convertible instruments (zero coupon compulsorily convertible debentures) are deemed to be converted into ordinary shares at the beginning of the period.

** Zero coupon compulsorily convertible debentures are antidilutive for the periods presented, hence Diluted EPS is restricted to the amount of Basic EPS to the extent the conversion of convertible instruments prove to be anti dilutive.

20. Contingent Liabilities (Not Provided For) :

INR in thousand

Particulars	As at 31st March, 2023	As at 31st March, 2022
(A) Claims against the Company, not acknowledged as debts on account of :		
Income Tax Matter with Income Tax Appellate Tribunal u/s 143(3) for the F.Y. 2011-12 (A.Y. 2012-13)	4	4
Income Tax Matter with Income Tax Appellate Tribunal u/s 143(3) for the F.Y. 2012-13 (A.Y. 2013-14)	5	5
Income Tax Matter with Commissioner of Income Tax (Appeals) u/s 271(1)(c) for the F.Y. 2012-2013 (A.Y. 2013-14)	1,961	1,961
Income Tax Matter with Income Tax Appellate Tribunal u/s 143(3) for the F.Y. 2013-14 (A.Y. 2014-15)	1	1
Income Tax Matter with Commissioner of Income Tax (Appeals) u/s 271(1)(c) for the F.Y. 2013-2014 (A.Y. 2014-15)	421	421

Footnote:
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) Biotech Project Ph.II land measuring 108 Acre land was allotted to the Company for the development of Biotech project under PPP model. GIDC had passed an order for the possession of the land as NA charges were due to GIDC. GATBL challenged the order and filed a Civil Application in the Additional District Civil Court at Savli. The possession of the Project Land is in the custody of GATBL, and its security is deployed for its Care. The next date of hearing is on 1st Sept,2023.

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21. In the opinion of the Board of Directors of the Company, all items of current assets, current liabilities & loans and advances continues to have a realizable value of at least the amounts at which they are stated in the balance sheet.

22. Related Parties Disclosures

A. Names of related parties and description of relationship

Holding Company
Hubtown Limited

Joint Ventures of Holding Company, with whom Transactions have taken place during the year
Hubtown Bus Terminal (Ahmedabad) Private Limited
Hubtown Bus Terminal (Vadodara) Private Limited

Related Party relationships are identified by the company and relied upon by the auditors

B. Transitions with Related Parties

INR in thousand

Sr. No.	Nature of Transition	Holding Company	Joint Venture of Holding Company	
i.	**Business Advances received/recovered/adjusted**			
	Hubtown Bus Terminal (Ahmadabad) Private Limited		1 -	
	Hubtown Limited	420 -		
ii.	**Onbehalf payment made (Net)**			
	Hubtown Limited	1,268 -		
	Hubtown Bus Terminal (Adajan) Private Limited		10 -	

Previous years figures are given in brackets

C. Balance outstanding payables/receivables

	As at 31st March, 2023 INR in thousand	As at 31st March, 2022 INR in thousand
a) Unsecured Non- Convertible Debenture		
Hubtown Limited	166,855	166,855
b) Business Advances payable		
Hubtown Limited	3,365	1,676
Hubtown Bus Terminal (Ahmedabad) Private Limited	1,120	1,119
Hubtown Bus Terminal (Adajan) Private Limited	10	-
Hubtown Bus Terminal (Vadodara) Private Limited	3	3

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23. 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 company 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.

Debt - Equity Ratio

The debt - equity ratio at the reporting period was as follows :

		INR in thousand
	As at 31st March, 2023	**As at 31st March, 2022**
Secured Debentures	166,855	166,855
Less: Cash and Bank Balances	(179)	(57)
Net Debt (A)	**166,676**	**166,798**
Equity Share Capital	500	500
Convertible Instruments classified as Equity	161,526	161,527
Other Equity	(43,044)	(41,548)
Total Equity (B)	**118,983**	**120,479**
Debt Equity Ratio A/B(%)	140%	138%

24. 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.

1) 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 is not exposed to interest rate risk as the borrowings of the Company are to be reedeemed at fixed premium.

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.

There is no purchase of materials of imported materials hence foreign currency risk does not arise.

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.

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25 Ratios

Sr.No	Particulars		FY 2022-23	FY 2021-22	Variation	Change %	Remarks
1	**Current Ratio**	Times			-		
	= Current Assets / Current Liabilities		0.00	0.00	0.00	0.00%	No major variation
2	**Debt Equity Ratio**	Times	1.40	1.38	-1.64%	-1.18%	No major variation
	= Debt / Equity						
3	**Debt Service Coverage Ratio***	Times	-0.01	-0.01	0.00%	0.00%	No major variation
	= Net Operating Income / Debt Service						
4	**Return on Equity Ratio**	%					
	= Net Income / Shareholder's Fund		-1.26%	-1.04%	0.22%	-21.40%	No major variation
5	**Inventory Turnover Ratio***	Times					
	= COGS / Average value of Inventory		Not applicable	Not applicable			
6	**Trade Receivables Turnover Ratio**	Times					
	= Net Sales / Average Accounts Receivables		Not applicable	Not applicable			
7	**Trade Payables Turnover Ratio**	Times					
	= Net Purchases / Average Accounts Payables		Not applicable	Not applicable			
8	**Net Capital Turnover Ratio**	Times					
	= Net Sales / Capital Employed		Not applicable	Not applicable			
9	**Net Profit Ratio**	%					
	= Net Profit / Net Sales		Not applicable	Not applicable			
10	**Return on Capital Employed**	%					
	= Earning Before Interest and Tax / Capital Employed		-0.01	-0.01	-	0%	No major variation
11	**Return on Investment**	%					
	= Income from Investment / Investment		Not applicable	Not applicable			

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26. Fair Value measurement of Financial Instruments **INR in thousand**

	31st March 2023			31st March 2022		
	FVPL	**FVOCI**	**Amortised Cost**	**FVPL**	**FVOCI**	**Amortised Cost**
Financial Assets						
Other financial assets	-	-	208		-	210
Cash and cash equivalent	-	-	179	-	-	57
Total of Financial Assets	-	-	**387**	-	-	**267**
Financial Liabilities						
Borrowings		-	166,856		-	166,855
Trade payables	-	-	24,970	-	-	25,529
Other Financial liabilities	-	-	5,267	-	-	3,571
Total of Financial Liabilities	-	-	**197,092**	-	-	**195,955**

27. On the basis of expected dates of realisation of financial assets, recoverable value of non-finaancial assets and payment of financial liabilities, other information and Management plans, the board is confident that the Company will be able to meet its liabilities existing at the date of balance sheet as and when they fall due.

28. Disclosure of Struck off Companies
The Company does not have any balances with or transactions with struck off Companies.

29. The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.

30. The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

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

32. The Company have not advanced or loaned or invested funds to any other persons or entities, including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

a. directly or indirectly lend or invest in other persons or of the company (Ultimate Beneficiaries) 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

33. The Company have not received any fund from any persons or entityies, 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

34. The Company does not have any transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year 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).

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35. The company has not been declared willful defaulter by any bank or financial institution or government or any government authority.

36. Previous years figures have been regrouped/reclassified wherever necessary.

As per our report of even date

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

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Amit Sheth
Proprietor
Membership No.: 148106
UDIN: 23148106BGVBGI7702
Place: Mumbai
Date: August 17, 2023

For and on behalf of the Board of Directors

GUJARAT AKRUTI - TCG BIOTECH LTD.

D.V. Prabhu
Director
DIN: 03142640

Rushank Shah
Director
DIN: 02960155

Place: Mumbai
Date: August 17, 2023

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, 2023, 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, 2023 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.

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;

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Emphasis of Matter:

1. Attention is invited to Note No. 3.1(A) of the financial statements with regarding recognition of expense for ongoing projects which is based upon estimated project costs, as per the judgement of the management, which have been relied upon by us, these being technical matters.
2. Attention is invited to Note No. 13(a) and (b) of the financial statements with regard to interest not charged on Compulsory Convertible Debentures.
3. Attention is invited to Note No. 28 of the financial statements with regard to reliance placed by the auditors on certification received from the management with regard to the disclosure of contingent liabilities given by the Company.
4. Attention is invited to Note No. 29 of the financial statements with regards to balances that are subject to confirmations, reconciliation and adjustments if any.
5. Attention is invited to Notes the Company has not charged interest on loans and advances given to various entities in which the Company has a business interest.

Our opinion is not qualified in respect of the matters.

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.

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(S) 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.

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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.

- 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.

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

   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.

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e) On the basis of written representations received from the Directors as on 31st March, 2023, taken on record by the Board of Directors, none of the Directors is disqualified as on 31st March, 2023, 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;

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.

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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

Amit Sheth
Proprietor
M. No.: 148106

Place : Mumbai
Date : 18th May, 2023

UDIN: 23148106BGVBFA5712

ANNEXURE 1 TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in our Report of even date on Accounts for the year ended 31st March, 2023 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 Company does not own immovable properties as disclosed in the financial statements under Note 4 of Property and Plant and Equipment.

(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 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.

AD SHETH & ASSOCIATES
CHARTERED ACCOUNTANTS
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(iii) (a) As per the information, explanation provided and verified by us, during the year, the company has 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.	Tax Collected at Source (TCS) Liability	361/-
2.	ESIC Liability	56,254/-
3.	Interest on delayed payment of Direct and Indirect Statutory Dues	44,15,458/-

(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)

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(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 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 no resignation of the statutory auditors during the year. Accordingly Clause 3(xviii) of the Order is not applicable.

(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 : 18th May, 2023

UDIN: 23148106BGVBFA5712

Annexure - 2 to our report of even date
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, 2023 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.

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, 2023, 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
CHARTERED ACCOUNTANTS
M. N. : 148196
FRN : 134274W
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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, 2023, 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
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Amit Sheth
Proprietor
M. No.: 148106

Place : Mumbai
Date : 18th May, 2023

UDIN: 23148106BGVBFA5712

JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
BALANCE SHEET AS AT 31ST MARCH, 2023

Particulars	Note No.	As at 31st March, 2023 ₹ in lakhs	As at 31st March, 2022 ₹ in lakhs
1 ASSETS			
Non-Current Assets			
(a) Property, plant and equipment	4	102.34	87.55
(b) Capital work-in-progress	4	230.90	230.90
(c) Financial assets			
(i) Other financial assets	5	50.95	50.95
(d) Current tax assets (Net)	6	284.51	150.99
Total Non-Current assets		**668.69**	**520.39**
2 Current assets			
(a) Inventories	7	52,509.74	46,593.15
(b) Financial assets			
(i) Cash and cash equivalents	8	2,566.58	1,370.04
(ii) Bank balances other than (i) above	9	1,928.58	1,440.58
(iii) Other financial assets	5	1,797.70	2,451.51
(c) Other current assets	10	2,409.28	2,410.91
Total Current Assets		**61,211.88**	**54,266.19**
TOTAL ASSETS		**61,880.58**	**54,786.58**
EQUITY AND LIABILITIES			
1 Equity			
(a) Equity share capital	11	10,471.95	10,471.95
(b) Other equity	12	(1,940.34)	(2,587.19)
Total Equity		**8,531.61**	**7,884.75**
2 Liabilities			
i Non-Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	13	2,811.02	17,272.03
(ii) Other Financial Liabilities	14	840.43	216.05
(b) Provisions	15	20.44	44.84
Total Non-Current Liabilities		**3,671.89**	**17,532.92**
ii Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	13	17,276.98	2,486.14
(ii) Trade payables	16		
- Due to MSME		523.42	1,031.05
- Due to Others		1,975.07	1,469.24
(ii) Other financial liabilities	14	7,588.40	8,091.69
(b) Other current liabilities	17	22,134.31	16,275.32
(c) Provisions	15	178.89	15.45
Total Current Liabilities		**49,677.07**	**29,368.90**
Total Liabilities		**53,348.97**	**46,901.82**
TOTAL EQUITY AND LIABILITIES		**61,880.58**	**54,786.58**

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

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

SADANAND LAD
Company Secretary

UDIN: 23148106BGVBFA5712

Place: Mumbai
Date: 18/05/2023

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: 18/05/2023

JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2023

Particulars	Note No.	Year ended 31st March, 2023 ₹ in lakhs	Year ended 31st March, 2022 ₹ in lakhs
I INCOME			
Revenue from Operations	18	9,214.80	259.36
Other Income	19	78.15	145.54
Total Income		**9,292.95**	**404.89**
II Expenses			
Costs Of Construction / Development	20	7,552.52	9,764.87
Purchase of Stock-in-Trade		974.95	307.36
Changes in Inventories of Incomplete Project	21	(5,917.06)	(14,650.50)
Employee Benefits Expense	22	726.23	479.77
Finance Costs	23	2,628.71	3,270.26
Depreciation and Amortisation Expenses	24	19.73	14.77
Other Expenses	25	2,509.23	1,786.64
Total Expenses		**8,494.30**	**973.18**
III Profit before Tax		**798.64**	**(568.28)**
IV Tax Expense			
Current Tax		-	-
Profit / (Loss) for the Year		**798.64**	**(568.28)**
V Other Comprehensive Income			
Items that will not be reclassified to profit or loss			
Remeseaurement of the net defined benefit liability / asset		(151.79)	(7.75)
VI Total comprehensive income / (loss) for the year		**646.85**	**(576.04)**
VII Earning per equity share of nominal value of ₹ 10/- each			
Basic and Diluted Earning Per Share	26		
Class - A		4.40	(3.13)
Class - B		39.61	(28.19)
Class - C		1.52	(1.08)
Ordinary		7,986.43	(5,682.85)

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

UDIN: 23148106BGVBFA5712

Place: Mumbai
Date: 18/05/2023

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: 18/05/2023

JOYNEST PREMISES PRIVATE LIMITED

CIN: U45202MH2008PTC183715

Cash Flow Statement for the Year Ended 31st March, 2023 (Amount ₹ in lakhs)

	Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
[A]	**CASH FLOW FROM OPERATING ACTIVITIES**		
	Profit/(Loss) before tax	**798.64**	(568.28)
	Adjustments for:		
	Depreciation/Amortisation/Impairment of Property, Plant and Equipments and Intangible Assets	**19.73**	14.77
	Interest Income	**(65.84)**	(145.54)
	Interest Expenses	**2,628.71**	3,270.26
	Other adjustments for non-cash items	**(151.79)**	(7.75)
	Operating Profit/(Loss) before changes in working capital	**3,229.46**	2,563.46
	Adjustment for (Increase)/Decrease in Operating Assets		
	Adjustments for decrease (increase) in inventories	**(5,916.59)**	(14,671.14)
	Adjustments for decrease (increase) in other current assets	**1.62**	(745.50)
	Adjustments for other financial assets, non-current	-	1.12
	Adjustments for other financial assets, current	**653.81**	27.19
	Adjustment for Increase/(Decrease) in Operating Liabilities		
	Adjustments for increase (decrease) in trade payables, current	**(1.80)**	857.92
	Adjustments for increase (decrease) in other current liabilities	**5,828.74**	4,134.33
	Adjustments for provisions, current	**163.44**	15.11
	Adjustments for provisions, non-current	**(24.40)**	44.55
	Adjustments for other financial liabilities, current	**(503.29)**	1,030.32
	Adjustments for other financial liabilities, non-current	**624.38**	(20.23)
	Cash flow from operations after changes in working capital	**4,055.37**	(6,762.89)
	Net Direct Taxes (Paid)/Refunded	**(133.51)**	(36.28)
	Net Cash Flow from/(used in) Operating Activities	**3,921.86**	(6,799.18)
[B]	**CASH FLOW FROM INVESTING ACTIVITIES**		
	Purchase of property, plant and equipment	**(34.52)**	(21.91)
	Purchase of Capital work-in-progress	-	(1.43)
	Interest received	**65.84**	145.54
	Bank Balances not considered as Cash and Cash Equivalents	**(488.00)**	(226.88)
	Net Cash Flow from/(used in) Investing Activities	**(456.68)**	(104.68)
[C]	**CASH FLOW FROM FINANCING ACTIVITIES**		
	Proceeds from borrowings	**550.00**	5,000.00
	Repayments of borrowings	**(220.18)**	(13.54)
	Interest paid	**(2,598.46)**	(185.85)
	Net Cash Flow from/(used in) Financing Activities	**(2,268.64)**	4,800.61
	Net Increase/ (Decrease) in Cash and Cash Equivalents	**1,196.54**	(2,103.25)
	Cash & Cash Equivalents at beginning of period (see Note 8)	**1,370.04**	3,473.29
	Cash and Cash Equivalents at end of period (see Note 8)	**2,566.58**	1,370.04

Notes:

1	**Cash and Cash equivalents comprise of:**		
	Cash on Hands	**0.39**	0.52
	Balance with Banks	**2,566.19**	1,100.04
	Short-term investment	-	269.48
	Cash and Cash equivalents	**2,566.58**	1,370.04
	Effect of Unrealised foreign exchange (gain)/loss (Net)		
	Cash and Cash equivalents as restated	**2,566.58**	1,370.04
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 and on behalf of the board of Directors

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

AMIT SHETH
Proprietor
Membership No.: 148106

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

UDIN: 23148106BGVBFA5712
Place: Mumbai
Date: 18/05/2023

Place: Mumbai
Date: 18/05/2023

JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2023

	Notes No	Amount ₹ in lakhs	Amount ₹ in lakhs
A. EQUITY SHARE CAPITAL			
		Equity Shares	**Preference Shares**
As at 1st April, 2021	11	7,271.95	**3,200.00**
Changes in share capital		-	-
As at 31st March, 2022		7,271.95	**3,200.00**
Changes in share capital		-	-
As at 31st March, 2023		7,271.95	**3,200.00**

B. OTHER EQUITY

	Reserves and Surplus	
	Retained Earnings	Total
Balance at 1st April, 2021	(2,011.15)	8,460.79
Total Comprehensive Income for the year	(7.75)	(7.75)
Transfer to Retained Earnings	(568.28)	(568.28)
Balance at 31st March, 2022	**(2,587.19)**	**7,884.75**
Total Comprehensive Income for the year	(151.79)	(151.79)
Transfer to Retained Earnings	798.64	798.64
Balance at 31st March, 2023	**(1,940.34)**	**8,531.61**

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

For and on behalf of the board of Directors

KHILEN V SHAH
Director
DIN : 03134932

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Chief Executive Officer

UDIN: 23148106BGVBFA5712

Place: Mumbai
Date: 18/05/2023

Place: Mumbai
Date: 18/05/2023

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 18th May, 2023

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.

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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 recognitioo. Regular way purchase and sale of financial assets are accounted for at trade date.

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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.

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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 method.

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

₹ in lakhs

	Computers and Laptops	Furniture and Fixtures	Vehicles	Office Equipment	Total	Capital work-in-progress
Cost or deemed cost						
Balance at 1st April, 2021	0.68	18.23	103.00	42.57	164.48	229.47
Additions	1.23	19.96	-	0.71	21.91	1.43
Transfers	-	-	-	-	-	-
Balance at 31st March, 2022	1.91	38.19	103.00	43.29	186.39	230.90
Accumulated depreciation and impairment						
Balance at 1st April, 2021	0.41	11.28	30.16	42.21	84.06	-
Depreciation expense	0.36	1.35	12.87	0.20	14.77	-
Balance at 31st March, 2022	0.77	12.63	43.02	42.41	98.84	-
Carrying amount as at 31st March, 2022	**1.14**	**25.56**	**59.98**	**0.87**	**87.55**	**230.90**

	Computers and Laptops	Furniture and Fixtures	Vehicles	Office Equipment	Total	Capital work-in-progress
Cost or deemed cost						
Balance at 31st March, 2022	1.91	38.19	103.00	43.29	186.39	230.90
Additions	2.45	12.04	19.28	0.76	34.52	-
Disposals	-	-	-	-	-	-
Balance at 31st March, 2023	4.36	50.23	122.27	44.04	220.91	230.90
Accumulated depreciation and impairment						
Balance at 31st March, 2022	0.77	12.63	43.02	42.41	98.84	-
Depreciation expense	1.03	3.90	14.50	0.30	19.73	-
Balance at 31st March, 2023	1.80	16.54	57.52	42.71	118.57	-
Carrying amount as at 31st March, 2023	**2.56**	**33.69**	**64.75**	**1.33**	**102.34**	**230.90**

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JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023

		As at 31st March, 2023 ₹ in lakhs	As at 31st March, 2022 ₹ in lakhs
Note 5. Other financial assets			
Non-current			
Bank balances			
- Deposits with maturity of more than twelve months		50.00	50.00
Security deposits		0.95	0.95
	Total	**50.95**	**50.95**
Current			
Project Advances			
- Related parties		-	111.91
- Others		14.00	1,464.66
Interest accrued on fixed deposits		10.07	9.98
Other receivables (Other than Trade Receivables)			
- Related parties		75.64	67.85
- Others		1,697.99	797.11
	Total	**1,797.70**	**2,451.51**

Note 6. Current Tax assets and liabilities

Advance Tax paid		284.51	150.99
	Total	**284.51**	**150.99**

Note 7. Inventories

Inventories (lower of cost or net realisable value)			
- Stock of material at site		27.04	27.52
- Stock in trade (Acquired for trading)		45.14	7.91
- Incomplete projects		45,440.88	46,557.72
- Finished Properties		6,996.68	-
	Total	**52,509.74**	**46,593.15**

Note 8. Cash and cash equivalents

Balances with banks:			
- in current accounts		1,073.78	338.87
- in escrow accounts		1,492.41	761.17
- in deposit with maturity of less than three months		-	269.48
Cash on hand		0.39	0.52
	Total	**2,566.58**	**1,370.04**

Note 9. Other bank balances

Other bank deposits		1,635.00	1,172.00
Margin money deposits		293.58	268.58
	Total	**1,928.58**	**1,440.58**

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		100.00	100.00
Advance recoverable in cash or in kind		1,665.60	1,448.67
Prepaid Expenses		8.80	2.55
Balance with statutory authorities		634.89	859.69
	Total	**2,409.28**	**2,410.91**

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

JOYNEST PREMISES PVT. LTD. MUMBAI

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023

Loans and Advances - Disclosures

Figures For the Current Reporting Period

Borrower	Amount of loan or advance outstanding (₹) in lakhs	% to Total Loan or Advance
Promoters	-	-
Directors	-	-
KMPs	-	-
Related Parties	-	-
Total	-	-

Figures For Previous Reporting Period

Borrower	Amount of loan or advance outstanding (₹) in lakhs	% to Total Loan or Advance
Promoters	-	-
Directors	-	-
KMPs	-	-
Related Parties	111.91	100
Total	**111.91**	**100**

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	As at 31st March, 2023 ₹ in lakhs	As at 31st March, 2022 ₹ in lakhs
Note 11. Equity share capital		
Equity share capital	7,271.95	7,271.95
Preference share capital	3,200.00	3,200.00
Total	**10,471.95**	**10,471.95**
Authorised Share Capital:		
100,00 (P.Y - 100,00) Ordinary Equity Shares of ₹ 10 each	1.00	1.00
1,81,34,450 (P.Y. - 1,81,34,450) Class A Equity Shares of ₹ 10 each	1,813.45	1,813.45
20,16,050 (P.Y. - 20,16,050)Class B Equity Shares of₹ 10 each	201.61	201.61
5,25,58,955 (P.Y. - 5,25,58,955) Class C Equity Shares of₹ 10 each	5,255.90	5,255.90
3,20,00,000 (P.Y. - 3,20,00,000), 17.75% Cumulative Compulsory Convertible Preference Shares of ₹ 10 each	3,200.00	3,200.00
Total	**10,471.95**	**10,471.95**
Issued and subscribed capital comprises:		
Ordinary Equity Shares		
100,00 (P.Y. - 100,00) Ordinary Equity Shares of ₹ 10 each	1.00	1.00
Class A Equity Shares		
1,81,34,450(P.Y. - 1,81,34,450) Class A Equity Shares of ₹ 10 each	1,813.45	1,813.45
Class B Equity Shares		
20,16,050 (P.Y. - 20,16,050)Class B Equity Shares of₹ 10 each	201.61	201.61
Class 'C' Equity Shares		
5,25,58,955 (P.Y. - 5,25,58,955) Class C Equity Shares of₹ 10 each	5,255.90	5,255.90
Preference Shares		
3,20,00,000 (P.Y. - 3,20,00,000), 17.75% Cumulative Compulsory Convertible Preference Shares of ₹ 10 each	3,200.00	3,200.00
Total	**10,471.95**	**10,471.95**

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

	Number of shares	Share Capital ₹ in lakhs
Ordinary Equity Shares		
Balance at 1st April, 2021	10,000	1.00
Add / (Less) : Issued / (Bought back) during the year		-
Balance at 31st March, 2022	10,000	1.00
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2023	**10,000**	**1.00**
Class A Equity Shares		
Balance at 1st April, 2021	1,81,34,450	1,813.45
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2022	1,81,34,450	1,813.45
Add / (Less) : Issued / (Bought back) during the year		-
Balance at 31st March, 2023	**1,81,34,450**	**1,813.45**
Class B Equity Shares		
Balance at 1st April, 2021	20,16,050	201.61
Add / (Less) : Issued / (Bought back) during the year		-
Balance at 31st March, 2022	20,16,050	201.61
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2023	**20,16,050**	**201.61**
Class C Equity Shares		
Balance at 1st April, 2021	5,25,58,955	5,255.90
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2022	5,25,58,955	5,255.90
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2023	**5,25,58,955**	**5,255.90**
Preference Shares		
Balance at 1st April, 2021	3,20,00,000	3,200.00
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2022	3,20,00,000	3,200.00
Add / (Less) : Issued / (Bought back) during the year	-	-
Balance at 31st March, 2023	**3,20,00,000**	**3,200.00**

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 no 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, 2023		As at 31st March, 2022	
	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	1,24,31,045	68.55%	1,24,31,045	68.55%
High Scale Trading Private Limited	20,16,050	11.12%	20,16,050	11.12%
Grayline Real Estate Private Limited	11,08,827	6.11%	11,08,827	6.11%
Eknath Infraprojects Private Limited	16,71,306	9.22%	16,71,306	9.22%
J.P. Vaastu Nirman Private Limited	9,07,222	5.00%	9,07,222	5.00%
	1,81,34,450	**100.00%**	**1,81,34,450**	**100.00%**
Class 'B' Equity Shares				
Citygold Investments Private Limited	20,16,050	100%	20,16,050	100%
	20,16,050	**100%**	**20,16,050**	**100%**
Class 'C' Equity Shares				
Hubtown Limited	5,25,58,955	100%	5,25,58,955	100%
	5,25,58,955	**100%**	5,25,58,955	**100%**
Preference Shares				
Citygold Investments Private Limited	3,20,00,000	100%	3,20,00,000	100%
	3,20,00,000	**100%**	**3,20,00,000**	**100%**

		As at 31st March, 2023 ₹ In lakhs	As at 31st March, 2022 ₹ In lakhs
Note 12. Other Equity			
Retained Earning		(1,940.34)	(2,587.19)
	Total	**(1,940.34)**	**(2,587.19)**
Retained Earnings			
Balance at the beginning of the year		(2,587.19)	(2,011.15)
Profit attributable to the owners of the company		646.85	(576.04)
Balance at the end of the year	Total	**(1,940.34)**	**(2,587.19)**

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16. Trade payables

Figures For the Current Reporting Period ₹ in lakhs

Particulars	Outstanding for following periods from due date of payment				31st March, 2023
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	Total
MSME	408.99	103.20	-	11.23	523.42
Others	1,657.91	58.14	56.99	202.03	1,975.07
Total					2,498.49

Figures For Previous Reporting Period ₹ in lakhs

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	706.55	-	59.03	265.48	1,031.05
Others	869.47	251.26	69.97	278.54	1,469.24
Total					2,500.29

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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		As at 31st March, 2023 ₹ In lakhs	As at 31st March, 2022 ₹ in lakhs
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)	2,250.00	2,250.00
	Debentures (Secured) 1,500 (P.Y. - 1,000) Redeemable Non convertible debentures of the face value of ₹10,00,000/- each (Refer footnote b)	15,000.00	15,000.00
	Debentures (Secured) 55 (P.Y. - Nil) Redeemable Non convertible debentures of the face value of ₹10,00,000/- each (Refer footnote c)	550.00	-
(ii)	**Vehicle Loans (Secured)**		
	- From banks (Refer Foot Note d & e)	10.39	14.25
	- From others (Refer Foot Note f)	11.64	17.96
(iii)	**Other Loans (Unsecured)**		
	- Loan from Companies	2,265.97	2,475.97
		20,088.00	**19,758.17**
Less: Transferred to Short term borrowings			
	Of Vehicle Loan from banks	(4.20)	(3.86)
	Of Vehicle Loan from others	(6.81)	(6.32)
	Of Debentures	(15,000.00)	-
	Of Loan from Companies	(2,265.97)	(2,475.97)
		(17,276.98)	**(2,486.14)**
	Total	**2,811.02**	**17,272.03**
current			
(i)	**Debentures (Secured) (Refer footnote b)**	15,000.00	-
(ii)	**Vehicle Loans (Secured)**		
	- From banks (Refer Foot Note d & e)	4.20	3.86
	- From others (Refer Foot Note f)	6.81	6.32
(iii)	**Other Loans (Unsecured)**		
	- Loan from Companies	2,265.97	2,475.97
		17,276.98	**2,486.14**

Foot Note :

a. Company is having 22,50,00,000 outstanding debentures as on 31/03/2023 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. 1,500 Secured Redeemable Non-Convertible Debentures @ 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. During the year the Company has issued 55 (P.Y. Nil) Secured, Unrated, Unlisted, Non-Convertible Debentures of Face Value of ₹ 10,00,000/- on the following terms:
Redemption Premium 1. 16% p.a. simple interest on the outstanding Debentures.
Redemption Premium 2. Interest of 7.5% of the Gross Sale Revenue, which shall be in addition to the Redemption Premium 1
Tenure: Period of 4 years from the allotment of 1st tranche Debentures
Security: First ranking exclusive charge on the Gross Sales Revenue (F wing) in favour of the Debenture Trustee.

d. - 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

e - 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

f. - 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

g **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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Note 14. Other financial liabilities

		As at 31st March, 2023 ₹ in lakhs	As at 31st March, 2022 ₹ in lakhs
Non-current			
Retention money payable		840.43	216.05
	Total	**840.43**	**216.05**
Current			
Interest Accrued & Due on Other Loan		22.47	22.47
Interest accrued but not due on borrowings		2.20	1.33
Retention money payable		14.60	30.73
Security deposits (Refundable)		79.69	11.18
Project Advances			
- Related parties		1,568.33	828.26
- Others		178.07	-
Other payables			
- Related parties		12.53	10.86
- Others		5,710.51	7,186.87
	Total	**7,588.40**	**8,091.69**

Foot Note :
Retention Money liability to the contractors which are not due for payment as at 31st March, 2023 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, 2023

Note 15. Provisions

Non-current			
Employee Benefits			
Provision for Gratuity		1.28	1.19
Provision for leave benefit		19.16	43.64
	Total	**20.44**	**44.84**
Current			
Employee Benefits			
Provision for Gratuity (Net of plan assets Rs. 1,27,812)		168.44	7.08
Provision for leave benefit		10.46	8.38
	Total	**178.89**	**15.45**

Note 16. Trade payables

Due to MSME (Refer footnote)		523.42	1,031.05
Due to Others		1,975.07	1,469.24
	Total	**2,498.49**	**2,500.29**

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 ₹ 5,23,42,000/- (P.Y- ₹ 10,31,05,358) 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		21,951.96	16,075.21
Overdrawn bank balances as per books of accounts		-	11.19
Other payables :			
- Statutory dues		182.35	188.92
	Total	**22,134.31**	**16,275.32**

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	Year ended 31st March, 2023 ₹ in lakhs	Year ended 31st March, 2022 ₹ in lakhs
Note 18. Revenue from operations		
Sale from operations :		
Sale of properties / rights	8,384.91	-
Revenue from sale of Trading Materials	726.68	230.70
	9,111.59	**230.70**
Other operating revenue :		
Excess/Short provision for expenses	-	0.05
Sundry Creditor Balances Written Back	42.54	22.18
Others	60.66	6.42
	103.21	**28.65**
Total	**9,214.80**	**259.36**
Note 19. Other income		
a) Interest Income:		
- Bank fixed deposits	63.59	145.54
- Others	2.25	-
	65.84	**145.54**
b) Other gains and losses		
Miscellaneous income	12.31	-
	12.31	-
Total	**78.15**	**145.54**

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EXPENSES

		Year ended 31st March, 2023 ₹ in lakhs	Year ended 31st March, 2022 ₹ in lakhs
Note 20. Costs Of Construction / Development			
Construction costs incurred during the year:			
Land / rights acquired		718.90	2,571.08
Material and labour costs		6,304.60	5,397.98
Approval and consultation expenses		511.21	1,765.78
Other direct development expenses		17.81	30.03
	Total	**7,552.52**	**9,764.87**
Note 21. Changes in Inventories of incomplete projects			
Opening Inventory of Incomplete projects		46,565.63	31,915.13
Closing Inventory of Incomplete projects		52,482.69	46,565.63
	Total	**(5,917.06)**	**(14,650.50)**
Note 22. Employee Benefits Expense			
Salaries, bonus, etc.		690.01	474.87
Contribution to provident and other funds		22.16	1.98
Staff welfare expenses		12.74	2.75
Other fund expenses		1.32	0.18
	Total	**726.23**	**479.77**
Note 23. Finance Costs			
Interest on Debentures		2,523.05	3,197.75
Other interest expense		80.88	9.83
Delayed/penal interest on loans and statutory dues		16.82	62.23
		2,620.76	**3,269.81**
Other borrowing costs		7.96	0.45
	Total	**2,628.71**	**3,270.26**
Note 24. Depreciation and Amortisation Expenses			
Depreciation of property, plant and equipment		19.73	14.77
	Total	**19.73**	**14.77**
Note 25. Other Expenses			
Insurance		21.24	18.99
Rent		10.50	21.75
Rates and taxes		47.78	47.61
Advertisement expenses		379.48	253.90
Bad Debts		13.91	0.92
Donations		17.20	-
Brokerage		120.54	264.84
Repairs aod society maintenance charges		10.07	5.70
Legal and professional fees		83.70	226.74
Foreign Exchange		0.72	1.08
Registration Charges		1,120.16	578.94
Other expenses (Refer Foot Note)		683.93	366.17
	Total	**2,509.23**	**1,786.64**

Foot Note :
Other expenses include

Audit Fees		0.50	0.50
	Total	**0.50**	**0.50**

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	As at 31st March, 2023 ₹	As at 31st March, 2022 ₹
Note 26. Earnings per share (EPS)		
Basic Earnings Per Share		
Class - A	4.40	(3.13)
Class - B	39.61	(28.19)
Class - C	1.52	(1.08)
Ordinary	7,986.43	(5,682.85)
Diluted Earnings Per Share		
Class - A	4.40	(3.13)
Class - B	39.61	(28.19)
Class - C	1.52	(1.08)
Ordinary	7,986.43	(5,682.85)

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 (₹ in lakhs)		
Earnings used in the calculation of basic earnings per share	**798.64**	**(568.28)**
Weighted average number of equity shares for the purposes of basic earnings per share		
Class - A	1,81,34,450	1,81,34,450
Class - B	20,16,050	20,16,050
Class - C	5,25,58,955	5,25,58,955
Ordinary	10,000	10,000
Total	**7,27,19,455**	**7,27,19,455**

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 (₹ in lakhs)		
Earnings used in the calculation of diluted earnings per share	**798.64**	**(568.28)**
Weighted average number of equity shares for the purposes of diluted earnings per share		
Class - A	1,81,34,450	1,81,34,450
Class - B	20,16,050	20,16,050
Class - C	5,25,58,955	5,25,58,955
Ordinary	10,000	10,000
Total	**7,27,19,455**	**7,27,19,455**

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:

₹ in lakhs

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	1,698.17	-	-	-
		(1,532.74)	-	-	-
	Rising Glory Developers	-		736.50	-
		-		(224.05)	-
ii	**Loans and Advances given/ repaid /adjusted**				
	Hubtown Limited	2,498.60		-	-
		(423.31)	-	-	-
	Rising Glory Developers	-		635.00	-
		-	-	(275.45)	-
iii	**Transfer of Steel / Other Materials (Expenses)**				
	Hubtown Limited	18.64	-		-
		-		-	
iv	**Advertisement & Other Income (Income)**				
	Hubtown Limited	6.60		-	-
		(6.12)			
v	**Advertisement & Other Expense (Expenses)**				
	Hubtown Limited				
		(7.21)	-		-
	Khilen Shah				0.25
					(0.07)
vi	**Sitting Fees (Expenses)**				
	Vandana Dhanki			-	0.60
				-	(0.15)
	Priti Shah				0.60
					(0.08)
	Kamal Matalia				0.13
		-			(0.43)

C. Balance outstanding

Sr. No.	Nature of Balance outstanding	As at 31st March, 2023 ₹ in lakhs	As at 31st March, 2022 ₹ in lakhs
i	**Balance outstanding Receivables :**		
	Akruti GM JV	0.05	0.05
	Hubtown Bus Terminal (Mehsana) Private Limited	5.61	5.61
	Hubtown Bus Terminal (Adajan) Private Limited	0.61	0.61
	Hubtown Bus Terminal (Ahmadabad) Private Limited	0.61	0.61
	Hubtown Bus Terminal (Vadodara) Private Limited	0.61	0.61
	M/s Rising Glory Developers	0.07	101.57
ii	**Balance outstanding payables :**		
	Hubtown Limited	1,568.33	767.90
	Citygold Management Services Pvt Ltd	10.44	2.78
	Khilen Shah	0.32	0.07
	Vandana Dhanki (Sitting Fees payable)	0.68	0.14
	Priti Shah (Sitting Fees payable)	0.61	0.07
	Kamal Matalia (Sitting Fees payable)	0.50	0.38

Note 28. Contingent Liability

Sr. No.	Particulars	As at 31st March, 2023 ₹ in lakhs	As at 31st March, 2022 ₹ in lakhs
	Claim against Company not acknowledge as debt on accounts of:-		
i	**Commissioner of Income Tax (Appeals):**		
	F.Y. 2016-17		
	Disputed Due	125.13	125.13
	Amount Paid	25.10	25.10
	Balance Disputed Dues	100.03	100.03

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 liabilities & loans and advances continue to have a realisable value of at least the amount at which they are stated in the balance sheet

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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, 2023 ₹ in lakhs	As at 31st March, 2022 ₹ in lakhs
Unsecured Loan	4,515.97	4,725.97
Secured Loan	15,572.03	15,032.21
Interest accrued and due/and but not due	24.67	23.80
Less: Cash and Bank Balance	(2,566.58)	(1,370.04)
Total Debt (A)	**17,546.08**	**18,411.93**
Equity Share Capital	10,471.95	10,471.95
Retained Earnings	(1,940.34)	(2,587.19)
Total Equity (B)	**8,531.61**	**7,884.75**
Debt Equity Ratio A/B	205.66%	233.51%

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JOYNEST PREMISES PVT. LTD. MUMBAI

31. Ratios

The ratios for the years ended March 31, 2023 and March 31, 2022 are as follows :

Particulars	Numerator	Denominator	31st March, 2023	31st March, 2022	Variance	Reasons (If Variance More Than 25 %)
i) Current Ratio	Current assets	Current liabilities	123.22%	184.77%	-33.31%	-
ii) Debt Equity Ratio	Total Net Debt	Shareholder's Equity	205.66%	233.51%	-11.93%	-
iii) Debt Service Coverage Ratio	Earnings available for debt service	Debt Service	4.55%	-3.09%	-247.47%	Due to Increase in Profit
iv) Return on Equity (ROE)	Net Profits after taxes	Average Shareholder's Equity	9.36%	-7.21%	-229.88%	Due to Increase in Profit
v) Inventory turnover ratio	Revenue	Inventory	17.70%	0.87%	1936.56%	Due to Increase in Inventory & Increase in Total Income
vi) Trade receivables turnover ratio	Revenue	Average Trade Receivable	-	-	-	-
vii) Trade payables turnover ratio	Purchases of services and other expenses	Average Trade Payables	339.85%	46.98%	623.36%	Due to Increase in total expenses
viii) Net capital turnover ratio	Revenue	Working Capital	-309.44%	-2.38%	12901.72%	Due to Increase in total non current liabilities & Total Income
ix) Net profit ratio	Profit After Tax	Revenue	8.59%	-140.36%	-106.12%	Due to Increase in Profit
x) Return on capital employed (ROCE)	Earning before interest and taxes	Capital Employed	11.98%	9.77%	22.52%	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, 2023 ₹ in lakhs	Year ended 31st March, 2022 ₹ in lakhs
Note 32. Post Retirement Benefit Plans		
The Principal assumptions used for the purpose of the actuarial valuations were as follows,		
Gratuity:		
Discount Rate	7.29%	7.10%
Expected rate of salary increase	5%	5%
Expected average remaining service	17.58	17.92
Service cost		
Current service cost	9.07	0.36
Past service cost and (gain)/loss from settlement	-	-
Net interest expense / gain	0.59	0.01
Component of define benefit cost recognised in profit or loss	**9.65**	**0.37**
Actuarial (gains) / losses for the period	151.79	7.75
Component of defined benefit cost recognised in other comprehensive income	**151.79**	**7.75**
Total	161.44	8.12
Present value of funded defined benefit obligation	170.99	9.47
Fair value of plan assets	(1.28)	(1.19)
Funded status	**(172.27)**	**(10.66)**
Movement in PV of defined benefit obligation		
Opening define benefit obligation	9.47	1.27
Current service cost	9.07	0.36
Interest cost	0.67	0.09
Actuarial (gains) and losses arising from changes in financial assumption	(3.22)	(0.44)
Actuarial (gains) and losses arising from changes in experience adjustment	155.01	8.19
closing define benefit obligation	**170.99**	**9.47**
Movements in fair value of plan assets		
Opening fair value of plan assets	1.19	1.12
Interest income	0.08	0.08
Return on plan assets (excluding amounts included in net interest expense)	(0.00)	(0.00)
Contribution from employer	-	-
closing fair value of plan assets	**1.28**	**1.19**
Asset Information:	**Total Amount**	**Target Allocation %**
Gratuity Fund	1.28	100%
Expected Payout:	**PVO Payout**	
Expected Outgo First Year	11.37	
Expected Outgo Second Year	3.09	
Expected Outgo Third Year	3.30	
Expected Outgo Fourth Year	3.54	
Expected Outgo Fifth Year	3.81	
Expected Outgo Sixth to Tenth Years	84.21	

Sensitivity Analysis:

As of 31st March, 2023, every percentage point increase in discount rate will affect our gratuity benefit obligation₹ 1,55,36,333 /-

As of 31st March, 2023, every percentage point decrease in discount rate will affect our gratuity benefit obligation₹ 1,88,96,904 /-

As of 31st March, 2023, every percentage point increase in salary escalation rate will affect our gratuity benefit obligation₹ 1,89,03,572 /-

As of 31st March, 2023, every percentage point decrease in salary escalation rate will affect our gratuity benefit obligation₹ 1,55,05,194 /-

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, 2024 is ₹ 14,42,570 /-

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JOYNEST PREMISES PVT. LTD. MUMBAI

JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023

Narrations:

1 **Analysis of Defined Benefit Obligation**
The number of members under the scheme have increased by 56.16%
The total salary has increased by 59.39% during the accounting period.
The resultant liability at the end of the period over the beginning of the period has increased by 1706.26%

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 7.10% to 7.29% and hence there is an decrease in liability leading to actuarial gain due to change in discount rate.

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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.

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Note 34. Other statutory information for the year ended 31 March 2023 and 31 March 2022:

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.

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
UDIN: 23148106BGVBFA5712

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

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

JOYNEST PREMISES PVT. LTD. MUMBAI

Place: Mumbai
Date: 18/05/2023

Place: Mumbai
Date: 18/05/2023

L. J. KOTHARI
B.Com., F.C.A.

L. J. KOTHARI & CO.

CHARTERED ACCOUNTANTS

Gandhi Mansion, 3rd Floor, New Silk Bazar, Opp Kalbadevi Head P. O.,
Mumbai - 400 002. • Tel. : 2205 5916 • Mobile : 9920424040
E-mail: ca_lalitkothari@yahoo.co.in

INDEPENDENT AUDITOR'S REPORT

To the Members of VAMA HOUSING LIMITED

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of VAMA HOUSING LIMITED (the "Company"), which comprise the Balance Sheet as at March 31, 2023, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date and a summary of significant accounting policies and other explanatory information (hereinafter referred to as the "standalone financial statements").

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, 2023 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 of the standalone financial statements in accordance with the Standards on Auditing ("SA"s) specified under section 143(10) of the Act. 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 ("ICAI") together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

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

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

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 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 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 are also responsible for overseeing the Company's financial reporting process.

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Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone 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 standalone 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 standalone 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 Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.

• Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures in the standalone financial statements made by the Management and Board of Directors.

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

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' 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 standalone statement of changes in equity and the standalone statement of cash flows 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;

    e) On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164(2) of the Act:

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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". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting;

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 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.

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

For L. J. Kothari & Co.
Chartered Accountants
Firm Registration Number 105313w

Lalit Kothari
Proprietor
Membership No. 30917

UDIN: 23030917BGSEIR4340

Place: Mumbai
Date: 17th May, 2023

“Annexure A” to the Independent Auditor’s Report

With reference to the Annexure A referred to in the Independent Auditors’ Report to the members of the Company on the standalone financial statements for the year ended March 31, 2023, we report the following:

i a. The Company does not have any Property Plant and Equipment and hence reporting under clause i(a) to 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 ₹ 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 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 Company is not in the business of sale of any goods or provision of such services as prescribed. Accordingly, the requirement to report on clause 3(vi) of the Order is not applicable to the Company.

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;

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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 has taken loans or other borrowings from any other lenders. Further, it has not defaulted in repayment of loans or other borrowings to any lender.

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

c. The loans have not been applied by the company for purposes other than for which they were obtained.

d. On an overall examination of the financial statements of the Company, funds raised on short- term basis have, prima facie, not been used during the year for long-term purposes by the Company.

e. The company does not have any subsidiaries hence reporting under clause 3(ix)(e) 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.

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. Therefore, reporting under 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 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. According to the information and explanation provided to us, the Company has not received any whistleblower complaints during the year;

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

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 clauses 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;

xvii The Company has incurred cash losses amounting to Rs. 2,38,092 in the current year and amounting to Rs. 92,911 in the immediately preceding financial year respectively.

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;

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

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.
Chartered Accountants
Firm Registration Number 105313W

Lalit Kothari
Proprietor
Membership No. 30917

UDIN: 23030917BGSEIR4340

Place: Mumbai
Date: 17th May, 2023

ANNEXURE "B" REFERRED TO IN OUR INDEPENDENT AUDITORS REPORT OF EVEN DATE TO THE MEMBERS OF VAMA HOUSING LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023;

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 Vama Housing Limited ("the Company") as of March 31, 2023 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

Responsibility of Management and Those Charged with Governance 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 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 Act.

Auditors' Responsibility for the Audit of the Internal Financial Controls with Reference to Financial Statements

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 Act, 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 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 risks. 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.

L. J. KOTHARI & CO. MEMBERSHIP No. 30917 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, 2023, 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 L. J. Kothari & Co.
Chartered Accountants
Firm Registration Number 105313W

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

Lalit Kothari
Proprietor
Membership No. 30917
UDIN: 23030917BGSEIR4340

Place: Mumbai
Date: 17th May, 2023

VAMA HOUSING LIMITED

CIN: U45200MH1995PLC085167

BALANCE SHEET AS AT 31st MARCH, 2023

Particulars	Note No.	As at 31st March, 2023 (₹ In Thousand)	As at 31st March, 2022 (₹ In Thousand)
ASSETS			
Non-Current Assets			
(a) Property, plant and equipment	3	-	-
(b) Investment property	4	11,146	11,407
(c) Investment	5	0	0
Total Non-Current assets		**11,146**	**11,407**
Current assets			
(a) Financial assets			
Cash and cash equivalents	6	97	137
(b) Current Tax Assets (Net)	7	-	13
(c) Other Current Assets	8	1,083	1,083
Total Current Assets		**1,180**	**1,233**
Total assets		**12,326**	**12,640**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	9	500	500
(b) Other equity	10	(29,111)	(28,612)
Total Equity		**(28,611)**	**(28,112)**
Liabilities			
Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	11	40,723	40,323
(ii) Trade payables	12		
-MSME		6	6
-Others		-	-
(iii) Other financial liabilities	13	208	423
Total Current Liabilities		**40,937**	**40,752**
Total Equity and Liabilities		**12,326**	**12,640**

The accompanying notes are an integral part of Financial Statements.

As per our report of even date

For L. J. KOTHARI & CO.
CHARTERED ACCOUNTANT
FIRM REGISTRATION NO. 105313W

LALIT KOTHARI
PROPRIETOR
MEMBERSHIP NO. 30917

Mumbai
Date : 17th May. 2023
UDIN : 23030917BGSEIR4340

For and on behalf of the Board of Directors

RAJEEVAN PARAMBAN
DIRECTOR
DIN: 03141200

KUSHAL SHAH
DIRECTOR
DIN: 06843982

VAMA HOUSING LIMITED

CIN: U45200MH1995PLC085167

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31st MARCH, 2023

Particulars	Note No.	Year ended 31st March, 2023 (₹ In Thousand)	Year ended 31st March, 2022 (₹ In Thousand)
I INCOME			
Other Income	14	21	117
Total Income		**21**	**117**
II EXPENSES			
Depreciation and Amortisation Expenses	15	261	261
Other Expenses	16	259	210
Total Expenses		**520**	**471**
Profit before exceptional items and Tax (I - II)		**(499)**	**(354)**
Exceptional Items		-	-
Profit/(Loss) before Tax		**(499)**	**(354)**
Tax Expense			
(1) Current Tax		-	-
(2) Excess / (Short) provision for taxation		-	-
		-	-
Profit/(Loss) for the Year		**(499)**	**(354)**
Other Comprehensive Income		-	-
Total Comprehensive Income/(Loss)		**(499)**	**(354)**
Earning per equity share of nominal	17		
Basic and Diluted		(9.98)	(7.08)

The accompanying notes are an integral part of Financial Statements.

As per our report of even date

For L. J. KOTHARI & CO.
CHARTERED ACCOUNTANT
FIRM REGISTRATION NO. 105313W

LALIT KOTHARI
PROPRIETOR
MEMBERSHIP NO. 30917

Mumbai
Date : 17th May. 2023
UDIN : 23030917BGSEIR4340

For and on behalf of the Board of Directors

RAJEEVAN PARAMBAN
DIRECTOR
DIN: 03141200

KUSHAL SHAH
DIRECTOR
DIN: 06843982

VAMA HOUSING LIMITED

CIN: U45200MH1995PLC085167

Cash Flow Statement for the Year Ended 31sh March, 2023

Particulars	For the year ended 31st March, 2023 (₹ In Thousand)	For the year ended 31st March, 2022 (₹ In Thousand)
[A] CASH FLOW FROM OPERATING ACTIVITIES		
Profit/(Loss) before tax	(499)	(354)
Adjustments for:		
Depreciation/Amortisation/Impairment of Property, Plant and Equipments and Intangible Assets	261	261
Operating Profit/(Loss) before changes in working capital	**(238)**	**(93)**
Adjustment for Increase/(Decrease) in Operating Liabilities		
Direct Tax Paid		-
Adjustments for other financial liabilities, non-current	(215)	84
Cash flow from operations after changes in working capital	**(453)**	**(9)**
Net Direct Taxes (Paid)/Refunded	**13**	**(13)**
Net Cash Flow from/(used in) Operating Activities	**(440)**	**(22)**
[B] CASH FLOW FROM INVESTING ACTIVITIES		
Cash flows from losing control of subsidiaries or other businesses		
Cash flows used in obtaining control of subsidiaries or other businesses		
Proceeds from sales of other long-term assets		
Purchase / Proceeds from investment	-	-0
Bank Balances not considered as Cash and Cash Equivalents		
Net Cash Flow from/(used in) Investing Activities	-	**(0)**
[B] CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from borrowings	400	150
Net Cash Flow from/(used in) Financing Activities	**400**	**150**
Net Increase/ (Decrease) in Cash and Cash Equivalents	(40)	128
Cash & Cash Equivalents at beginning of period (see Note 1)	137	9
Cash and Cash Equivalents at end of period (see Note 1)	**97**	**137**
Notes:		
1 **Cash and Cash equivalents comprise of:**		
Cash on Hands	3	4
Balance with Banks	94	133
Short-term investment	-	-
Cash and Cash equivalents	**97**	**137**
Effect of Unrealised foreign exchange (gain)/loss (Net)	-	-
Cash and Cash equivalents as restated	**97**	**137**
2 Figures of the previous year have been regrouped / reclassified wherever necessary.		

As per attached report of even date

For L. J. KOTHARI & CO.
CHARTERED ACCOUNTANT
FIRM REGISTRATION NO. 105313W

LALIT KOTHARI
PROPRIETOR
MEMBERSHIP NO. 30917

Mumbai
Date : 17th May. 2023
UDIN : 23030917BGSEIR4340

For and on behalf of the Board of Directors

RAJEEVAN PARAMBAN
DIRECTOR
DIN: 03141200

KUSHAL SHAH
DIRECTOR
DIN: 06843982

VAMA HOUSING LIMITED

CIN: U45200MH1995PLC085167

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31st MARCH, 2023

	Note	Amount (₹ In Thousand)
	9	
A. EQUITY SHARE CAPITAL		
As at 31st March, 2021		500
Changes in equity share capital		-
As at 31st March, 2022		500
Changes in equity share capital		-
As at 31st March, 2023		500

B. OTHER EQUITY

Particulars	Reserves & Surplus Retained Earnings	Total
Balance at 31st March, 2021	(28,258)	(28,258)
Other comprehensive income for the year	-	-
Total comprehensive income for the year	(354)	(354)
Balance at 31st March, 2022	(28,612)	(28,612)
Other comprehensive income for the year	-	-
Total comprehensive income for the year	(499)	(499)
Balance at 31st March, 2023	(29,111)	(29,111)

The accompanying notes are an integral part of the financial statements

As per attached report of even date
For L. J. KOTHARI & CO.
CHARTERED ACCOUNTANT
FIRM REGISTRATION NO. 105313W

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

LALIT KOTHARI
PROPRIETOR
MEMBERSHIP NO. 30917

Place: Mumbai
Date : 17th May. 2023
UDIN : 23030917BGSEIR4340

For and on behalf of the Board of Directors

RAJEEVAN PARAMBAN
DIRECTOR
DIN: 03141200

VAMA HOUSING LIMITED

KUSHAL SHAH
DIRECTOR
DIN: 06843982

VAMA HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023
CIN: U45200MH1995PLC085167

Note 1. Statement of Significant Accounting Policies.

1.1 Company Overview

Vama Housing Limited is an unlisted Public Limited Company domiciled in India, incorporated under the Companies Act, 1956. The Company is engaged in the real estate business specializing in the construction and development of Infotech Parks, Cyber Parks, Business Parks, and SEZ as well as the sale and lease of commercial, industrial and residential properties and other similar works.

1.2 The financial statements are approved for issue by the Company's Board of Directors on 17th May, 2023.

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 the 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. The 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 realization of receivables (including retention monies, if any) within the credit period normally applicable to the respective project.

II. Significant accounting judgments, estimates, and assumptions

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgments, 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 an 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.

MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

VAMA HOUSING LIMITED

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 recognized 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 is recognized 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 components 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.

The amount received as Advance from customers on Invoicing/raising demand letters is classified as Contract Liabilities. The company's right to consideration in exchange for goods or services that the company has transferred to the customer is 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 recognized on a time proportion basis using the effective interest rate method.

C. Others:

Other revenues/incomes and costs/expenditure are accounted for on accrual, as they are earned or incurred.

IV. Property plant and equipment, investment property, and depreciation/amortization

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/amortization, and accumulated impairment losses, if any.

B. Depreciation is provided based on the 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)
Office Equipment	5

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

VAMA HOUSING LIMITED

Investment Properties

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Company, is classified as an investment property. Investment property is measured at its cost, including related transaction costs, and where applicable borrowing costs less depreciation and impairment if any. Depreciation on the building is provided over its useful life using the written down value method. Useful life considered for calculation of depreciation for assets class are as follows-

Asset Category	Estimated useful life (in Years)
Residential Flat	60

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 because of items of income or expense that are taxable or deductible in otber 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 the realization of the 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 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 he 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 the 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 halance 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 recognized initially at fair value and subsequently measured at amortized cost using the EIR method, less provision for impairment.

VIII. Borrowings and Borrowing costs

Borrowings are initially recognized at Net off transaction costs incurred and measured at amortized cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognized in the statement of profit and loss over the period of the borrowings using the effective interest method. Interests and other borrowing costs included under finance costs calculated as per the effective interest rate attributable to qualifying assets, which takes a 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 capitalization. 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 a 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 items 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.

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 a result of a 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 the 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 recognized 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 liability cannot be recognized because it cannot be measured reliably.

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

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

VAMA HOUSING LIMITED

VAMA HOUSING LIMITED

CIN: U45200MH1995PLC085167

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023

3. Property, plant and equipment	Office Equipment (₹ In Thousand)
Cost or deemed cost	
Balance at 1st April, 2022	142
Additions	-
Disposals/Discardment of Assets	-
Balance at 31st March, 2023	142
Accumulated depreciation	
Balance at 1st April, 2022	142
Eliminated on disposal of assets	-
Depreciation expense	-
Balance at 31st March, 2023	142
Carrying amount as at 31st March, 2023	-

	As at 31st March, 2023 (₹ In Thousand)	As at 31st March, 2022 (₹ In Thousand)
4. Investment property		
Cost or deemed cost		
Balance at the beginning of the year	19,558	19,558
Additions	-	-
Balance at the end of the year	**19,558**	**19,558**
Accumulated depreciation		
Balance at the beginning of the year	8,151	7,890
Depreciation expense	261	261
Balance at the end of the year	**8,412**	**8,151**
Carrying amount as at 31st March, 2023	**11,146**	**11,407**

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

VAMA HOUSING LIMITED

VAMA HOUSING LIMITED

CIN: U45200MH1995PLC085167

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023

Note: Details of Income and Expense relating to Investment Property

Particulars	Year Ended 31st March, 2023 (₹ In Thousand)
Rental income derived from investment properties	-
Direct operating expenses (including repairs and maintenance) generating rental income	-
Loss from Investment Properties before Depreciation	-
Depreciation	261
Loss from Investment Properties	**261**

	As at 31st March, 2023 (₹ In Thousand)	As at 31st March, 2022 (₹ In Thousand)
5. Investment		
Investment in shares of Rubix Trading Private Limited		
1 (P.Y. 1) Equity Share of Rs-10/- each	0	0
Total	**0**	**0**
6. Cash and cash equivalents		
Balances with banks:		
- in current accounts	94	133
Cash on hand	3	4
Total	**97**	**137**
7. Current Tax Assets (Net)		
Advance Tax paid	-	-
Advances to others	-	13
Total	**-**	**13**
8. Other Current Assets		
Income Tax refund Recivable	1,083	1,083
Total	**1,083**	**1,083**

KOTHARI & CO. MEMBERSHIP No. 30917 CHARTERED ACCOUNTANTS

VAMA HOUSING LIMITED

VAMA HOUSING LIMITED

CIN: U45200MH1995PLC085167

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023

		As at 31st March, 2023 (₹ In Thousand)	As at 31st March, 2022 (₹ In Thousand)
9. Equity share capital			
Authorised Share Capital:			
50,000 (P.Y. 31st March, 2022: 50,000) Equity Shares of ₹ 10/- each		500	500
Issued and subscribed capital comprises:			
50,000 (P.Y. 31st March, 2022: 50,000) Equity Shares of ₹ 10/- each fully paid up		500	500
	Total	500	500

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, 2021	50,000	50,000
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
Balance at 31st March, 2022	**50,000**	**50,000**
Balance at 1st April, 2022	50,000	50,000
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
Balance at 31st March, 2023	**50,000**	**50,000**

(ii) Equity Shares held by its holding company or its ultimate holding company.		As at 31st March, 2023 (No.)	As at 31st March, 2022 (No.)
Hubtown Limited with its benefeciary owners		50,000	50,000
	Total	**50,000**	**50,000**

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

	As at 31st March, 2023		As at 31st March, 2022	
	No. of shares	% holding	No. of shares	% holding
Fully paid equity shares				
Hubtown Limited with Benificiary Owners	50,000	100%	50,000	100%

(iv) Terms / rights attached to Equity Shares :

The company has a single class of equity shares having a face value of ₹ 10/- 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.

	As at 31st March, 2023 (₹ In Thousand)	As at 31st March, 2022 (₹ In Thousand)
10. Other Equity		
Retained Earnings		
Balance at the beginning of the year	(28,612)	(28,258)
Profit/(Loss) attributable to the owners of the company	(499)	(354)
Balance at the end of the year	**(29,111)**	**(28,612)**

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

VAMA HOUSING LIMITED

VAMA HOUSING LIMITED
CIN: U45200MH1995PLC085167
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023

	As at 31st March, 2023 (₹ In Thousand)	As at 31st March, 2022 (₹ In Thousand)
11. Borrowings		
Current		
- From Related Party(Refer Footnote)	40,723	40,323
	40,723	**40,323**

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. (Refer Note No.18)

	As at 31st March, 2023 (₹ In Thousand)	As at 31st March, 2022 (₹ In Thousand)
12. Trade payables		
Trade Payables	6	6
	6	**6**

Trade Payables ageing schedule for the year ended as on March 31, 2023 and March 31, 2022

Particulars	Outstandings for follwing periods from due date of payment				
	Less Than 1 year	1-2 years	2-3 years	More than 3 years	Total
Outstanding dues to MSME	**1**	**1**	5	-	**6**
	1	**5**	-	-	6
Others	-	-	-	-	-
	-	-	-	-	-
Total trade payables	**1**	**1**	5	-	**6**
	1	5	-	-	6

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

13. Other financial liabilities		
Current		
Statutory payables	-	18
Other payables	208	405
	208	**423**

KOTHARI & CO.
MEMBERSHIP No. [illegible]17
CHARTERED ACCOUNTANTS

VAMA HOUSING LIMITED

VAMA HOUSING LIMITED

CIN: U45200MH1995PLC085167

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023

		As at 31st March, 2023 (₹ In Thousand)	As at 31st March, 2022 (₹ In Thousand)
14.	**Other Income**		
	Other income	17	97
	Provision no longer required	0	20
	Interest recived on F.D	4	-
	Total	**21**	**117**
15.	**Depreciation and Amortisation Expenses**		
	Depreciation of investment property	261	261
	Total	**261**	**261**
16.	**Other Expenses**		
	Legal and professional fees	-	20
	Other expenses	259	190
	Total	**259**	**210**

Footnote:

Auditors Remuneration (included in other expenses) :		
Audit Fees	10	10
GST on above	2	2
Total	**12**	**12**

MEMBERSHIP No. 70917 CHARTERED ACCOUNTANTS

VAMA HOUSING LIMITED

VAMA HOUSING LIMITED

CIN: U45200MH1995PLC085167

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023

17. EARNINGS PER SHARE (EPS)	As at 31st March, 2023 (₹)	As at 31st March, 2022 (₹)
Basic and Diluted Earning Per Share	(9.98)	(7.08)

(i) Basic and Diluted EPS

The earnings and weighted average number of equity shares used in the

	Year Ended 31st March, 2023 (₹)	Year Ended 31st March, 2022 (₹)
Profit/(Loss) for the year attributable to the owners of the Company	(4,98,923)	(3,53,992)
Earnings used in the calculation of basic earnings per share	(4,98,923)	(3,53,992)

	As at 31st March, 2023	As at 31st March, 2022
(ii) Weighted average number of equity shares for the purposes of basic earnings per share	50,000	50,000

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

VAMA HOUSING LIMITED

VAMA HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023
CIN: U45200MH1995PLC085167

18. Related Party Transactions
A. List of Related Parties:
HOLDING COMPANY
Hubtown Limited

B. Transactions with Related Parties:

Sr No	Particulars	Holding Company
1	**Advances received /recovered:** Hubtown Limited	2,400 (150)
2	**Advances Repaid/Given:** Hubtown Limited	2,000 (-)

Footnotes:

i. Previous year figures, if any, are disclosed in brackets.

Balance outstanding payables/receivables:			
Sr. No.	Nature of Transactions	Amount	
		31st March,2023	31st March,2022
1	**Holding Company** **Payables** Hubtown Limited	40,723	40,323

Footnotes:
Related parties are identified by the Company and relied upon by the auditors.

The ratios for the years ended March 31, 2023, and March 31, 2022, are as follows :

Sr No	Particulars	Numerator	Denominator	31.03.2023	31.03.2022	Variance
a.	Current Ratio	Current Assets	Current Liabilities	0.029	0.030	(0.05)
b.	Debt-Equity Ratio	Total Debt	Shareholder's Equity	-1.43	-1.45	(0.01)
c.	Return on Equity Ratio	Net Profits after taxes – Preference Dividend (if any)	Average Shareholder's Equity	0.02	0.01	0.28
d.	Return on Capital Employed	Earning before interest and taxes	Capital Employed	0.02	0.01	0.28

19. Contingent Liabilities

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

20. In the opinion of the Board of Directors of the Company, all items of Current Assets, Current Liabilities, Loans, and Advances continue to have a realizable value of at least the amounts at which they are stated in the balance sheet.

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

VAMA HOUSING LIMITED

VAMA HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023
CIN: U45200MH1995PLC085167

21. 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 reviews and agrees on policies for managing each of these risks summarized below:

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.

Interest rate risk

The company has received interest-free loans and it receives interest-free funds for its operating cash flow from its holding company as and when required (Refer note 11), hence the Company is not exposed to interest risk.

2) 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.

3) Liquidity risk

The company's cash flow requirements are met by funds received from its holding company.

22. Capital Management

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

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

VAMA HOUSING LIMITED

23. Other Statutory Information For The Year Ended 31 March 2023:

A. The Company do 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.

B. The Company does not have any transaction during the current financial year with companies struck off under Section 248 of the Companies Act, 2013.

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

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

E. 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.

F. 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.

G.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).

H. 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.

I. 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.

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

VAMA HOUSING LIMITED

VAMA HOUSING LIMITED

CIN: U45200MH1995PLC085167

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023

Note 24 :FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS

	31st March, 2023			31st March, 2022		
	FVPL	**FVOCI**	**Amortised Cost**	**FVPL**	**FVOCI**	**Amortised Cost**
Financial Assets						
Cash and cash equivalent	-	-	97	-	-	137
Trade Receivables	-	-	-	-	-	-
Total of Financial Assets	-	-	**97**	-	-	**137**
Financial Liabilities						
Borrowings	-	-	40,723	-	-	40,323
Trade payables	-	-	6	-	-	6
Other Financial liabilities	-	-	208	-	-	423
Total of Financial Liabilities	-	-	**40,937**	-	-	**40,752**

Note 25 : Previous year's figures have been regrouped / recast wherever necessary.

The accompanying notes are an integral part of Financial Statements.

As per our report of even date

For L. J. KOTHARI & CO.
CHARTERED ACCOUNTANT
FIRM REGISTRATION NO. 105313W

LALIT KOTHARI
PROPRIETOR
MEMBERSHIP NO. 30917

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

Mumbai

Date : 17th May. 2023
UDIN : 23030917BGSEIR4340

VAMA HOUSING LIMITED

For and on behalf of the Board of Directors

RAJEEVAN PARAMBAN
DIRECTOR
DIN: 03144200

KUSHAL SHAH
DIRECTOR
DIN: 06843982

CA

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, 2023, 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 2023.

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, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 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 31.03.2023.

(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: 20/5/2023
UDIN: 23040694BGYLOU8645

P M Pande And Co. Chartered Accountants M. No. 40694 FRN 107289 W

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 31.03.2023,

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, 2023 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 (1) 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 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: 20/05/2023
UDIN: 23040694BGYLOU8645

★ P M Pande And Co. ★ Chartered Accountants
M. No. 40694
FRN 107289 W

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, 2023 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: 20/05/2023
UDIN: 23040694BGYLOU8645

P M Pande And Co. Chartered Accountants M. No. 40694 FRN 107289 W

VEGA DEVELOPERS PRIVATE LIMITED
CIN : U45200MH2006PTC159794

BALANCE SHEET AS AT 31st MARCH, 2023

Particulars	Note No.	As at 31st March 2023 (₹ In Thousand)	As at 31st March 2022 (₹ In Thousand)
ASSETS			
Current assets			
(a) Inventories	3	1,02,746	1,02,746
(b) Investment	4	0	0
(c) Financial assets			
(i) Cash and cash equivalents	5	489	524
(ii) Other financial assets	6	364	300
(d) Other current assets	7	300	300
Total Current Assets		**1,03,899**	**1,03,871**
Total assets		**1,03,899**	**1,03,871**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	8	30,000	30,000
(b) Other equity	9	(2,819)	(2,597)
Total Equity		**27,181**	**27,403**
Liabilities			
Current Liabilities			
(a) Financial Liabilities			
(i) Trade payables	10		
'-MSME		2	1
'-Others		-	-
(ii) Other financial liabilities	11	76,503	76,313
(b) Other current liabilities	12	213	154
Total Current Liabilities		**76,718**	**76,468**
Total Equity and Liabilities		**1,03,899**	**1,03,871**

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
UDIN: 23040694BGYLOU8645
Place: Mumbai
Date: 20th May, 2023

P M Pande And Co. Chartered Accountants M. No. 40694 FRN 107289 W

KETAN SHAH
DIRECTOR
DIN: 00546842

VEGA DEVELOPERS PVT. LTD

KHILEN SHAH
DIRECTOR
DIN: 03134932

VEGA DEVELOPERS PRIVATE LIMITED
CIN : U45200MH2006PTC159794

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31st MARCH, 2023

	Particulars	Note No.	Year ended 31st March 2023 (₹ In Thousand)	Year ended 31st March 2022 (₹ In Thousand)
I	**INCOME**			
	Revenue from Operations	13	-	30,000
	Other Income	14	0	-
	Total Income		0	30,000
II	**Expenses**			
	Costs Of Construction / Development	15	-	27,261
	Changes in inventories of work-in-progress	16	-	-
	Other Expenses	17	222	3,002
	Total Expenses		**222**	**30,263**
	Profit / (Loss) Before Tax		**(222)**	**(263)**
	Tax Expense			
	Current Tax			
	Profit / (Loss) for the Year		**(222)**	**(263)**
	Other Comprehensive Income			
	Total Comprehensive Income		(222)	(263)
	Earning per equity share of nominal value of ₹ 100/- each			
	Basic and Diluted	18	(0.74)	(0.88)

The accompanying notes are an intergal part of financial statements

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

P M Pande And Co. Chartered Accountants M. No. 40694 FRN 107289 W

UDIN: 23040694BGYLOU8645
Place: Mumbai
Date: 20th May, 2023

For and on behalf of the Board of Directors

KETAN SHAH
DIRECTOR
DIN: 00546842

VEGA DEVELOPERS PVT. LTD.

KHILEN SHAH
DIRECTOR
DIN: 03134932

VEGA DEVELOPERS PRIVATE LIMITED
CIN : U45200MH2006PTC159794

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31st MARCH, 2023 (₹ In Thousand)

Particulars	Equity Share Capital	Retained Earnings	Total
Balance as at 31st March, 2021	**30,000**	**(2,334)**	**27,666**
Total Comprehensive Income for the year	-	(263)	(263)
Balance as at 31st March, 2022	**30,000**	**(2,597)**	**27,403**
Total Comprehensive Income for the year	-	(222)	(222)
Balance as at 31st March, 2023	**30,000**	**(2,819)**	**27,181**

FOR P. M. PANDE AND CO
FIRM REGISTRATION NO.107289 W
CHARTERED ACCOUNTANTS

Pankaaj Pande

PANKAAJ PANDE
PROPRIETOR
MEMBERSHIP NO. 40694
UDIN: 23040694BGYLOU8645
Place: Mumbai
Date: 20th May, 2023

P M Pande And Co. Chartered Accountants M. No. 40694 FRN 107289 W

VEGA DEVELOPERS PVT. LTD.

KETAN SHAH
DIRECTOR
DIN: 00546842

KHILEN SHAH
DIRECTOR
DIN: 03134932

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023

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 20th May, 2023.

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 ccedit 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 appceciation. 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 LTD

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.

G. Others:

Other revenues / incomes and costs / expenditure are accounted on accrual, as they are earned or incurred.

VEGA DEVELOPERS PVT LTD

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 additioos 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.

VEGA DEVELOPERS PVT. LTD.

(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 instrumeots 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 nr 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 measorement of deferred tax liabilities and assets reflects the tax consequences that would fullow 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 emplnyees. 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 cnntributions.

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, cumprising 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 theperio d 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.

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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, 2023

	As at 31st March 2023 (₹ In Thousand)	As at 31st March 2022 (₹ In Thousand)
3. Inventories		
Inventories (lower of cost or net realisable value)		
Incomplete projects		
Work in Progress (Kalina)	65,104	65,104
Work in Progress (Santacruz)	37,642	37,642
Total	**1,02,746**	**1,02,746**
4. Investment		
Investment in shares of Rubix Trading Private Limited		
1 (P.Y. 1) Equity Share of Rs-10/- each	0	0
Total	**0**	**0**
5. Cash and cash equivalents		
Balances with banks:		
- in current accounts	34	69
Cash on hand	455	456
Cash and cash equivalents	**489**	**524**
6. Other financial assets		
Current		
Other Receivables	364	300
Total	**364**	**300**
7. Other current assets		
Current		
Advances to Suppliers		
Advances / Deposits recoverahle in cash or in kind or for value to be received	300	300
Total	**300**	**300**

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	As at 31st March 2023 (₹ In Thousand)	As at 31st March 2022 (₹ In Thousand)
8. Equity share capital		
Equity share capital	30,000	30,000
TOTAL	**30,000**	**30,000**
Authorised Share Capital:		
300,000 (As at 31st March, 2022: 300,000) Equity Shares of ₹ 100/- each fully paid up	30,000	30,000
Issued and subscribed capital comprises:		
300,000 (As at 31st March , 2022: 300,000) Equity Shares of ₹ 100/- each fully paid up	30,000	30,000

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 , 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
Add : Issued during the year		
Less : Bought back during the year		
Balance at 31st March, 2023	**3,00,000**	**3,00,000**

(ii) Equity Shares held by its holding company or its ultimate holding company.	As at 31st March 2023 (No.)	As at 31st March 2022 (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 2023		31st March 2022	
	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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	As at 31st March 2023 (₹ In Thousand)	As at 31st March 2022 (₹ In Thousand)
9. Other Equity		
Retained Earnings		
Balance at the beginning of the year	(2,597)	(2,334)
Profit / (Loss) attributable to the owners of the company	(222)	(263)
Balance at the end of the year	**(2,819)**	**(2,597)**
10. Trade payables		
MSME	2	1
Others	-	-
Total	**2**	**1**

Other Payables ageing schedule for the year ended as on March 31, 2023 and March 31, 2022

Particulars	Outstandings for follwing periods from due date of payment				
	Less Than 1 year	1-2 years	2-3 years	More than 3 years	Total
Outstanding dues	1	1	-	-	2
	1	-	-	-	1
Others	-	-	-	-	-
	-	-	-	-	-
Total trade payables	1	1	-	-	2
	1	-	-	-	1

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

11. Other financial liabilities

Current

Business Advances for project from related party(Refer Footnote)	76,227	68,290
Other Payables	276	8,023
Total	**76,503**	**76,313**

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.

12. Other Liabilities

Current

Other payables :		
- Statutory dues	213	154
Total	**213**	**154**

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		Year ended 31st March 2023 (₹ In Thousand)	Year ended 31st March 2022 (₹ In Thousand)
13. Revenue from Operation			
Sale from Operation:			
Sale of Development Rights		-	30,000
	Total	**-**	**30,000**
14. Others Income			
Misc. Income		0	-
	Total	**0**	**-**
15. Costs Of Construction / Development			
Construction costs incurred during the year:			
Approval/Construction expenses		-	27,261
		-	**27,261**
16. Changes in Inventories of Work-in-progress			
Opening Inventory :			
Work-in-progress		1,02,746	1,30,528
		1,02,746	**1,30,528**
Add/(Less): During the year		-	(27,782)
Total		**1,02,746**	**1,02,746**
Closing Inventory :			
Work-in-progress		1,02,746	1,02,746
		1,02,746	1,02,746
	Total	-	-
17. Other Expenses			
Other expenses (Refer Footnote)		222	102
Compansation Expenses		-	2,900
	Total	**222**	**3,002**
Footnote :			
Other expenses include:			
- Audit Fees		30	30
	Total	**30**	**30**

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18. EARNINGS PER SHARE (EPS)

	Year Ended 31st March 2023 ₹	Year Ended 31st March 2022 ₹
Basic and Diluted Earning Per Share	(0.74)	(0.88)

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	(2,21,898)	(2,63,006)
Earnings used in the calculation of basic earnings per share	(2,21,898)	(2,63,006)
Weighted average number of equity shares for the purposes of basic and diluted earnings per share	3,00,000	3,00,000

19. 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.

20. 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.

21. 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.

22. RELATED PARTY TRANSACTIONS

A. List Of Related Parties:

i) Holding Company
Hubtown Limited

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 -

(₹ In Thousand)

Particulars	HOLDING COMPANY
Loans and advances received /recovered:	
Hubtown Limited	7,937
	-
Loans and advances Paid:	
Hubtown Limited	-
	(27,100)

Balance outstanding receivables/ (payable) :

Nature of Transactions	Amount (₹ In Thousand))	
	31st March, 2023	31st March, 2022
Hubtown Limited	(76,227)	(68,290)
Hubtown Bus Terminal (Ahemdabad) Pvt Ltd	300	300

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023

Note 23. Other Statutory Information For The Year Ended 31 March 2023:

i) The Company do 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 transaction during the current financial year with companies struck off under Section 248 of the Companies Act, 2013.

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

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

v) 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.

vi) 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.

vii) 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).

viii) 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.

ix) 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.

24. Ratios

The ratios for the years ended March 31, 2023 and March 31, 2022 are as follows : **(₹ In Thousand)**

Particulars	Numerator	Denominator	31st March, 2023 (₹)	31st March, 2022 (₹)	Variance	Reasons (If Variance More Than 25 %)
i) Current Ratio	Current assets	Current liabilities	1.35	1.36	-0.30%	-
ii) Debt Equity Ratio	Total Net Debt	Shareholder's Equity	2.822	2.790	1.15%	-
iii) Debt Service Coverage Ratio	Earnings available for debt service	Debt Service	0.00	0.00	0.00%	-
iv) Return on Equity (ROE)	Net Profits after taxes	Average Shareholder's Equity	-0.82%	-0.96%	-14.94%	-
v) Inventory turnover ratio	Revenue	Inventory	0.0000	0.2920	-100.00%	Change in ratio is consequent of no income during current financial year
vii) Trade payables turnover ratio	Purchases of services and other expenses	Average Trade Payables	0.16	60.53	-99.73%	Change in ratio is due to increase in trade payables and decrease in total expenses as compared to previous year
viii) Net capital turnover ratio	Revenue	Working Capital	0.00	0.00	0.00%	-
ix) Net profit ratio	Profit After Tax	Revenue	0.00%	-0.88%	-100.00%	Change in ratio is consequent of no income during current financial year
x) Return on capital employed (ROCE)	Earning before interest and taxes	Capital Employed	-0.82%	-0.96%	-14.94%	-

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VEGA DEVELOPERS PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023

25 : Fair Value measurement of Financial Instruments

	31st March 2023 (₹ In Thousand)			31st March 2022 (₹ In Thousand)		
	FVPL	FVOCI	Amortised Cost	FVPL	FVOCI	Amortised Cost
Financial Assets						
Trade Receivable	-	-	-	-	-	-
Cash and cash equivalent	-	-	489	-	-	524
Other financial assets	-	-	364	-	-	300
Total of Financial Assets	-	-	853	-	-	**824**
Financial Liabilities						
Trade Payables	-	-	-	-	-	-
Other Financial liabilities	-	-	76,503	-	-	76,313
Total of Financial Liabilities	-	-	**76,503**	-	-	**76,313**

26. 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.

27. 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

PANKAAJ PANDE

PROPRIETOR

MEMBERSHIP NO. 40694

UDIN: 23040694BGYLOU8645

Place: Mumbai

Date: 20th May, 2023

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

INDEPENDENT AUDITOR'S REPORT

TO,
THE MEMBERS OF,
VINCA DEVELOPER PRIVATE LIMITED
Report on the Standalone Ind AS financial statements

We have audited the accompanying standalone Ind AS financial statements of **VINCA DEVELOPER PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March, 2023, 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 Ind AS 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, of the state of affairs of the Company as at 31st March, 2023, and its loss 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 standalone 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 standalone 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.

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 Ind AS Financial Statements and our auditors' report thereon.

M. K. GOHEL & ASSOCIATES
MKG
MUMBAI
M. No.
038823
Chartered Accountants

Our opinion on the Standalone 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 Standalone Ind AS 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 standalone 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 standalone 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 standalone 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 standalone 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.

Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the standalone 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 standalone 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:

M. K. GOHEL & ASSOCIATES
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MUMBAI
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Chartered Accountants

- Identify and assess the risks of material misstatement of the standalone 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 standalone 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 standalone Ind AS financial statements including the disclosures, and whether the standalone 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

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.

M. K. GOHEL & ASSOCIATES
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M. No.
038823
Chartered Accountants

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 standalone 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, 2023 taken on record by the Board of Directors, none of the Directors is disqualified as on 31st March, 2023 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 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.

iv. A) There were no funds which have been advanced or loaned or invested by the company to or in any other person or entity, including foreign entities, 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 or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

B) There were no funds which have been received by the company from any person(s) or entity, including foreign entities, 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 or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

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C) Nothing has come to their notice that has caused them to believe that the representations under sub-clause (A) and (B) contain any material mis-statement.

v. The Company has not declared any dividend during the year.

FOR M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

MKGohel

MUKESH K. GOHEL
PROPRIETOR
M. No. : 038823
Place: Mumbai
Date: 05/06/2023
UDIN: 23038823BGXANI8828

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

"ANNEXURE A" TO OUR INDEPENDENT AUDITORS' REPORT OF EVEN DATE ON THE STANDALONE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023 OF VINCA DEVELOPER 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. In respect of the Company's Property, Plant and Equipment (PPE):
   The Company does not own any Fixed Assets.

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. In our opinion and according to the information and explanations given to us, the company has not accepted any deposits and accordingly paragraph 3 (v) of the order is not applicable;

6. The Central Government of India has not prescribed the maintenance of cost records under sub-section (1) of section 148 of the Act for any of the activities of the company and accordingly paragraph 3 (vi) of the order is not applicable;

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 and other statutory dues with the appropriate authorities. The amounts outstanding at the last day of the financial year for a period exceeding six months from the date they became payable is Nil for statutory taxes.

b. According to information and explanation given to us and based on the records of the company, examined by us, there are no dues outstanding of income tax, sales tax, service tax, duty of customs and value added tax on account of any dispute except following:

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Chartered Accountants

Statute and nature of dues	Financial Year	Disputed Dues	Amount Paid	Amount	Forum where dispute is pending
Income Tax	2010-11	1,37,98,281	-	1,37,98,281	Bombay High Court (Preferred by Department)
Income Tax	2011-12	3,78,17,436	-	3,78,17,436	Bombay High Court (Preferred by Department)
Income Tax	2012-13	3,63,27,260	1,28,000	3,61,99,260	Bombay High Court (Preferred by Department)
Total		**8,79,42,977**	**1,28,000**	**8,78,14,977**	

8. According to the information and explanations given to us and on the basis of our examination of records of the company, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income in the income tax assessment under the Income Tax Act, 1961

9. On the basis of records examined by us and the information and explanations given to us, the company has defaulted in repayment of loans and dues to debenture holders. The case was ongoing in the court and now settled. Attention is invited to Footnote to Note 9 – "Borrowings" with regards to the amount of borrowings.

    a. The company has not raised funds on a short-term basis. Therefore, clause (xi)(d) of the paragraph 3 of the Order is not applicable to the Company

    b. The company does not have any subsidiaries, joint ventures or associate companies. Therefore, clauses (ix)(e) and (ix)(f) of paragraph 3 of the Order are not applicable to the Company

10. The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) and has not taken any term loans during the year. Accordingly, paragraph 3 (ix) of the order is not applicable.

    According to the information and explanation given to us, the company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partly or optionally convertible) during the year. Therefore, clause (x)(b) of paragraph 3 of the Order is not applicable to the company

11. During the course of our examination of the books of account and records of the company, carried out in accordance with generally accepted auditing practices in India and according to information and explanation given to us, we have neither noticed nor have been informed by the management, any incidence of fraud by the company or on the Company.

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No. 038823
Chartered Accountants

During the year 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.

According to the information and explanations given to us and procedures performed by us, we report that no whistle-blower complaints were received during the year by the Company

12. The Company is not a Nidhi Company and accordingly, paragraph 3 (xii) of the order is not applicable to the Company.

13. 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 Act. Where applicable, the details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

14. In our opinion and based on our examination, the company has an internal audit system commensurate with the size and nature of its business. The internal audit reports of the company have been considered by us during the course of our audit.

15. Based upon the audit procedures performed and according to the information and explanations given to us, we report that the company has not entered into any non-cash transactions of the nature as described in section 192 (1) of the Act. Accordingly, reporting under this clause will not be applicable

16. According to the information and explanations given to us and based on our examination of the records of the Company, the Company is required to be register under section 45-IA of the Reserve Bank of India Act 1934 and the registration for the same has not been obtained.

17. The company has not incurred cash losses during the financial year covered by our audit and in the immediately preceding financial year.

18. There has been no resignation of the statutory auditors during the year.

19. In our opinion 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 financial statements and our knowledge of the board of directors and management plans, and based on our examination of the evidence supporting the assumption, nothing has come to our attention, which causes us to believe that any material uncertainty exist as on the date of audit report indicating that the company is not capable of meeting its liabilities existing as at the date of balance sheet as and when they fall due within a period of one year from the balance sheet. We however, state that this is not an assurance as to future viability of the company. We further state that our reporting is based on the facts upto 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

M. K. GOHEL & ASSOCIATES * Chartered Accountants * MKG MUMBAI M. No. 038823 the Companies Act, 2013 in view of losses under section 198 mainly on account of adjustment of losses pertaining to earlier years as per section 198(4)(l) of the Act.

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

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

MUKESH K. GOHEL
PROPRIETOR
M. No.: 038823

Place: Mumbai
Date: 05/06/2023
UDIN: 23038823BGXANI8828

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 Vinca Developer Private Limited ("the Company") as of 31st March, 2023 in conjunction with our audit of the standalone 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 standalone 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
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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 31st March 2023, 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

MUKESH K. GOHEL
PROPRIETOR
M. No.: 038823
Place: Mumbai
Date: 05/06/2023
UDIN: 23038823BGXANI8828

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

VINCA DEVELOPER PRIVATE LIMITED

BALANCE SHEET AS AT 31st March, 23

Particulars	Note No.	As at 31st March, 2023	As at 31st March, 2022
ASSETS			
Non-Current Assets			
(a) Financial assets			
(i) Investments	3	2,53,01,00,000	2,68,00,00,000
(b) Current tax assets (Net)	4	25,78,723	70,80,822
Total Non-Current Assets		**2,53,26,78,723**	**2,68,70,80,822**
Current Assets			
(a) Financial assets			
(i) Cash and cash equivalents	5	81,36,73,781	64,06,75,487
(b) Other current assets	6	62,64,502	26,95,649
Total Current Assets		**81,99,38,283**	**64,33,71,135**
TOTAL ASSETS		**3,35,26,17,006**	**3,33,04,51,957**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	7	13,61,95,000	12,51,24,390
(b) Other equity	8	1,45,45,34,726	(2,73,62,38,374)
Total Equity		1,59,07,29,726	(2,61,11,13,984)
Liabilities			
Non-Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	9	-	4,17,99,92,000
Total Non-Current Liabilities		-	**4,17,99,92,000**
Current Liabilities			
(a) Financial Liabilities			
(i) Other financial liabilities	10	1,76,18,38,780	1,76,15,01,955
(b) Other current liabilities	11	48,500	71,986
Total Current Liabilities		**1,76,18,87,280**	**1,76,15,73,941**
Total Liabilities		**1,76,18,87,280**	**5,94,15,65,941**
TOTAL EQUITY AND LIABILITIES		**3,35,26,17,006**	**3,33,04,51,957**

The accompanying notes are an integral part of the financial statements

As per our report of even date

For M. K. GOHEL & ASSOCIATES
Chartered Accountants
Firm Registration No.: 103256W

MKGohel

Mukesh K. Gohel
Proprietor
Membership No.: 038823

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

Mumbai
Date: 05/06/2023
UDIN: 23038823BGXANI8828

For and on behalf of the Board of Directors

D.V. PRABHU
DIRECTOR
DIN : 03142640

VINCA DEVELOPERS PVT. LTD.

Rekha Bagry
REKHA BAGRY
DIRECTOR
DIN : 08620347

Rupal Poddar
RUPAL PODDAR
COMPANY SECRETARY
A45335

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31st March, 23

Particulars	Note No.	Year ended 31st March, 2023	Year ended 31st March, 2022
INCOME			
Other Income	12	3,03,74,198	1,91,54,246
TOTAL INCOME (I)		**3,03,74,198**	**1,91,54,246**
EXPENSES			
Other Expenses	13	8,77,910	1,63,82,09,537
TOTAL EXPENSES (II)		**8,77,910**	**1,63,82,09,537**
Profit before exceptional items and Tax (I - II)		**2,94,96,288**	**(1,61,90,55,292)**
Exceptional Items		-	-
Profit / (Loss) before Tax		**2,94,96,288**	**(1,61,90,55,292)**
Tax Expense			
Current Tax			
(1) Current Tax		76,44,578	-
(2) Deferred tax (charge)		-	-
(3) Excess / (Short) provision for taxation in respect of earlier years		-	-
Profit / (Loss) for the Year		**2,18,51,710**	**(1,61,90,55,292)**
Other Comprehensive Income		-	-
Total Comprehensive Income		**2,18,51,710**	**(1,61,90,55,292)**
Earning per equity share of nominal value of ` 10/- each			
Basic and Diluted	14	1.60	(129.40)

The accompanying notes are an integral part of the financial statements

As per our report of even date

For M. K. GOHEL & ASSOCIATES
Chartered Accountants
Firm Registration No.: 103256W

Mukesh K. Gohel
Proprietor
Membership No.: 038823

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

Mumbai
Date: 05/06/2023
UDIN: 23038823BGXANI8828

For and on behalf of the Board of Directors

D.V. PRABHU
DIRECTOR
DIN : 03142640

VINCA DEVELOPERS PVT. LTD.

Rekha Bagry
REKHA BAGRY
DIRECTOR
DIN : 08620347

Rupal Poddar
RUPAL PODDAR
COMPANY SECRETARY
A45335

VINCA DEVELOPER PRIVATE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED 31st March, 2023

Particulars	31st March, 2023	31st March, 2022
I CASH FLOW ARISING FROM OPERATING ACTIVITIES		
Net Profit/ (Loss) after tax as per Statement of Profit and Loss Accounts	2,18,51,710	(1,61,90,55,292)
Add / (Less) :		
Finance Costs	-	-
Operating profit before working capital changes	2,18,51,710	(1,61,90,55,292)
Add / (Less) :		
Increase / (Decrease) in Current Liabilities	3,13,338	1,63,82,49,149
(Increase) / Decrease in Current Assets	9,33,246	(23,16,678)
Increase / (Decrease) in Trade Payable	-	-
Increase / (Decrease) in Investments		1,00,000
Cash Generated from Operations	12,46,584	1,63,60,32,471
Less Direct Tax Paid	-	-
Net cash flow from operating activities	2,30,98,294	1,69,77,180
II CASH FLOW ARISING FROM INVESTING ACTIVITIES :		
Inflow / (Outflow) on account of :		
Interest Income	-	-
Increase / (Decrease) in Investments	14,99,00,000	-
Net cash flow from investing activities	14,99,00,000	-
III CASH FLOW ARISING FROM FINANCING ACTIVITIES :		
Inflow / (Outflow) on account of :		
Unsecured Loan	-	-
Interest and Finance Charges	-	-
Net cash flow from financing activities	-	-
Net Increase in Cash and Cash Equivalents	17,29,98,294	1,69,77,180
Add: Balance at the beginning of the year	64,06,75,487	62,36,98,307
Cash and Cash Equivalents at the end of the year	81,36,73,781	64,06,75,487
Components of Cash and bank balances (Refer Note 6)		
Cash on hand	-	-
Balances with banks		
- in current account	14,94,05,453	1,75,083
- in Fixed Deposit	66,42,68,328	64,05,00,404
	81,36,73,781	64,06,75,487

Footnote :

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 M. K. GOHEL & ASSOCIATES
Chartered Accountants
Firm Registration No.: 103256W

MKGohel

Mukesh K. Gohel
Proprietor
Membership No.: 038823

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

For and on behalf of the Board of Directors

D.V. PRABHU
DIRECTOR
DIN : 03142640

VINCA DEVELOPERS PVT. LTD.

Rekha Bagry
REKHA BAGRY
DIRECTOR
DIN : 08620347

Rupal Poddar
RUPAL PODDAR
COMPANY SECRETARY
A45335

Mumbai
Date: 05/06/2023
UDIN: 23038823BGXANI8828

VINCA DEVELOPER PRIVATE LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31st March, 2023

	Changes in Equity Share Capital during FY 22-23	Retained Earnings	Total
Balance at 31st March 2021	12,51,24,390	(1,11,71,83,082)	(99,20,58,692)
Total Comprehensive Income for the Year	-	(1,61,90,55,292)	(1,61,90,55,292)
Balance at 31st March 2022	12,51,24,390	(2,73,62,38,372)	(2,61,11,13,983)
Changes in Equity Share Capital during FY 22-23	1,10,70,610	-	1,10,70,610
Share Premium	-	4,16,89,21,390	4,16,89,21,390
Total Comprehensive Income for the Year	-	2,18,51,708	2,18,51,708
Balance at 31st March 2023	**13,61,95,000**	**1,45,45,34,726**	**1,59,07,29,726**

The accompanying notes are an integral part of the financial statements

As per our report of even date

For M. K. GOHEL & ASSOCIATES
Chartered Accountants
Firm Registration No.: 103256W

MKGohel

Mukesh K. Gohel
Proprietor
Membership No.: 038823

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

Mumbai
Date: 05/06/2023
UDIN: 23038823BGXANI8828

For and on behalf of the Board of Directors

D.V. PRABHU
DIRECTOR
DIN : 03142640

VINCA DEVELOPERS PVT. LTD.

RekhaBagry
REKHA BAGRY
DIRECTOR
DIN : 08620347

Rupal Poddar
RUPAL PODDAR
COMPANY SECRETARY
A45335

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st March, 2023

- **Note 1. Statement of Significant Accounting Policies.**

1.1 **Company Overview**

Vinca Developer Private Limited (The Company) is a Private Limited Company domiciled in India, incorporated under the Companies Act, 1956. The financial statements comprises the financial statements of the Company. The Company is engaged in the business of developing, building and construction of residential, commercial and industrial premises.

1.2 The financial statements are approved for issue by the Company's Board of Directors on 05th June, 2023.

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.

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.

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

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

VINCA DEVELOPERS PVT. LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st March, 2023

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

A. **Income from leased premises:**

Lease income from operating lease is recognised on the statement of profit and loss on straight line basis over lease term. Income from providing facilities / lease of premises is accrued over the period mentioned in the facility / leave and licence agreement

B. **Interest and dividend:**

Revenue is recognised on a time proportion basis taking into account the amount outstanding and the rate applicable.

C. **Others:**

Other revenues / incomes and costs / expenditure are accounted on accrual, as they are earned or incurred.

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.

V. 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.

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.

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VINCA DEVELOPERS PVT. LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st March, 2023

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.

VI. 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.

VII. 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.

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

VINCA DEVELOPERS PVT. LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st March, 2023

VIII. **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.

IX. **Inventories**

All inventories are stated at lower of 'Cost or Net Realizable Value'.

A. '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.

B. '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 in the year in which they are incurred unless they are separately identifiable and it is probable that the respective project will be obtained.

C. Finished properties given under operating lease are disclosed under 'Non Current Assets' as 'Investment Properties'. The costs transferred to the 'Investment properties' are shown as deductions from the costs carried in opening inventory and construction costs incurred during the year. These assets are depreciated / amortised as per the Accounting Policy Nos. (IV)(C) and (IV)(D). Although the Company considers these assets as Inventories held for sale in the ordinary course of business, the disclosure under 'Non Current Assets' as 'Investment properties' and provision for depreciation / amortisation is made to comply with the requirements of Indian Accounting Standard (Ind AS) 17 - 'Leases' and Indian Accounting Standard (Ind AS) 40 - 'Investment Property'.

D. Value of 'Floor Space Index' (FSI) generated is recognized as inventory at cost (i.e. proportionate rehab component cost) as and when necessary obligations / conditions are fulfilled in entirety, which are imposed on the Company by statutory authorities (viz. Rehabilitation Authority, etc.), in lieu of which the FSI is allotted to the Company. The value of FSI is either carried as inventory (at cost) held for intended sale or with the intention to utilise in construction of projects undertaken for sale.

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.

X. **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.

XI. **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.

XII. **Employee benefits**

a) Provident Fund

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) Gratuity

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.

M. K. GOHEL & ASSOCIATES Chartered Accountants MUMBAI M. No. 038823

VINCA DEVELOPERS PVT. LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st March, 2023

XIII. 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.

XIV. 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.

XV. 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.

XVI. 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.

XVII. 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.

XVIII. 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.

XIX. 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.

XX. 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.

M. K. G & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

VINCA DEVELOPERS PVT. LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st March, 2023

	As at 31st March, 2023	As at 31st March., 2022
Note 3. Investments		
Non Current		
(Trade, unless otherwise specified)		
A) Investment in Debentures (At Cost) (refer footnote)		
a) 1,135 (As at 31st March, 2022: 1,285 Optionally Partially Convertible Debentures of ` 10,00,000/- each)	1,13,51,00,000	1,28,50,00,000
b) 1,395 (As at 31st March, 2022 1,395 Optionally Partially Convertible Debentures of Face value of ` 10,00,000/-each)	1,39,50,00,000	1,39,50,00,000
	2,53,01,00,000	**2,68,00,00,000**
Total	**2,53,01,00,000**	**2,68,00,00,000**
Aggregate amount of unquoted investments	2,53,01,00,000	2,68,00,00,000

Note :

During the FY 22-23 150 Optionally Partially Convertible Debentures have been redeemed aggregating of INR 14,99,00,000.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st March, 2023

	As at 31st March, 2023	As at 31st March, 2022
Note 4. Current Tax Assets (Net)		
Advance Income Tax paid	1,02,23,301	70,80,822
Less: Provision for Tax	76,44,578	-
Total	**25,78,723**	**70,80,822**

Reconciliation of tax expense and the accounting profit multiplied by India's tax rate

	As at 31st March, 2023	As at 31st March, 2022
Note 5. Cash and Cash Equivalents		
Balances with banks :		
- in current accounts	14,94,05,453	1,75,083
- in Fixed Deposit	66,42,68,328	64,05,00,404
Cash on hand	-	-
Total	**81,36,73,781**	**64,06,75,487**

	As at 31st March, 2023	As at 31st March, 2022
Note 6. Other Assets		
Current		
Accured Interest on Fixed Deposits	62,64,502	26,95,649
Total	**62,64,502**	**26,95,649**

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

VINCA DEVELOPERS PVT. LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st March, 2023

	As at 31st March, 2023	As at 31st March, 2022
Note 7. Equity Share Capital		
Authorised Share Capital :		
12,70,000 (As at 31st March, 2022: 12,70,000)'A' Class Equity Shares of ` 10/- each	1,27,00,000	1,27,00,000
2,00,00,000 (As at 31st March, 2022: 2,00,00,000) 'B' Class Equity Shares of ` 10/- each	20,00,00,000	20,00,00,000
Total	**21,27,00,000**	**21,27,00,000**
Issued and subscribed capital comprises :		
Class 'A' Equity Shares		
11,19,500 (As at 31st March 2022, 12,439) Equity Shares of ` 10/- each fully paid up	1,11,95,000	1,24,390
Class 'B' Equity Shares		
1,25,00,000 (As at 31st March, 2022: 1,25,00,000) Equity Shares of ` 10/- each full paid up	12,50,00,000	12,50,00,000
Total	**13,61,95,000**	**12,51,24,390**

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

	Number of shares	Number of shares
Class 'A' Equity Shares		
Balance at 1st April, 2022	12,439	12,439
Add : Issued during the year	11,07,061	-
Less : Bought back during the year	-	-
	11,19,500	12,439
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
Balance at 31st March, 2023	**11,19,500**	**12,439**
Class 'B' Equity Shares		
Balance at 1st April, 2022	1,25,00,000	1,25,00,000
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
Balance at 31st March, 23	1,25,00,000	1,25,00,000
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
Balance at 31st March, 23	**1,25,00,000**	**1,25,00,000**

Notes

3 CCDs aggregating to Rs 4,17,99,92000 were converted into 11,07,061 Shares of face value of Rs 10/- each at premium of Rs 3,765.7558 per Share on 1st June 2022.

Note 8. Other Equity

Retained Earnings		
Balance at the beginning of the year	(2,73,62,38,374)	(1,11,71,83,083)
Profit attributable to the owners of the company	2,18,51,710	(1,61,90,55,292)
Share Premium	4,16,89,21,390	-
Total	**1,45,45,34,726**	**(2,73,62,38,374)**

M.K. GOHEL & ASSOCIATES MUMBAI M. No. 038823

VINCA DEVELOPERS PVT. LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st March, 2023

	As at 31st, March, 2023	As at 31st March, 2022
Note 9. Borrowings		
Non-current		
Unsecured		
Debentures (refer footnote) :		
0 (As at 31st March, 2022: 1) Compulsorily Convertible Debentures of the face value of ` 233,248,000/- (Conversion date: 23/12/2014)	-	23,32,48,000
0 (As at 31st March, 2022: 1) Compulsorily Convertible Debentures of the face value of ` 2,551,744,000/- (Conversion date: 23/12/2014)	-	2,55,17,44,000
0 (As at 31st March, 2022: 1) Compulsorily Convertible Debentures of the face value of ` 1,39,50,00,000/- (Conversion date: 15/12/2014)	-	1,39,50,00,000
Total	**-**	**4,17,99,92,000**

Note:

Pursuant to Settlement Agreement dated 20.10.2021 and Amendment & Restatement Agreement dated 02.06.2022 executed between the Parties, the Company has provided Interest on CCDs till the date of Conversion i.e.21.12.2014.

3 CCDs aggregating to Rs 4,17,99,92000 were converted into 11,07,061 Shares of face value of Rs 10/- each at premium of Rs 3765.7558 per Share on 1st June 2022

Note 10. Other Financial Liabilities		
Current		
Interest accrued and due on borrowings	1,73,47,04,956	1,73,47,04,956
Loan From Company	2,71,11,301	2,67,72,000
Other payables	22,524	25,000
Total	**1,76,18,38,780**	**1,76,15,01,955**

Note 11. Other Liabilities		
Current		
- Profession Tax	-	3,600
- Others	48,500	68,386
Total	**48,500**	**71,986**

M. K. GOHEL & ASSOCIATES Chartered Accountants MUMBAI M. No. 038823

VINCA DEVELOPERS PVT. LTD.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st March, 2023

	Year ended 31st March, 2023	Year ended 31st March., 2022
Note 12. Other Income		
- Mis. Income	-	-
Interest Income :		
- FD Interest Income	3,03,74,198	1,91,54,246
	3,03,74,198	**1,91,54,246**
Note 13. Other Expenses		
Legal and professional fees	7,57,602	3,41,185
Other expenses (refer footnote)	1,20,308	2,98,474
Interest on Debentures	-	1,63,75,69,878
Total	**8,77,910**	**1,63,82,09,537**

Footnote :

Auditors Remuneration (included in other expenses) :		
Audit fees	35,000	25,000
Console Audit Fees	-	-
Total	**35,000**	**25,000**

Note 14. Earnings Per Share (EPS)

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 / (Loss) for the Year	2,18,51,710	(1,61,90,55,292)
Equity Share Capital	1,36,19,500	1,25,12,439
Basic and Diluted Earnings Per Share	1.60	(129.40)

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

VINCA DEVELOPERS PVT. LTD.

Note 15. Related Party Disclosure

There is no related party transactions during the year.

Note 16. Contingent Liabilities (Not Provided For) :

Particulars	As at 31st March, 2023	As at 31st March, 2022
Claim against the Company, not acknowledged as debt on accounts of :		
Income Tax Matter with Income Tax Appellate Tribunal u/s 143(3) for the F.Y. 2010-11 (A.Y. 2011-12)	1,37,98,281	1,37,98,281
Income Tax Matter with Income Tax Appellate Tribunal u/s 143(3) for the F.Y. 2011-12 (A.Y. 2012-13)	3,78,17,436	3,78,17,436
Income Tax Matter with Income Tax Appellate Tribunal u/s 143(3) for the F.Y. 2012-13 (A.Y. 2013-14)	3,61,99,260	3,61,99,260

Note 17.

In the opinion of The Board of Directors of the Company, all items of current assets, current liabilities & loans and advances continues to have a realizable value of at least the amounts at which they are stated in the balance sheet.

Note 18. Event Occuring after the reporting period

There is no significant event occuring after the reporting period that impacts the current financial year.

Equity Share Capital (w.e.f. 01/06/2022)

Name Of Shareholders	No. of Shares at the face value of Rs. 10 Each	Class wise %	% on total Capital
Class 'A'			
Hubtown Limited	6,095	0.54	0.04
Hemant M.Shah	2,550	0.23	0.02
Vyomesh M. Shah	2,550	0.23	0.02
Nederlandse Financierings Maatschappij Voor Ontwikkelingslanden N.V.	11,08,305	99.00	8.14
Total	**11,19,500**	**100.00**	**8.22**
Class 'B'			
Hemant M.Shah	62,50,000	50.00	45.89
Vyomesh M. Shah	62,50,000	50.00	45.89
Total	**1,25,00,000**	**100.00**	**91.78**
Grand Total	**1,36,19,500**		**100.00**

Note 19. 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.

1) 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 expnsure 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.

There is no significant purchase of materials of imported materials hence foreign currency risk does not arise.

c) Commodity price risk

The Company is not affected by the price volatility of commodities.

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

VINCA DEVELOPERS PVT. LTD.

VINCA DEVELOPER PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st March, 2023

2) 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.

3) Liquidity risk

The Company's cashflow requirements are arranged by the shareholders.

Note 20. 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 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.

There are no borrowings from banks / financial institutions or corporates other than the equity shareholders and their group companies.

Debt - Equity Ratio

The gearing ratio at the reporting period was as follows

	As at 31st March, 2023	As at 31st March, 2022
Unsecured Debentures	-	4,17,99,92,000
Interest accured	1,73,47,04,956	1,73,47,04,956
Total Debt	**1,73,47,04,956**	**5,91,46,96,956**
Less: Cash and Cash Equivalents	81,36,73,781	64,06,75,487
Net Debt (A)	**92,10,31,175**	**5,27,40,21,469**
Equity Share Capital	13,61,95,000	12,51,24,390
Other Equity	1,45,45,34,726	(2,73,62,38,374)
Total Equity (B)	**1,59,07,29,726**	**(2,61,11,13,984)**
Debt Equity Ratio A/B	0.58	(2.02)

The ratios for the years ended March 31, 2023 and March 31, 2022 as as follows:

Particulars	Numerator	Denominator	31st March, 2023	31st March, 2022	Variance
Current Ratio	Current Assets	Current Liabilities	0.47	0.37	27.42%
Debt - Equity R	Total Debt	Shareholder's Equity	0.58	-2.02	-128.67%

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st March, 2023

Note 21. Fair Value Measurement of Financial Instruments

	31st March 2023		31st March 2022	
	FVPL / FVOCI	Amortised Cost	FVPL / FVOCI	Amortised Cost
Financial Assets				
Investments	-	2,53,01,00,000	-	2,68,00,00,000
Cash and cash equivalent	-	81,36,73,781	-	64,06,75,487
Total of Financial Assets	-	**3,34,37,73,781**	-	**3,32,06,75,487**
Financial Liabilities				
Borrowings	-	-	-	4,17,99,92,000
Other Financial liabilities	-	1,76,18,38,780	-	1,76,15,01,955
Total of Financial Liabilities	-	**1,76,18,38,780**	-	**5,94,14,93,955**

As per our report of even date

For M. K. GOHEL & ASSOCIATES
Chartered Accountants
Firm Registration No.: 103256W

MKGohel

Mukesh K. Gohel
Proprietor
Membership No.: 038823

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

Mumbai
Date: 05/06/2023
UDIN: 23038823BGXANI8828

For and on behalf of the Board of Directors

D.V. PRABHU
DIRECTOR
DIN : 03142640

VINCA DEVELOPERS PVT. LTD.

Rekha Bagry
REKHA BAGRY
DIRECTOR
DIN : 08620347

Rupal Poddar
RUPAL PODDAR
COMPANY SECRETARY
A45335

Note 22. Disclosure in Relation to Undisclosed Income

During the year the Company has not surrendered or disclosed any 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)

Accordingly, there are no transaction which are not recorded in the books of accounts

Note 23. No transactions to report against the following disclosure requirements as notified by MCA pursuant to amended Schedule III:

(a) Title deeds of immovable Property
(b) Revaluation of Property, Plant and Equipments
(c) Loans or Advances in the nature of loans are granted to promoters, directors, KMPs and the related parties
(d) Capital Work In Progress (CWIP)
(e) Intangible assets under development
(f) Benami Property held under Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder
(g) Registration of charges or satisfaction with Registrar of Companies
(h) Crypto Currency or Virtual Currency
(i) Companies struck off under Section 248 of the Companies Act 2013 or Section 560 of Companies Act 1956
(j) Compliance with number of layers of companies
(k) Compliance with approved Scheme(s) of Arrangements in terms of section 230 to 237 of Companies Act 2013
(l) Corporate Social Responsibility
(m) Relating to borrowed funds
i Wilful defaulter
ii Utilisation of borrowed funds & share premium
iii Borrowings obtained on the basis of security of current assets
iv Discrepancy in utilisation of borrowings
v Current maturity of long term borrowings

Note 24. Ratios

Ratios	Numerator	Denominator	Current Reporting Period	Previous reporting period	% of Change
Current ratio	Current Assets	Current Liabilities	0.47	0 37	27.42
Debt Equity Ratio	Debt Capital	Shareholder's Equity	0.58	-2 02	-128.67
Debt Service coverage ratio	EBITDA-CAPEX	Debt Service (Int+Principal)	0 02	-0 27	106 21
Return on Equity Ratio	Profit for the year	Average Shareholder's Equity	0 01	0 62	97 78
Inventory Turnover Ratio	COGS	Average Inventory	NA	NA	NA
Trade Receivables turnover ratio	Net Sales	Average trade receivables	NA	NA	NA
Trade payables turnover ratio	Total Purchases (Fuel Cost + Other Expenses+Closing Inventory-Opening Inventory)	Closing Trade Payables	NA	NA	NA
Net capital turnover ratio	Sales	Working capital (CA-CL)	NA	NA	NA
Net profit ratio	Net Profit	Sales	NA	NA	NA
Return on Capital employed	Earnings before interest and tax	Capital Employed	0.02	-1.03	101 80
Return on investment	Net Profit	Investment	0.22	0.38	-157 59

Reasons for Variance

Current Ratio : 14 99 Cr received in HDFC Bank towards redemption of Partly Convertible Debentures

Debt Equity Ratio : Debentures of 417 99 Cr were converted into Equity Shares

Debt Service coverage Ratio Debentures of 417 99 Cr were converted into Equity Shares

Return on Equity . There was loss in FY 21 22 as against profit in FY 22 23 Also there has been increase in Equity Share Capital in 22-23

Return on Capital Employed There was loss in FY 21-22 as against profit in FY 22-23 Also there has been increase in Equity Share Capital in 22 23

Return on Investment There was loss in FY 21-22 as against profit in FY 22-23. Debentures of 417 99 were converted into Equity Shares

Note 25. Previous period figures

Previous period figures have been re-grouped / re-classified wherever required to conform the requirements of the amended Schedule III to the Companies Act, 2013 effective from 1st April 2021

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

VINCA DEVELOPERS PVT. LTD.

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, 2023, 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, 2023 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.

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;

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

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.

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.

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

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.

- 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.

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

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.
   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, 2023, taken on record by the Board of Directors, none of the Directors is disqualified as on 31st March, 2023, 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 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.

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

(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

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:
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.

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

Amit Sheth
Proprietor
M. No.: 148106

Place : Mumbai
Date : 18th May, 2023

UDIN: 23148106BGVBFK5476

ANNEXURE 1 TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in our Report of even date on Accounts for the year ended 31st March, 2023 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.

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

(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)	Tax Deducted at Source (TDS) Liability	24,540/-
2)	Profession Tax Liability	12,500/-
3)	Interest on delayed payment of TDS	3,074/-

(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, Value Added Tax and Service Tax as at the Balance Sheet date.

(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.

(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.

A D SHETH & ASSOCIATES
CHARTERED ACCOUNTANTS
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(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.

(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. 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 : 18th May, 2023

UDIN: 23148106BGVBFK5476

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, 2023 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.

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, 2023, 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.

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 : 18th May, 2023
UDIN: 23148106BGVBFK5476

VISHAL TECHNO COMMERCE LIMITED
CIN.U45200MH1986PLC041348
BALANCE SHEET AS AT 31ST MARCH, 2023

Particulars	Note No.	As at 31st March, 2023 INR in lakhs	As at 31st March, 2022 INR in lakhs
ASSETS			
Non-Current Assets			
(a) Investment property	4	29.71	30.38
(b) Financial assets			
(i) Investments	5	0.09	0.09
(ii) Loans	6	14,894.00	14,850.01
(c) Current tax assets	7	29.71	168.63
Total Non-Current assets		**14,953.51**	**15,049.11**
Current assets			
Financial assets			
(i) Cash and cash equivalents	8	0.94	1.25
(iii) Other financial assets	9	2,426.59	2,508.99
Total Current Assets		**2,427.53**	**2,510.24**
TOTAL ASSETS		**17,381.04**	**17,559.35**
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	10	5.00	5.00
(b) Other equity	11	1,895.31	1,851.47
Total Equity		**1,900.31**	**1,856.47**
Liabilities			
Current Liabilities			
Financial Liabilities			
(i) Borrowings	12	5,243.90	5,458.70
(ii) Trade payables	13		
Dues to MSME		-	0.02
Dues to others		5.82	7.14
(iii) Other financial liabilities	14	10,197.20	10,197.65
Other current liabilities	15	20.19	25.75
Current tax Liabilities	7	13.62	13.62
		15,480.73	**15,702.88**
Total Liabilities		**15,480.73**	**15,702.88**
TOTAL EQUITY AND LIABILITIES		**17,381.04**	**17,559.35**

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

AMIT SHETH
PROPRIETOR
Membership No.: 148106

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

VISHAL TECHNO COMMERCE LIMITED

Shrenik Mehta
DIRECTOR
DIN: 03137231

Rajeevan Paramban
DIRECTOR
DIN: 03141200

Place: Mumbai
Date: 18th May' 2023
UDIN - 23148106BGVBFK5476

VISHAL TECHNO COMMERCE LIMITED

CIN.U45200MH1986PLC041348

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2023

Particulars	Note No.	Year ended 31st March, 2023 INR in lakhs	Year ended 31st March, 2022 INR in lakhs
I INCOME			
Revenue from Operations	16	7.40	-
Total Income		7.40	-
II EXPENSES			
Finance Costs	17	0.03	0.72
Depreciation Expenses	18	0.66	0.66
Other Expenses	19	8.29	2.38
Total Expenses		8.98	3.76
Profit before exceptional items and Tax (I - II)		**(1.58)**	**(3.76)**
Profit / (Loss) before Tax		**(1.58)**	**(3.76)**
Tax Expense			
1 Current Tax		-	-
2 Excess / (Short) provision for taxation in respect of earlier years		45.42	-
Profit / (Loss) for the Year		**43.84**	**(3.76)**
Other Comprehensive Income		-	-
Total Comprehensive Income		**43.84**	**(3.76)**
Earning per equity share of nominal value of ₹10/each			
Basic and Diluted	20	8.77	(0.75)

The accompanying notes are an integral part of the financial statements

As per our report of even date

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

AMIT SHETH
PROPRIETOR
Membership No.: 148106

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

Place: Mumbai
Date: 18th May' 2023
UDIN - 23148106BGVBFK5476

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
CIN.U45200MH1986PLC041348
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2023

Particulars	Year Ended 31st March, 2023 INR in lakhs	Year Ended 31st March, 2022 INR in lakhs
[A] CASH FLOW FROM OPERATING ACTIVITIES		
Profit/(Loss) before tax	(1.58)	(3.76)
Adjustments for:		
Depreciation/Amortisation/Impairment of Property, Plant and Equipments and Intangible Assets	0.66	0.66
Interest Expenses	0.03	0.72
Operating Profit/(Loss) before changes in working capital	(0.89)	(2.38)
Adjustment for (Increase)/Decrease in Operating Assets		
Adjustments for decrease (increase) in other non-current assets	140.34	-
Adjustments for other financial assets, current	82.40	-
Adjustment for Increase/(Decrease) in Operating Liabilities		
Adjustments for increase (decrease) in trade payables, current	(1.34)	(1.90)
Adjustments for increase (decrease) in other current liabilities	(5.57)	6.91
Adjustments for provisions, current	-	-
Adjustments for other financial liabilities, current	(0.45)	(0.20)
Cash flow from operations after changes in working capital	214.50	2.43
Net Direct Taxes (Paid)/Refunded	-	-
Net Cash Flow from/(used in) Operating Activities	214.50	2.43
[B] CASH FLOW FROM INVESTING ACTIVITIES		
Cash advances and loans made to other parties	-	-
(Increase) / Decrease in Investments	-	-
Net Cash Flow from/(used in) Investing Activities	-	-
[C] CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from borrowings	(214.80)	(2.10)
Interest paid	(0.03)	(0.72)
Net Cash Flow from/(used in) Financing Activities	(214.83)	(2.82)
Net Increase/ (Decrease) in Cash and Cash Equivalents	(0.31)	(0.39)
Cash & Cash Equivalents at beginning of period (see Note 1)	1.25	1.65
Cash and Cash Equivalents at end of period (see Note 1)	0.94	1.25

Notes:

1 **Cash and Cash equivalents comprise of:**		
Cash on Hand	0.05	0.05
Balance with Banks	0.89	1.20
Cash and Cash equivalents as restated	0.94	1.25

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

AMIT SHETH
PROPRIETOR
Membership No.: 148106

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

Place: Mumbai
Date: 18th May' 2023
UDIN - 23148106BGVBFK5476

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
CIN.U45200MH1986PLC041348
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2023

	Notes	Amount INR in lakhs
A. EQUITY SHARE CAPITAL		
As at 31st March, 2021	10	5.00
Changes in equity share capital		-
As at 31st March, 2022		5.00
Changes in equity share capital		-
As at 31st March, 2023		5.00

INR in lakhs

Particulars	Equity Share Capital	Retained Earnings	Total
Balance at April 1, 2021	5.00	1,855.23	1,860.23
Total Comprehensive Income for the year	-	(3.76)	(3.76)
Balance as at 31st March, 2022	5.00	1,851.48	1,856.48
Total Comprehensive Income for the year	-	43.84	43.84
Balance as at 31st March, 2023	5.00	1,895.31	1,900.31

The accompanying notes are an integral part of the financial statements

As per our report of even date

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

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

AMIT SHETH
PROPRIETOR
Membership No.: 148106

Place: Mumbai
Date: 18th May' 2023
UDIN - 23148106BGVBFK5476

For and on behalf of the Board of Directors

VISHAL TECHNO COMMERCE LIMITED

Shrenik Mehta
DIRECTOR
DIN: 03137231

Rajeevan Paramban
DIRECTOR
DIN: 03141200

1. COMPANY OVERVIEW

Vishal Techno Commerce Limited is an unlisted Public 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, lease of commercial, industrial and residential properties, solar power energy generation and distribution and financing activities.

The financial statements are approved for issue by the Company's Board of Directors on **18th** May'2023.

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

On March 24, 2021, the Ministry of Corporate Affairs ("MCA") through a notification, amended Schedule III of the Companies Act, 2013. The amendments revise Division I, II and III of Schedule III and are applicable from April 1, 2021. Key amendments relating to Division II which relate to companies whose financial statements are required to comply with Companies (Indian Accounting Standards) Rules 2015 are:

Balance Sheet:

• Lease liabilities should be separately disclosed under the head 'financial liabilities', duly distinguished as current or non-current.
• Certain additional disclosures in the statement of changes in equity such as changes in equity share capital due to prior period errors and restated balances at the beginning of the current reporting period.
• Specified format for disclosure of shareholding of promoters.
• Specified format for ageing schedule of trade receivables, trade payables, capital work-in-progress and intangible asset under development.
• If a company has not used funds for the specific purpose for which it was borrowed from banks and financial institutions, then disclosure of details of where it has been used.
• Specific disclosure under 'additional regulatory requirement' such as compliance with approved schemes of arrangements, compliance with number of layers of companies, title deeds of immovable property not held in name of company, loans and advances to promoters, directors, key managerial personnel (KMP) and related parties, details of benami property held etc.

Statement of profit and loss:

• Additional disclosures relating to Corporate Social Responsibility (CSR), undisclosed income and crypto or virtual currency specified under the head 'additional information' in the notes forming part of the financial statements.

The amendments are extensive and the Company will evaluate the same to give effect to them as required by law.

3 SIGNIFICANT ACCOUNTING POLICIES

3.1 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. Reconciliations and descriptions of the effect of the transition has been summarized in Note 32.

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

A. Revenue from Construction Activity

i. Revenue from sale of 'finished properties/buildings/rights' is recognised on transfer of all significant risks and rewards of ownership of such properties/building/rights, as per the terms of the contracts entered into with buyer/(s), which generally coincides with the firming of the sales 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.

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

VISHAL TECHNO COMMERCE LIMITED

B. Interest and Dividend Income

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.

Dividend income is recognized when the right to receive payment is established.

Others

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

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.

3.3 INVESTMENTS

Investments are classified into Current and Non Current / Long Term Investments. Current investments are stated at lower of cost and fair value. Long term investments are stated at cost. A provision for diminution is made to recognize decline, other than temporary, in the value of long term investments.

3.4 FINANCIAL INSTRUMENTS

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.

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.

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

VISHAL TECHNO COMMERCE LIMITED

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.

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 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

Property, plant and equipment

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.

3.5 TAXATION

1 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.

2 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.

3 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.

3.6 BORROWINGS AND BORROWING COSTS

Borrowings are initially recognised at the net transaction costs incurred and measured at ammortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the statement of profit and loss over the period of the borrowings using the effective interest method.

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.

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3.7 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.

3.8 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.

3.9 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 2.10. 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.

3.10 Critical accounting judgements and estimates

a. 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 peiodically, 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.

b. Fair value measurements and valuation processes

Some of the company's assets are measured at fair value for financial reporting purposes. In estimating the fair value of an asset or liability, the Company uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Company engages third party qualified valuers to perform the valuation. The Company works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model.

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	As at 31st March, 2023 INR in lakhs	As at 31st March, 2022 INR in lakhs
4. Investment property		
Cost or deemed cost		
Balance at the beginning of the year	59.28	59.28
Balance at the end of the year	**59.28**	**59.28**
Accumulated depreciation and impairment		
Balance at the beginning of the year	28.90	28.24
Depreciation expense	0.66	0.66
Balance at the end of the year	**29.57**	**28.90**
Carrying amount	**29.71**	**30.38**

	As at 31st March, 2023 INR in lakhs	As at 31st March, 2022 INR in lakhs
5. Investment		
Non Current Investments		
Investment in equity instruments (Unquoted)		
25 Equity shares of ₹ 29/- each (As at March 31, 2022 :25) Shamrao Vithal Co-operative Bank Limited.	0.09	0.09
Total	**0.09**	**0.09**
6. Loans		
Non-current		
Loans to companies		
- Unsecured, considered good	14,894.00	14,850.01
Total	**14,894.00**	**14,850.01**

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	As at 31st March, 2023 INR in lakhs	As at 31st March, 2022 INR in lakhs
7. Current Tax Assets / (Liabilities)		
(i) **Current Tax Assets**		
Advance Tax paid	29.71	168.63
Less: Provision for Tax	-	-
Current Tax Assets Total	**29.71**	**168.63**
(ii) **Current Tax Liability**		
Provision for Tax	13.62	13.62
Less: Advance Tax Paid	-	-
Current Tax Liability Total	**13.62**	**13.62**

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	0.89	1.20
Cash on hand	0.05	0.05
Total	**0.94**	**1.25**
9. Other financial assets		
Current		
Other Advances to Related Party (Refer Note No.21)	16.00	98.30
Other receivables (Other than Trade Receivables)	2,410.59	2,410.69
Total	**2,426.59**	**2,508.99**

Loans and Advances - Disclosures

Figures For the Current Reporting Period

Borrower	Amount of loan or advance outstanding	% to Total Loan or Advance
	INR in lakhs	INR in lakhs
Promoters	-	-
Directors	-	-
KMPs	-	-
Related Parties	14,865.01	100.00
Total	14,865.01	100.00

Figures For Previous Reporting Period

Borrower	Amount of loan or advance outstanding	% to Total Loan or Advance
	INR in lakhs	INR in lakhs
Promoters	-	-
Directors	-	-
KMPs	-	-
Related Parties	14,865.01	100.00
Total	14,865.01	100.00

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	As at 31st March, 2023 INR in lakhs	As at 31st March, 2022 INR in lakhs
10. Equity share capital		
Authorised Share Capital:		
1,000,000 (As at 31st March, 2022: 10,00,000) Equity Shares of ₹ 10/- each	100.00	100.00
Issued and subscribed capital comprises:		
50,000(As at 31st March, 2022: 50,000) Equity Shares of ₹ 10/- each fully paid up	5.00	5.00
	5.00	5.00

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 INR in lakhs
Balance at 31st March , 2021	50,000	5.00
Add: Issued during the year	-	-
Less: Bought back during the year	-	-
Balance at 31st March, 2022	50,000	5.00
Add: Issued during the year	-	-
Less: Bought back during the year	-	-
Balance at 31st March, 2023	**50,000**	**5.00**

10.2 Shares held by its holding company or its ultimate holding company, subsidiaries or associates of the holding:

	As at 31st March, 2023	As at 31st March, 2022
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, 2023		As at 31st March, 2022	
	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 .

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	As at 31st March, 2023 INR in lakhs	As at 31st March, 2022 INR in lakhs
11. Other Equity		
Retained Earnings		
Balance at the beginning of the year	1,851.47	1,855.23
Profit attributable to the owners of the company	43.84	(3.76)
Balance at the end of the year	**1,895.31**	**1,851.47**

12. Borrowings		
Currrent		
Unsecured		
(i) Loans repayable on demand:		
From Related Party (Refer Footnote)	5,243.90	5,456.60
From Others	-	2.10
Total	5,243.90	5,458.70

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.

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14. Other financial liabilities

Current		
From financial institutions (Refer Footnotes)	10,197.20	10,197.20
Other payables	-	0.45
Total	**10,197.20**	**10,197.65**

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 Builders Private Limited held by promotors of Hubtown Limited & others and pledge of shares of Citygold Education Research Limited held by Hubtown Limited. Pledge of 15,00,000 shares of Hubtown Limited held by promotors 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, 2023 INR in lakhs	31st March, 2022 INR in lakhs
Overdue Installments	10,197.20	10,197.20

15. Other Current liabilities

Other payables :		
- Statutory dues	0.70	0.10
- Others (Refer Footnote)	19.49	25.65
Total	**20.19**	**25.75**

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13. Trade payables

Figures For the Current Reporting Period

Particulars	Outstanding for following periods from due date of payment				31st March, 2023
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	Total INR in lakhs
MSME	-	-	-	-	-
Others	2.94		0.26	2.62	5.82
Total					5.82

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 INR in lakhs
MSME	0.02	-	-	-	0.02
Others	2.67	0.26	-	4.21	7.14
Total					7.16

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VISHAL TECHNO COMMERCE LIMITED
CIN.U45200MH1986PLC041348
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023

	Year ended 31st March, 2023 INR in lakhs	Year ended 31st March, 2022 INR in lakhs
16. Revenue from operations		
Other operating revenue :		
Sundry credit balances appropriated	7.20	-
Others	0.20	-
Total	**7.40**	**-**
17. Finance Costs		
Other Interest Charges (Delayed and penal Interest)	0.03	0.72
Total	**0.03**	**0.72**
18. Depreciation and Amortisation Expenses		
Depreciation on Buildings	0.66	0.66
Total	**0.66**	**0.66**
19. Other Expenses		
Repairs and society maintenance charges	2.30	1.15
Directors' fees and travelling expenses	-	0.75
Legal and professional fees	5.75	0.34
Other expenses	0.24	0.14
Total	**8.29**	**2.38**
Footnote:		
Auditors Remuneration (included in the other expenses)		
Audit Fees	0.01	0.01
Total	**0.01**	**0.01**

A D SHETH & ASSOCIATES CHARTERED ACCOUNTANTS M. N. [illegible] FRN : 134274W MUMBAI

VISHAL TECHNO COMMERCE LIMITED

20. Earnings Per Share (EPS)	As at 31st March, 2023 INR in lakhs	As at 31st March, 2022 INR in lakhs
Basic and Diluted Earning Per Share	8.77	(0.75)

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, 2023 INR in lakhs	Year Ended 31st March, 2022 INR in lakhs
Profit for the year attributable to the owners of the Company	43.84	(3.76)
Earnings used in the calculation of basic and diluted earnings per share		
Weighted average number of equity shares for the purposes of basic and diluted earnings per share	5.00	5.00

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	**Partnership of the parent company**	: Rising Glory Developers
IV	**Key Management personnel, their relatives and enterprises**	: Mr Rushank V Shah
		: Mr. Shrenik Mehta
		: Mr Rajeevan Paramban
		Mrs. Priti Kamlesh Shah
		: Mrs Vandana Paresh Dhanki

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	4.50	-	-	-
		(2.00)	(-)	(-)	(-)
ii	**Loan Repaid /given / Adjusted**				
	Hubtown Limited	221.30	-	-	
		(-)	(-)	(-)	(-)
iii	**Partnership of the parent company**				
	Rising Glory Developers	-	-	221.30	-
		(-)	(-)	(-)	(-)
iV	**Sitting Fees to Directors**				
	Mr. Shrenik Mehta		-	-	-
		(-)	(-)	(-)	(0.25)
	Mrs. Priti Kamlesh Shah				-
		(-)	(-)	(-)	(0.08)
	Mrs Vandana Paresh Dhanki			-	-
		(-)	(-)	(-)	(0.08)

	Balances outstanding	As at 31st March, 2023 INR in lakhs	As at 31st March, 2022 INR in lakhs
i	**Balance Payables**		
	Hubtown Limited	403.68	609.49
	Citygold Education Research Limited	4,851.21	4,851.21
	Citygold Management Services Pvt Limited	12.48	12.48
	Mr. Shrenik Mehta	0.33	0.33
	Mrs. Priti Kamlesh Shah	0.08	0.08
	Mrs. Vandana Paresh Dhanki	0.08	0.08
ii	**Balance Receivable**		
	Rising Glory Developers	-	82.30
	Mr. Rushank V Shah	16.00	16.00

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22. 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	-	-	-	-	-
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

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XI Compliance with number of layers of companies
Not Applicable

XI Ratios
The ratios for the years ended March 31, 2023 and March 31, 2022 are as follows :

	Particulars	Numerator	Denominator	31st March, 2023	31st March, 2022	Variance	Reasons (If Variance More Than 25 %)
				(In Times)	(In Times)	(In Percentage (%))	
a.	Current Ratio	Current assets	Current liabilities	0.16	0.16	0.00%	
b.	Debt – Equity Ratio	Total Net Debt	Shareholder's Equity	8.13	8.43	-0.31%	
c.	Debt Service Coverage Ratio	Earnings available for debt service	Debt Service	-0.19	-0.45	0.25%	
d.	Return on Equity (ROE)	Net Profits after taxes	Average Shareholder's Equity	0.02	-0.00	0.03%	
e.	Inventory turnover ratio	Revenue	Inventory	-	-	0.00%	
f.	Trade receivables turnover ratio	Revenue	Average Trade Receivable	-	-	0.00%	
g.	Trade payables turnover ratio	Purchases of services and other expens	Average Trade Payables	1.38	0.46	0.92%	
h.	Net capital turnover ratio	Revenue	Working Capital	0.00	-	0.00%	
i.	Net profit ratio	Profit After Tax	Revenue	5.93	-	5.93%	
j.	Return on capital employed (ROCE	Earning before interest and taxes	Capital Employed	(0.00)	(0.00)	0.00%	
k.	Return on Investment(ROI)					0.00%	
	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

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23. Contingent Liability

	As at 31st March, 2023 INR in lakhs	As at 31st March, 2022 INR in lakhs
A. Contingent liability with regards disputed dues with statutory authorities :		
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	99.00
Total	**99.00**	**99.00**

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. : Outstanding Loan amount	10,197	10,197
	10,197	**10,197**

24 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, 2023 INR in lakhs	As at 31st March, 2022 INR in lakhs
Secured Loan	10,197.20	10,197.20
Unsecured Loan	5,243.90	5,456.60
Interest accured and due/and but not due	-	-
Total Debt	**15,441.10**	**15,653.80**
Cash and Cash Equivalents	0.94	1.25
Net Debt (A)	15,440.16	15,652.55
Equity Share Capital	5.00	5.00
Other equity	1,895.31	1,851.47
Total Equity (B)	1,900.31	1,856.47
Debt Equity Ratio A/B	8.13	8.43

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VISHAL TECHNO COMMERCE LIMITED

25 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.

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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.

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

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

AMIT SHETH
PROPRIETOR
Membership No.: 148106

VISHAL TECHNO COMMERCE LIMITED

Shrenik Mehta
DIRECTOR
DIN: 03137231

Rajeevan Paramban
DIRECTOR
DIN: 03141200

Place: Mumbai
Date: 18th May' 2023
UDIN - 23148106BGVBFK5476

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, 2023, 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, 2023, 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

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
Chartered

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.

Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the standalone financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the standalone financial statements.

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. This report does not include a statement on the matters specified in paragraphs 3 & 4 of the Companies (Auditor's report) order, 2020, issued by the Central Government in terms of section 143(11) of the Companies Act, 2013, since in our opinion and according to the information and explanation given to us, the said Order is not applicable to the company.

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, 2023 taken on record by the Board of Directors, none of the Directors is disqualified as on 31st March, 2023 from being appointed as a Director in terms of Section 164 (2) of the Act.

(f) In our opinion, the provisions of Section 143(3)(i) with regard to opinion on internal financial controls with reference to financial statements and operating effectiveness of such controls is not applicable to the company.

(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

M.K. GOHEL & ASSOCIATES

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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.

(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.

iv. A) There were no funds which have been advanced or loaned or invested by the company to or in any other person or entity, including foreign entities, 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 or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

B) There were no funds which have been received by the company from any person(s) or entity, including foreign entities, 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 or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

C) Nothing has come to their notice that has caused them to believe that the representations under sub-clause (A) and (B) contain any material mis-statement

v. No Dividend has been declared during the year.

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: 18th May'2023
UDIN: 23038823BGXANG3194

YANTTI BUILDCON PRIVATE LIMITED
CIN. U45201KA2009PTC052006
BALANCE SHEET AS AT 31st MARCH, 2023

Particulars		Note No.	As at 31st March, 2023 INR in Thousands	As at 31st March, 2022 INR in Thousands
ASSETS				
Non-Current Assets				
(a)	Property, plant and equipment	3	292.00	292.00
(b)	Investment	4	0.01	0.01
(c)	Current tax assets (Net)	5	320.60	320.60
Total Non-Current assets			**612.61**	**612.61**
Current assets				
(a)	Inventories	6	5,81,351.50	5,80,916.04
(b)	Financial assets			
	(i) Cash and cash equivalents	7	600.10	240.81
	(ii) Loans	8	24,474.02	-
(c)	Other current assets	9	100.00	235.27
Total Current Assets			**6,06,525.63**	**5,81,392.11**
Total assets			**6,07,138.24**	**5,82,004.73**
EQUITY AND LIABILITIES				
Equity				
(a)	Equity share capital	10	500.00	500.00
(b)	Other equity	11	(6,401.99)	(3,350.94)
Total Equity			**(5,901.99)**	**(2,850.94)**
Current Liabilities				
(a)	Financial Liabilities			
	(i) Borrowings	12	-	9,325.98
	(ii) Trade payables	13		
	Dues to MSME		-	-
	Dues to others		1,46,018.81	1,46,724.49
	(iii) Other financial liabilities	14	4,65,737.07	4,26,492.30
(b)	Other current liabilities	15	1,284.35	2,312.90
Total Current Liabilities			**6,13,040.22**	**5,84,855.67**
Total Liabilities			**6,13,040.22**	**5,84,855.67**
Total Equity and Liabilities			**6,07,138.24**	**5,82,004.73**

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: 18th May'2023.
UDIN: 23038823BGXANG3194

For and on behalf of the Board of Directors

YANTTI BUILDCON PVT. LTD.

HEMANT GULATI
DIRECTOR
DIN: 00408734

RJBagal

RAJESH YASHWANTRAO BAGAL
DIRECTOR
DIN: 03137827

YANTTI BUILDCON PRIVATE LIMITED
CIN. U45201KA2009PTC052006
STATEMENT OF PROFIT AND LOSS FOR THE PERIOD ENDED 31st MARCH, 2023

Particulars	Note No.	Year ended 31st March, 2023 INR in Thousands	Year ended 31st March, 2022 INR in Thousands
INCOME			
Revenue from Operations	16	-	-
Total Income		-	-
EXPENSES			
Changes in Inventories of Incomplete Projects	17	(435.46)	(477.55)
Finance Costs	18	213.15	0.69
Other Expenses	19	3,273.35	502.52
Total Expenses		**3,051.04**	**25.66**
Profit/(Loss) before Tax		**(3,051.04)**	**(25.66)**
Tax Expense			
(1) Current Tax		-	-
(2) Excess / (Short) provision for taxation in respect of earlier years		-	-
Total		-	-
Profit for the Year		**(3,051.04)**	**(25.66)**
Earning per equity share of nominal value of ₹ 10/- each (in Rupees)	20		
Basic and Diluted		(0.06)	(0.00)

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. Chartered Accountants

Place: Mumbai
Date: 18th May'2023.
UDIN: 23038823BGXANG3194

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

CIN. U45201KA2009PTC052006

Cash Flow Statement for the Period Ended 31st March, 2023

Particulars	For the year ended 31st March, 2023. INR in Thousands	For the year ended 31st March, 2022. INR in Thousands
[A] CASH FLOW FROM OPERATING ACTIVITIES		
Profit/(Loss) before tax	(3,051.04)	(25.66)
Adjustments for:		
Interest Expenses	213.15	0.69
Operating Profit/(Loss) before changes in working capital	**(2,837.89)**	**(24.97)**
Adjustment for (Increase)/Decrease in Operating Assets		
Adjustments for decrease (increase) in inventories	(435.46)	(477.55)
Adjustments for decrease (increase) in other current assets	135.27	-
Adjustments for other financial assets, current	(24,474.02)	
Adjustment for Increase/(Decrease) in Operating Liabilities		
Adjustments for increase (decrease) in trade payables, current	(705.68)	810.46
Adjustments for increase (decrease) in other current liabilities	(1,028.55)	(0.59)
Adjustments for other financial liabilities, current	29,918.79	(307.62)
Cash flow from operations after changes in working capital	**572.45**	**(0.27)**
Net Direct Taxes (Paid)/Refunded	-	-
Net Cash Flow from/(used in) Operating Activities	**572.45**	**(0.27)**
[B] CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds from sales of investment property/Shares	-	(0.01)
Net Cash Flow from/(used in) Investing Activities	-	**(0.01)**
[C] CASH FLOW FROM FINANCING ACTIVITIES		
Interest paid	(213.15)	(0.69)
Net Cash Flow from/(used in) Financing Activities	**(213.15)**	**(0.69)**
Net Increase/ (Decrease) in Cash and Cash Equivalents	359.30	(0.97)
Cash & Cash Equivalents at beginning of period (see Note 1)	240.80	241.78
Cash and Cash Equivalents at end of period (see Note 1)	**600.10**	**240.81**

Notes:

1 **Cash and Cash equivalents comprise of:**		
Cash on Hands	2.74	2.74
Balance with Banks	597.36	238.06
Cash and Cash equivalents as restated	**600.10**	**240.81**

2 Figures of the previous year have been regrouped / reclassified wherever

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

As per attached report of even date

For and on behalf of the Board of Directors

For M. K. GOHEL & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 103256W

MUKESH K. GOHEL
PROPRIETOR
M.No.: 038823

Place: Mumbai
Date: 18th May'2023.
UDIN: 23038823BGXANG3194

M. K. GOHEL & ASSOCIATES
MUMBAI
M. No.
038823
Chartered Accountants

YANTTI BUILDCON PVT. LTD.

HEMANT GULATI
DIRECTOR
DIN: 00408734

RAJESH YASHWANTRAO BAGAL
DIRECTOR
DIN: 03137827

YANTTI BUILDCON PRIVATE LIMITED
CIN. U45201KA2009PTC052006
STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31st MARCH, 2023

INR in Thousands

	Equity Share Capital	Reserves and Surplus	
	Equity Share Capital	Retained Earnings	Total
As at 1st April, 2021	**500.00**	**(2,114.89)**	**(1,614.89)**
Total Comprehensive Income for the year	-	(25.66)	(25.66)
As at 31st March, 2022	**500.00**	**(2,140.55)**	**(1,640.55)**
Total Comprehensive Income for the year	-	(3,051.04)	(3,051.04)
As at 31st March, 2023	**500.00**	**(5,191.59)**	**(4,691.59)**

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

M. K. GOHEL & ASSOCIATES MUMBAI M. No. 038823 Chartered Accountants

MUKESH K. GOHEL
PROPRIETOR
mkGohel

Place: Mumbai
Date: 18th May'2023.
UDIN: 23038823BGXANG3194

For and on behalf of the Board of Directors

YANTTI BUILDCON PVT. LTD.

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 18th May'2023.

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 un 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.

M. K. GOHEL & ASSOCIATES
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YANTTI BUILDCON PVT. LTD.

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 burrowing 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.

M.K. GOHEL & ASSOCIATES
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YANTTI BUILDCON PVT. LTD.

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

M. K. GOHEL & ASSOCIATES
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M. No. 038823
Chartered Accountants

YANTTI BUILDCON PVT. LTD.

YANTTI BUILDCON PRIVATE LIMITED
CIN. U45201KA2009PTC052006
NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31st MARCH, 2023

3. Property, plant and equipment **INR in Thousands**

	Freehold Land	Computers	Total
Cost or deemed cost			
Balance at 1st April, 2021	292.00	97.88	389.88
Additions	-	-	-
Disposals	-	-	-
Balance at 31st March, 2022	**292.00**	**97.88**	**389.88**
Accumulated depreciation			
Balance at 1st April, 2021	-	97.88	97.88
Eliminated on disposal of assets			-
Depreciation expense	-	-	-
Balance at 31st March, 2022	-	**97.88**	**97.88**
Carrying amount as on 31st March, 2022	**292.00**	-	**292.00**

	Freehold Land	Computers	Total
Cost or deemed cost			
Balance at 1st April, 2022	292.00	97.88	389.88
Additions	-	-	-
Disposals	-	-	-
Balance at 31st March, 2023	**292.00**	**97.88**	**389.88**
Accumulated depreciation			
Balance at 1st April, 2022	-	97.88	97.88
Eliminated on disposal of assets			-
Depreciation expense	-	-	-
Balance at 31st March, 2023	-	**97.88**	**97.88**
Carrying amount as on 31st March, 2023	**292.00**	-	**292.00**

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YANTTI BUILDCON PVT. LTD.

YANTTI BUILDCON PRIVATE LIMITED
CIN. U45201KA2009PTC052006
NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31st MARCH, 2023

		As at 31st March, 2023 INR in Thousands	As at 31st March, 2022 INR in Thousands
4	**Investments**		
	Shares in Rubix Trading Private Limited	0.01	0.01
	Total	**0.01**	**0.01**
5	**Current Tax Assets (Net)**		
	Advance Tax paid	320.60	320.60
	Less. Provision for Tax	-	-
	Total	**320.60**	**320.60**
6	**Inventories**		
	Inventories (lower of cost or net realisable value)		
	- Incomplete projects	5,81,352	5,80,916
	Total	**5,81,352**	**5,80,916**
7	**Cash and cash equivalents**		
	Balances with banks		
	- in current accounts	597.36	238.06
	Cash on hand	2.74	2.74
	Total	**600.10**	**240.81**
8	**Loans**		
	Current		
	Loans to Company	24,474.02	-
	Total	**24,474.02**	**-**
9	**Other Current assets**		
	Current		
	Advances Recoverable	100.00	235.27
	Total	**100.00**	**235.27**

	As at 31st March, 2023 INR in Thousands	As at 31st March, 2022 INR in Thousands
10 Equity share capital		
Authorised Share Capital:		
50,000 (P.Y. 50,000) Equity Shares of ₹ 10/- each	500.00	500.00
Issued and subscribed capital comprises:		
50,000 (As at March 31, 2022: 50,000) Equity Shares of ₹ 10/- each fully paid up	500.00	500.00
	500.00	500.00

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 INR in Thousands
Balance at April 1, 2021	50,000	500.00
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
Balance at March 31, 2022	50,000	500.00
Add : Issued during the year	-	-
Less : Bought back during the year	-	-
Balance at March, 2023	50,000	500.00

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

	As at 31st March, 2023		As at 31 March, 2022	
	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%

10.3 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

11 Other Equity		
Retained Earning	(6,401.99)	(3,350.94)
Total	**(6,401.99)**	**(3,350.94)**
Retained Earnings		
Balance at the beginning of the year	(3,350.94)	(3,325.29)
Profit attributable to the owners of the company	(3,051.04)	(25.66)
Balance at the end of the year	(6,401.99)	(3,350.94)

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12 Borrowings

Current

Unsecured

(i) Loans repayable on demand:

- From Company	-	9,325.98
Total	**-**	**9,325.98**

13 Trade payables

Figures For the Current Reporting Period

Particulars	Outstanding for following periods from due date of payment				31st March, 2023
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	Total
MSME	-	-	-	-	-
Others	101.44	-	167.21	1,45,750.16	1,46,018.81
Total					**1,46,018.81**

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	700.85	155.21	29.13	1,45,839.31	1,46,724.49
Total					**1,46,724.49**

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.

14 Other financial liabilities

Current

Business advances from related party **(Refer Footnote)**	4,65,737.07	4,25,835.19
Other payables	-	657.11
Total	**4,65,737.07**	**4,26,492.30**

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.

15 Other Liabilities

Current

Other payables :

- Provision for Audit Fees	12.30	15.00
- Statutory dues	1,272.05	2,297.90
Total	**1,284.35**	**2,312.90**

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YANTTI BUILDCON PRIVATE LIMITED
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NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31st MARCH, 2023

	Year ended 31st March, 2023 INR in Thousands	Year ended 31st March, 2022 INR in Thousands
16 Revenue from operations		
Other operating revenue		
Total	-	-
17 Changes In Inventories Of Incomplete Projects		
Opening Inventory :		
Incomplete projects	5,80,916.04	5,80,438.49
	5,80,916.04	**5,80,438.49**
Closing Inventory		
Incomplete projects	5,81,351.50	5,80,916.04
	5,81,351.50	5,80,916.04
Total	**(435.46)**	**(477.55)**
18 Finance Costs		
Delayed/penal interest on loans and statutory dues	213.15	0.69
Total	**213.15**	**0.69**
19 Other Expenses		
Rates and taxes	2.50	2.50
Bank Charges	2.46	4.96
Directors' fees and travelling expenses	-	50.00
Legal and professional fees	2,816.75	138.86
Security Charges	288.00	288.00
Other Expenses (Refer Footnote)	163.64	18.19
Total	**3,273.35**	**502.52**
Footnote: (Other expenses includes)		
Audit Fees	15.00	1.50
GST on above	2.70	0.27
Total	**17.70**	**1.77**

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	Year ended 31st March, 2023 INR in Thousands	Year ended 31st March, 2022 INR in Thousands
20 Earnings per share (EPS)		
Basic and Diluted Earnings Per Share	(0.06)	(0.00)

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, 2023 INR in Thousands	Year ended 31st March, 2022 INR in Thousands
Profit for the year attributable to the owners of the Company	(3,051.04)	(25.66)
Earnings used in the calculation of basic and diluted earnings per share	**(3,051.04)**	**(25.66)**

	Year ended 31st March, 2023	Year ended 31st March, 2022
Weighted average number of equity shares for the purposes of basic earnings per share		
Ordinary	50,000	50,000
Total	50,000	50,000

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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	Key Managerial Personnel	:	Mr. Hemant Gulati Mr. Rajesh Bagal Mr. Jasmin Rathod

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	39,591.81	-	-
		(118.46)	(-)	(-)
ii	**Business Advance given/repaid/adjusted**			
	Hubtown Limited	-	-	-
		(-)	(-)	(-)
iii	**On Behalf payments made (Including reimbursement of Expenses)**			
	Hemant Gulati	-	-	-
		(-)	(-)	(-)
iv	**On Behalf payments received/adjusted**			
	Hemant Gulati	-	-	-
		(-)	(-)	(-)

Footnote:
Previous Year figures are given in brackets

Balance outstanding

		As at 31st March, 2023 INR in Thousands	As at 31st March, 2022 INR in Thousands
i	**Balance Payables**		
	Hubtown Limited (Holding Company)	4,65,737.07	4,26,145.27
	Hemant Gulati (Key Management Personnel)	84.10	61.58

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22 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 (INR in Thousands)	Amount Paid (INR in Thousands)	Balance disputed dues payable (INR in Thousands)	Forum where dispute is pending
Income Tax	143(3)	2011-12	4,069.95	329.89	3,740.07	Commissioner of Income Tax (Appels)
Total			**4,069.95**	**329.89**	**3,740.07**	

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.

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, 2023 INR in Thousands	As at 31st March, 2022 INR in Thousands
Secured Loan	-	-
Unsecured Loan	4,65,737	4,26,492
Interest accured and due/and but not due	-	-
Total Debt	4,65,737	4,26,492
Cash and Cash Equivalents	600	241
Net Debt (A)	4,65,137	4,26,251
Equity Share Capital	500	500
Other equity	(6,402)	(3,351)
Total Equity (B)	(5,902)	(2,851)
Debt Equity Ratio A/B	(78.81)	(149.51)

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24. 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

INR in Thousands

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	438.52	503.21	499.10	5,79,913.73	**5,81,354.56**
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

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XI Compliance with number of layers of companies

Not Applicable

XI Ratios

The ratios for the years ended March 31, 2023 and March 31, 2022 are as follows :

	Particulars	Numerator	Denominator	31st March, 2023	31st March, 2022	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	-78.81	-149.51	70.70%	loss(legal expenses)
c.	Debt Service Coverage Ratio	Earnings available for debt service	Debt Service	-0.01	-0.00	-0.01%	
d.	Return on Equity (ROE)	Net Profits after taxes	Average Shareholder's Equity	0.48	0.01	0.47%	
e.	Inventory turnover ratio	Revenue	Inventory	-	-	0.00%	
f.	Trade receivables turnover ratio	Revenue	Average Trade Receivable	-	-	0.00%	
g.	Trade payables turnover ratio	Purchases of services and other expen	Average Trade Payables	0.02	0.00	0.02%	
h.	Net capital turnover ratio	Revenue	Working Capital	-	-	0.00%	
i.	Net profit ratio	Profit After Tax	Revenue	-	-	0.00%	
j.	Return on capital employed (ROCE	Earning before interest and taxes	Capital Employed	0.44	(0.00)	0.45%	
k.	Return on Investment(ROI)					0.00%	
	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

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25 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, 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.

26 Trade payable & other current liability are subject to confirmation, reconciliation and adjustment if any.

27 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 extent does not see the stated erosion of the net worth as an impediment to its status as a

28 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.

29 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. 18th May'2023.
UDIN: 23038823BGXANG3194

For and on behalf of the Board of Directors

YANTTI BUILDCON PVT. LTD.

HEMANT GULATI
DIRECTOR
DIN: 00408734

RAJESH YASHWANTRAO BAGAL
DIRECTOR
DIN: 03137827