

HANDS & ASSOCIATES

CHARTERED ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To the Members of Andri Builders and Developers Private Limited

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the financial statements of Andri Builders and Developers Private limited ("the Company"), which comprise the balance sheet as at March 31, 2023, and the statement of Profit and Loss, 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.

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, of the state of affairs of the Company as at March 31, 2023, and its loss, 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 financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in 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 Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, 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 accounting Standards specified under section 133 of the Act. This responsibility also includes

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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 statement 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.

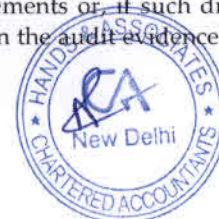
Those Board of Directors are also responsible for overseeing the company's financial reporting process.

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

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. 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 over financial reporting 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.

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.

Other Matter

The statutory audit was conducted via making arrangements to provide requisite documents/information through an electronic medium. The Company has made available the following information/ records/ documents/ explanations to us through e-mail and remote secure network of the Company: -

- a) Scanned copies of necessary records/documents deeds, certificates and the related records made available electronically through e-mail or remote secure network of the Company; and
- b) By way of enquiries through video conferencing, dialogues and discussions over the phone, e-mails and similar communication channels.

It has also been represented by the management that the data and information provided electronically for the purpose of our audit are correct, complete, reliable and are directly generated from the accounting system of the Company, extracted from the records and files, without any further manual modifications so as to maintain its integrity, authenticity, readability and completeness. In addition, based on our review of the various internal audit reports/inspection reports/other reports (as applicable), nothing has come to our knowledge that make us believe that such an audit procedure would not be adequate.

Our opinion is not modified in respect of these matters.

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 Act, we give in the "Annexure 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, 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), Statement of Changes in equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of the account.

(d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act.

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

(b) The management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds (which are material either individually or in aggregate) 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 the audit procedures performed 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) contain any material misstatement.

v. There is no dividend declared or paid during the year by the company.

vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company with effect from April 1, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

For Hands & Associates.
Chartered Accountants
Firm Regn. No. 025196N


(Nitish Chugh)



Partner
Membership No. 512742
UDIN: 23512742BGYPQQ5785
Date: May 25, 2023
Place: New Delhi

ANNEXURE-A TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph - 1 under the heading of "Report on Other Legal and Regulatory Requirements" of our Report of even date.)

Based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given by the management and the books of account and other records examined by us in the normal course of audit and to the best of our knowledge and belief, we report that: -

- (i) (a) (A) The company does not have property plant and equipment; hence paragraph 3(i)(a)(A) does not apply to the company.

(B) The company does not have intangible assets, hence paragraph 3(i)(a)(B) does not apply to the company

(b) The company does not have property, plant and equipment. Hence paragraph 3(i)(b) does not apply to the company

(c) The company does not have any immovable property under the property, plant and equipment; hence paragraph 3(i)(c) does not apply to the company.

(d) The company does not have property, plant and equipment. Hence paragraph 3(i)(d) does not apply to the company

(e) Based on the management representation, there is 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 the paragraph 3 (1) (e) is not applicable on the company.
- (ii) On the basis of our examination of the books of accounts and records and in our opinion, the management has physically verified the inventory at reasonable intervals, the coverage and procedure of such verification by the management is appropriate and no discrepancies of 10% or more in the aggregate for each class of inventory have been found by the management.
- (iii) On the basis of our examination of the books of accounts and records, during the year the company has not made 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 paragraph 3 (iii) is not applicable to company.
- (iv) In our opinion, in respect of loans, investments, guarantees, and security provisions of section 185 and 186 of the Act have been complied with.
- (v) The company has not accepted any deposits or amounts which are deemed to be deposited; hence paragraph 3(v) of the order is not applicable.
- (vi) In our opinion, paragraph 3(vi) of the order is not applicable.
- (vii) (a) The company does not have liability in respect of Service tax, Duty of excise, Sales tax and Value added tax during the year since effective 1 July 2017 these statutory dues have been subsumed into Goods and Services tax.



On the basis of our examination of the records of the company, amounts deducted/accrued in the books of account in respect of undisputed statutory dues including Goods and Services Tax, Provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value-added tax, cess and any other statutory dues have been regularly deposited during the year by the company with the appropriate authorities to the extent applicable to it.

In our opinion, no undisputed amounts payable in respect of provident fund, income tax, sales tax, value-added tax, duty of customs, service tax, cess and other material statutory dues were in arrears as at March 31, 2023 for a period of more than six months from the date they became payable.

(b) There are no dues of income tax or goods and services tax or sales tax or service tax or duty of customs or duty of excise or value added tax or cess which have not been deposited on account of any dispute.

(viii) On the basis of our examination of the books of accounts and records, there are no transactions that are there which is not recorded in the books of account that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961), hence clause 3 (viii) is not applicable to the company.

(ix) (a) On the basis of our examination of the books of accounts and records and in our opinion, there is no default in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

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

(c) The company has not obtained any long term loan during the year. Hence paragraph 3(ix)(c) is not applicable to the company.

(d) The Company has not taken any short term loan during the year and hence, reporting under clause 3(ix)(d) of the Order is not applicable.

(e) According to the information and explanations are given to us and on an overall examination of the 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.

(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, joint ventures or associate companies.

(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) In our opinion, no fraud by the company or any fraud on the Company has been noticed or reported during the course of our audit.
- (b) No report under sub-section (12) of section 143 of the Act has been 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) As represented to us by the management, there are no whistle-blower complaints received by the company during the year.
- (xii) The Company is not a Nidhi company. Hence, paragraph 3(xii) of the Order is not applicable.
- (xiii) Based on our examination of the records of the Company and in our opinion, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- (xiv) In our opinion and based on our examination, the company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Act.
- (xv) According to the information and explanations given to us, 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 Act are not applicable to the company.
- (xvi) (a) Based on our examination of the records of the Company, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.
- (b) Based on our examination of the records of the Company, the Company has not conducted any non-Banking financial or Housing Finance activities without a valid Certificate of Registration from the Reserve Bank of India Act, 1934.
- (c) Based on our examination of the records of the Company, the Company is not a Core Investment company (CIC) as defined in the regulations made by the Reserve Bank of India and accordingly there is no requirement to fulfill the criteria of a CIC.
- (d) Based on our examination of the records of the Company, there is no CIC as part of the group and therefore Clause 3 (xvi) (d) is not applicable to the company
- (xvii) Based on our examination of the records of the Company, the Company has incurred cash losses amounting to Rs 32.38 lakh and Rs 0.28 Lakh in the financial year and in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year and accordingly this clause is not applicable.
- (xix) According to the information and explanations are 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 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 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) Based on our examination of the records of the Company, section 135 of the Act is not applicable on the Company hence, paragraph 3(xx) of the order is not applicable.

For Hands & Associates.
Chartered Accountants
Firm Regn. No. 025196N



(Nitish Chugh)

Partner

Membership No. 512742

UDIN: 23512742BGYPQQ5785

Date: May 25, 2023

Place: New Delhi



ANNEXURE - B TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF ANDRI BUILDERS AND DEVELOPERS PRIVATE LIMITED

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

(Referred to in paragraph 3(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

We have audited the internal financial controls over financial reporting of Andri Builders and Developers Private 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.

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 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 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, 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 judgement, 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, 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 Hands & Associates.
Chartered Accountants
Firm Regn. No. 025196N



(Nitish Chugh)

Partner

Membership No. 512742

UDIN: 23512742BGYPQQ5785

Date: May 25, 2023

Place: New Delhi



ANDRI BUILDERS AND DEVELOPERS PRIVATE LIMITED
C/O ANSAL HOUSING LTD. 2ND FLOOR, ANSAL PLAZA, VAISHALI,
SECTOR - 1 GHAZIABAD Ghaziabad UP 201010
CIN - U70102UP2011PTC047046

Balance Sheet as at 31st March, 2023

(Rs. In Lakhs)

Particulars	Note	As at 31st March, 2023	As at 31st March, 2022
ASSETS			
Current assets			
(a) Inventories	2	247.16	859.73
(b) Financial assets			
(i) Cash and cash equivalents	3	10.35	9.54
(c) Current tax assets (Net)		5.80	0.00
		263.31	869.27
Total current assets		263.31	869.27
Total assets		263.31	869.27
EQUITY AND LIABILITIES			
Equity			
(a) Equity Share Capital	4	1.00	1.00
(b) Other Equity	5	(36.15)	(3.77)
Equity attributable to owners of the Company		(35.15)	(2.77)
Total Equity		(35.15)	(2.77)
LIABILITIES			
Current liabilities			
(a) Financial Liabilities			
(i) Borrowings	6	90.30	90.30
(ii) Other financial liabilities	7	0.14	0.14
(b) Other current liabilities	8	208.02	781.60
Total current liabilities		298.46	872.04
Total Liabilities		298.46	872.04
Total Equity and Liabilities		263.31	869.27

The accompanying notes are an integral part of the financial statements

2-35

As per our report of even date attached
For H A N D S & Associates
Chartered Accountants
FRN- 025196N

Nitish Kumar Chugh

Nitish Kumar Chugh
Partner
Membership No. 512742
UDIN:
Place: Ghaziabad
Date:



For and on Behalf of the board

Tarun Kathuria

(Tarun Kathuria)
(Director)
DIN - 00120432

Nirmal Chand

(Nirmal Chand)
(Director)
DIN - 07313088

ANDRI BUILDERS AND DEVELOPERS PRIVATE LIMITED
C/O ANSAL HOUSING LTD. 2ND FLOOR, ANSAL PLAZA, VAISHALI,
SECTOR - 1 GHAZIABAD Ghaziabad UP 201010
CIN - U70102UP2011PTC047046

Statement of Profit & Loss for the Year Ended 31st March, 2023

(Rs. In Lakhs)

Particulars	Note	As at 31st March, 2023	As at 31st March, 2022
I Revenue from operations	10	580.41	--
II Other income	-	--	--
III Total Income (I+II)		580.41	--
IV Expenses			
Changes in inventories of finished goods, stock-in trade and work-in-progress		612.58	0.00
Other expenses	11	0.21	0.28
Total expenses (IV)		612.78	0.28
Profit before tax (III-IV)		(32.38)	(0.28)
Tax expense			
Current tax		--	--
Profit / (loss) for the year (III)		(32.38)	(0.28)
V Other Comprehensive Income			
A. (i) Items that will not be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
B. (i) Items that will be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will be reclassified to profit or loss		-	-
(IV) Other Comprehensive Income for the year		-	-
(V) Total Comprehensive Income for the year		(32.38)	(0.28)
Basic and diluted earnings/(loss) per equity share of Rs. 10 each (in Rs.) (Previous Year Re. 10/- each)	13	(323.76)	(2.80)

The accompanying notes are an integral part of the financial statements

2-35


As per our report of even date attached


For H A N D S & Associates
Chartered Accountants
FRN- 025196N


Nitish Kumar Chugh
Partner
Membership No. 512742
UDIN:
Place: Ghaziabad
Date:



For and on Behalf of the board


(Tarun Kathuria)
(Director)
DIN - 00120432


(Nirmal Chand)
(Director)
DIN - 07313088

Cash Flow Statement for the period ending 31st March, 2023

(Rs. In Lakhs)

Particulars	For the year ended 31st March, 2023		For the year ended 31st March, 2022	
A) Cash flow from operating activities				
Net Operating profit before tax and extra ordinary items		(32.38)		(0.28)
Adjustments for:-				
Amortisation	-		-	0.00
Operating profit before working capital changes		(32.38)		(0.28)
(Increase) / Decrease in Inventories	612.58		-	
Increase / (Decrease) in Current Borrowings	-		-	
Increase / (Decrease) in Other Current Financial Liabilities	-		-	
Increase / (Decrease) in Trade and other receivable	-		-	
Increase / (Decrease) in Other Current Liabilities	(573.58)		0.02	
Cash generated from operations		38.99		0.02
Net direct taxes paid		5.80		-
Net cash from Operating Activities		0.81		(0.26)
B) Cash flow from Investing Activities				
Net cash used in investing activities		-		-
Net cash from operating and investing activities		0.81		(0.26)
C) Cash flow from financing activities				
Net cash from financing activities		-		-
Net cash from operating, investing & financial activities		0.81		(0.26)
Net increase in cash & cash equivalent		0.81		(0.26)
Opening balance of cash & cash equivalent		9.54		9.77
Closing balance of cash & cash equivalent		10.35		9.54
Note: Cash and cash equivalents included in the Cash Flow Statement comprise of the following:-				
i) Cash balance in Hand		0.01		0.01
ii) Balance with Banks:				
a) In Current Accounts		10.34		9.52
b) In Fixed Deposits		-		-
Total		10.35		9.54

Notes to the cash flow statement

1. Cash and cash equivalents represents cash and balances with banks as disclosed in Notes 3
2. The above statement of cash flows has been prepared under the Indirect method.
3. The accompanying notes are an integral part of the financial statements.

The accompanying Notes 1-35 are an integral part of the Financial Statements

As per our report of even date attached

For H A N D S & Associates

Chartered Accountants

FRN- 025196N



Nitish Kumar Chugh
Partner
Membership No. 512742
UDIN:
Place: Ghaziabad
Date:



For and on behalf of the board



(Tarun Kathuria)
(Director)
DIN - 00120432



(Nirmal Chand)
(Director)
DIN - 07313088

ANDRI BUILDERS AND DEVELOPERS PRIVATE LIMITED
C/O ANSAL HOUSING LTD. 2ND FLOOR, ANSAL PLAZA, VAISHALI,
SECTOR - 1 GHAZIABAD Ghaziabad UP 201010
CIN - U70102UP2011PTC047046

Statement of Changes in Equity for the Year Ended 31st March, 2023

A. Equity Share Capital

Equity Shares of Rs. 10 each issued, subscribed & fully Paid-up	Note	Numbers	Amount (Rs.)
At 1st April 2021	4	10,000	1,00,000
Changes in Equity Share Capital Shares during the year		--	--
At 31st March, 2022		10,000	1,00,000
Changes in Equity Share Capital Shares during the year		--	--
At 31st March, 2023		10,000	1,00,000

B. Other Equity

For the year ended 31st March, 2023

(Rs. In Lakhs)

Particulars	Reserve and Surplus			Total
	Capital Reserve	Securities Premium Reserve	Retained Earnings	
Balance as at April 01, 2021	--	--	(3.49)	(3.49)
Profit for the period	--	--	(0.28)	(0.28)
Other Comprehensive Income	--	--	--	--
Total comprehensive Income for the year	--	--	(3.77)	(3.77)
Dividends	--	--	--	--
Transfer to retained earnings	--	--	--	--
Any other change (to be specified)	--	--	--	--
As at 31st March, 2022	--	--	(3.77)	(3.77)
				--
As at 1st April, 2022	--	--	(3.77)	(3.77)
Profit for the period	--	--	(32.38)	(32.38)
Other Comprehensive Income	--	--	--	--
Total comprehensive Income for the year	--	--	(32.38)	(32.38)
Dividends	--	--	--	--
Transfer to retained earnings	--	--	--	--
Any other change (to be specified)	--	--	--	--
As at 31st March, 2023	--	--	(36.15)	(36.15)

AS PER OUR REPORT OF EVEN DATE ATTACHED

For H A N D S & Associates

Chartered Accountants

FRN- 025196N

Nitish Kumar Chugh



Nitish Kumar Chugh

Partner

Membership No. 512742

UDIN:

Place: Ghaziabad

Date:

For and on behalf of the board

Tarun Kathuria

(Tarun Kathuria)

(Director)

DIN - 00120432

Nirmal Chand

(Nirmal Chand)

(Director)

DIN - 07313088

Background

I SIGNIFICANT ACCOUNTING POLICIES

This note provides a list of the significant accounting policies adopted in the preparation of these financial statements. These policies have been consistently applied to all the years presented, unless otherwise stated.

i) Basis of preparation

a) Compliance with Ind AS

The Financial Statements have been prepared on the historical cost basis. The Financial Statements of the Company have been prepared to comply with the Indian Accounting standards ('Ind AS'), including the rules notified under the relevant provisions of the Companies Act, 2013.

Company's Financial Statements are presented in Indian Rupees (₹), which is also its functional currency and all values are rounded to the nearest lakh (₹ 00,000), except when otherwise indicated.

b) Basis of Measurement

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

- certain financial assets and liabilities (including derivative instruments) that is measured at fair value (refer accounting policies regarding financial instruments)

c) Use of Estimates & Judgements

The preparation of financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected. In particular, information about significant areas of estimation, uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements is included in the following notes:

i) Income taxes: The Company's tax jurisdiction is India. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies.

ii) Other estimates: The preparation of financial statements involves estimates and assumptions that affect the reported amount of assets, liabilities, disclosure of contingent liabilities at the date of financial statements and the reported amount of revenues and expenses for the reporting period. Specifically, the Company estimates the probability of collection of accounts receivable by analyzing historical payment patterns etc.

d) Current versus non-current classification

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

An asset is treated as current when it is:

-Expected to be realised or intended to be sold or consumed in normal operating cycle

Held primarily for the purpose of trading

Expected to be realised within twelve months after the reporting period, or

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 current when:

It is expected to be settled in normal operating cycle

It is held primarily for the purpose of trading

It is due to be settled within twelve months after the reporting period, or

There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. Based on the nature of products/ activities of the Company and the normal time between the acquisition of the assets and their realisation in cash or cash equivalent, the Company has determined its operating cycle as 48 months for real estate projects and 12 months for others for the purpose of classification of its assets and liabilities as current and non current.

II SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

i) Property, plant and equipment

Property, Plant and Equipment is carried at cost less accumulated depreciation and accumulated impairment losses, if any. The cost comprises its purchase price, directly attributable cost of bringing the asset to its working condition for its intended use and borrowing Costs attributable to construction of qualifying asset, upto the date asset is ready for its intended use; any trade discounts and rebates are deducted in arriving at the purchase price.

Transition to Ind AS:

On transition to Ind AS, the Company has elected to continue with the carrying value of all of its property, plant and equipment recognised as at April 1, 2016 measured as per the previous GAAP and use that carrying value as the deemed cost of the property, plant and equipment.



Subsequent costs

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, 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 are charged to profit or loss during the reporting period in which they are incurred.

Derecognition

An item of Property, Plant & Equipment is derecognised upon disposal or when no future economic benefits are expected from the use. Any gains and losses on disposal of an item of Property, Plant and Equipment are determined by comparing the proceeds from disposal with the carrying amount of Property, Plant and Equipment and are recognised net within "Other income/ Other expenses" in the Statement of Profit and Loss

Depreciation

Depreciation is charged on the assets as per Written Down Value method at rates worked out based on the useful lives and in the manner prescribed in the Schedule II to the Companies Act, 2013. The depreciation method, useful lives and residual value are reviewed at each of the reporting date. Depreciation on additions (disposals) is provided on a pro-rata basis i.e. from (upto) the date on which the asset is ready for use (disposed off). The residual values and useful life are reviewed, and adjusted if appropriate, at the end of each reporting period. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

ii) **Intangible assets**

Computer software

Intangible assets are stated at acquisition cost, net of accumulated amortization and accumulated impairment losses, if any.

Amortisation methods and periods:

The Company amortises intangible assets with the finite useful life (computer software) using straight line method over a period of 5 years.

iii) **Financial Instruments**

a) **Financial Assets**

Financial assets comprise - Cash and cash equivalents and other eligible assets.

Initial recognition and measurement:

All financial assets are recognised initially at fair value except trade receivables which are initially measured at transaction price. Transaction costs that are attributable to the acquisition of the financial asset (other than financial assets recorded at fair value through profit or loss) are included in the fair value of the financial assets. Purchase or sale of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent Measurement:

- **Financial Assets measured at amortised cost:** Financial assets held within a business model whose objective is to hold financial 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 payment of principal and interest (SPPI) on principal amount outstanding are measured at amortised cost using effective interest rate (EIR) method.

They are presented as current assets, except for those maturing later than 12 months after the reporting date which are presented as non-current assets. These financial assets are subsequently carried at amortised cost using the effective interest method, less any impairment loss. The EIR amortisation is recognised as finance income in the Statement of Profit and Loss.

- **Financial assets at fair value through other comprehensive income (FVTOCI):** Financial assets held within a business model whose objective is achieved by both collecting the contractual cash flows and selling the financial assets and the contractual terms of the financial assets give rise on specified dates to cash flows that are solely payment towards principal and interest (SPPI) on principal outstanding are subsequently measured at FVTOCI. Fair value movements in financial assets at FVTOCI are recognised in other comprehensive income. However, the Company recognises interest income, impairment losses & reversals and foreign exchange gain loss in statement of profit and loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from equity to profit and loss. Interest earned is recognised under the expected interest rate (EIR) model.

- **Equity instruments other than investment in associates:** Equity instruments held for trading are classified at fair value through Profit or Loss (FVTPL). For other equity instruments the Company classifies the same as at FVTOCI. The classification is made on initial recognition and is irrevocable. Fair value changes on equity instruments at FVTOCI, excluding dividends, are recognised in other comprehensive income (OCI).

- **Financial assets at fair value through fair value through Profit or Loss (FVTPL):** Financial assets are measured at FVTPL if it does not meet the criteria for classification as measured at amortised cost or at fair value through other comprehensive income. Fair value changes are recognised in Statement of Profit and Loss.

Derecognition of financial assets:

Financial assets are derecognised when the contractual rights to the cash flows from the financial assets expire or the financial asset is transferred and the transfer qualified for derecognition. On derecognition of financial asset in its entirety the difference between the carrying amount (measured at the date of derecognition) and the consideration received (including any new asset obtained less any new liability assumed) shall be recognised in Statement of Profit and Loss.

Impairment of financial assets:

Trade receivables, contract assets, receivables under Ind AS 109 are tested for impairment based on the expected credit losses (ECL) for the respective financial asset. ECL impairment loss allowance (or reversal) recognised during the period is recognised as income/expense in the Statement of Profit and Loss. The approach followed by the company for recognising the impairment loss is given below:



1) Trade receivables

An impairment analysis is performed at each reporting date. The expected credit losses over lifetime of the asset are estimated by adopting the simplified approach using a provision matrix which is based on historical loss rates reflecting current condition and forecasts of future economic conditions.

2) Other financial assets

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL issued. If in subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognising impairment loss allowance based on 12 month ECL.

b) Financial liabilities:

Financial liabilities comprise borrowings, trade payables and other eligible liabilities.

Initial recognition and measurement:

Financial liabilities are initially recognised at fair value. Any transaction costs that are attributable to the acquisition of the financial liabilities (except financial liabilities at fair value through profit or loss) are deducted from the fair value of financial liabilities.

Subsequent measurement

Financial liabilities at amortised cost: The Company has classified the following under amortised cost:

a) Trade payables

b) Other financial liabilities

Amortised cost for financial liabilities represents amount at which financial liability is measured at initial recognition minus the cumulative amortisation using the effective interest rate (EIR) method of any difference between that initial amount and the maturity amount.

- **Financial liabilities at fair value through profit or loss (FVTPL):** Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied.

For trade and other payables maturing within one year from the Balance Sheet Date are carried at a value which is approximately equal to fair value due to the short maturity of these instruments.

Derecognition of financial liabilities

A financial liability shall be derecognised when, and only when, it is extinguished i.e. when the obligation specified in the contract is discharged or cancelled or expires.

c) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount is reported in the balance sheet where there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Company or the counterparty.

d) Reclassification of Financial Assets

The Company determines the classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are categorised as equity instruments at FVTOCI and financial assets or financial liabilities that are specifically designated at FVTPL. For financial assets, which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of immediately next reporting period following the change in business model. The Company does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

iv) Borrowing Costs

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised as part of the cost of that asset. Other borrowing costs are recognized as expenses in the period in which they are incurred. To the extent the Company borrows funds generally and uses them for the purpose of obtaining a qualifying asset, the Company determines the amount of borrowings costs eligible for capitalization by applying a capitalization rate to the expenditure incurred on such asset. The capitalization rate is determined based on the weighted average of borrowing costs applicable to the borrowings of the Company which are outstanding during the period, other than borrowings made specifically towards purchase of the qualifying asset. The amount of borrowing costs that the Company capitalizes during a period does not exceed the amount of borrowing costs incurred during that period.



Notes to Financial Statements for the Year Ending 31st March, 2023

v) **Impairment of non-financial assets**

The carrying amount of the Company's non-financial assets, other than deferred tax assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risk specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from the continuing use that are largely independent of cash inflows of other assets or group of assets (the cash generating unit).

An impairment loss is recognized if the carrying amount of an asset or its cash generating unit exceeds its estimated recoverable amount. Impairment losses are recognised in the Statement of Profit and Loss. Impairment losses are recognised in respect of cash generating units are allocated first to reduce the carrying amount of any goodwill allocated to the units and then to reduce the carrying amount of the other assets in the unit or group of units on a pro rata basis.

Reversal of impairment loss

Impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists.

An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized directly in other comprehensive income and presented within equity.

vi) **Inventories**

Inventories are valued at lower of cost and net realizable value. Cost of Inventory (Stock In Trade) represents cost of land and all expenditure incurred in connection with.

vii) **Provisions and Contingencies**

A provision arising from claims, litigation, assessment, fines, penalties, etc. is recognised when the Company has a present obligation (legal or constructive) as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. These are reviewed at each balance sheet date and adjusted to reflect current management estimates. Contingent liabilities are disclosed in respect of possible obligations that have arisen from past events and the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the enterprise. When there is a possible obligation or present obligation where the likelihood of an outflow is remote, no disclosure or provision is made.

A contingent asset is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the entity. A contingent asset is disclosed, where an inflow of economic benefits is probable.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, the receivable is recognized as an asset, if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

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.

The company does not recognize a contingent liability but disclosed its existence in the financial statements.

viii) **Income Taxes**

Income tax comprises current tax and deferred tax. Income tax expense is recognized in the statement of profit and loss except to the extent it relates to items directly recognized in equity or in other comprehensive income.



Current tax

Current tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for the period. The tax rates and tax laws used to compute the current tax amount are those that are enacted or substantively enacted by the reporting date and applicable for the period. The Company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis or to realize the asset and liability simultaneously.

Deferred tax

Deferred tax is recognized using the balance sheet approach. Deferred tax assets and liabilities are recognized for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount in financial statements, except when the deferred tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profits or loss at the time of the transaction.

Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

Deferred tax liabilities are recognized for all taxable temporary differences.

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

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

Minimum Alternate Taxes

Minimum Alternate Tax (MAT) is payable when the taxable profit is lower than the book profit. Taxes paid under MAT are available as a set off against regular income tax payable in subsequent years. MAT paid in a year is charged to the Statement of Profit and Loss as current tax. The Company recognises MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period i.e. the period for which MAT credit is allowed to be carried forward. MAT credit is recognised as an asset and is shown as 'MAT Credit Entitlement'. The Company reviews the 'MAT Credit Entitlement' asset at each reporting date and write down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.

ix) **Foreign Currency Translations**

a) **Functional and Presentation Currency**

Items included in the financial statements are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The financial statements are presented in Indian Rupee (INR), which is Radhika Heights Private Limited's functional and presentation currency.

b) **Transactions and balances**

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are recognised in profit or loss.

x) **Leases**

As a Lessee:

Leases of property, plant and equipment where the company, as lessee, has substantially all the risks and rewards of ownership are classified as finance leases. Finance leases are capitalised at the lease's inception at the fair value of the leased property or, if lower, the present value of the minimum lease payments. The corresponding rental obligations, net of finance charges, are included in borrowings or other financial liabilities as appropriate. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to the profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Leases in which a significant portion of the risks and rewards of ownership are not transferred to the company as lessee are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to profit or loss on a straight-line basis over the period of the lease unless the payments are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases.

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement. Arrangements containing a lease have been evaluated as on the date of transition i.e. April 1, 2016 in accordance with Ind-AS 101 First-time Adoption of Indian Accounting Standards.

As a Lessor:

Leases in which the company does not transfer substantially all the risk and benefits of ownership of the assets are classified as operating leases. Assets subject to operating lease are included in Property, Plant & Equipment. Lease income on an operating lease is recognized in the statement of profit and loss on a straight-line basis over the lease term. Costs, including depreciation are recognized immediately in the statement of profit & loss. Initial direct costs such as legal costs, brokerage costs, etc. are recognized immediately in the statement of profit and loss.

xi) **Cash and Cash Equivalents**

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts.



Notes to Financial Statements for the Year Ending 31st March, 2023

- xii) **Revenue Recognition**
Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.
Income from Services - Revenue is recognized on an accrual basis in accordance with the terms of the relevant agreement.
Interest Income: Interest income is recognized as it accrues in Statement of Profit and Loss using the effective interest method.
Dividend income - Revenue is recognized when the shareholder's right to receive payment is established at the balance sheet date. Dividend income is included under the head "Other income" in the statement of profit and loss.
- xiii) **Earnings Per Share**
Basic earnings per share is computed using the weighted average number of equity shares outstanding during the period.

Diluted earning per share is computed by dividing the net profit after tax by the weighted average number of equity shares considered for deriving basic EPS and also weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares. Dilutive potential equity shares are deemed converted as of the beginning of the period, unless issued at a later date. Dilutive potential equity shares are determined independently for each period presented. The number of equity shares and potentially dilutive equity shares are adjusted for bonus shares, as appropriate.
- xiv) **Segment reporting**
Business segment: The segmental reporting disclosures as required under Ind AS - 108 are not required, as there are no reportable business segments.
- xv) **Rounding of amounts**
All amounts disclosed in the financial statements and notes have been rounded as per the requirement of Part I of Schedule III, unless otherwise stated.



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CIN - U70102UP2011PTC047046

Notes to Financial Statements for the Year Ending 31st March, 2023

(Rs. In Lakhs)

Particulars	As at	As at
	31st March, 2023	31st March, 2022
2 Inventories (Valued at cost or net realisable value whichever is lower)		
Stock In Trade	247.16	859.73
	<u>247.16</u>	<u>859.73</u>
3 Cash and Cash Equivalents		
a) Balances with Bank	10.34	9.52
b) Cash in Hand	0.01	0.01
	<u>10.35</u>	<u>9.54</u>



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Notes to Financial Statements for the Year Ending 31st March, 2023

(Rs. In Lakhs)

4 Share Capital

a. Authorised

100000 (previous year 1,00,000) equity shares of Rs 10/-each

	As at March 31, 2023	As at March 31, 2022
--	-------------------------	----------------------------

	10.00	10.00
--	-------	-------

b. Issued, Subscribed & fully Paid-up Shares

10,000 (Previous Year 10,000) Equity Shares of Re.10/- each fully paid-up

	1.00	1.00
--	------	------

Total Issued, Subscribed & fully Paid-up Share Capital

	1.00	1.00
--	------	------

c. Terms /rights attached to equity shares

The company has only one class of equity shares having a face value of Rs.10/- per share. Each holder of equity shares is entitled to one vote per share. No dividend has been declared by the Company as yet. In the event of winding up of the Company, the equity shareholders will be entitled to return of capital on a pari passu basis among themselves.

d. Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity Shares

	As at 31st March, 2023		As at 31st March, 2022	
	In Nos.	Amount in Rs.	In Nos.	Amount in Rs.
At the beginning of the year	10,000	1.00	10,000	1.00
Add : Issued during the year ending	--	0.00	--	0.00
Outstanding at the end of the Year	10,000	1.00	10,000	1.00

e. Detail of shareholders holding more than 5% shares in the company

	As at 31st March, 2023		As at 31st March, 2022	
	In Nos.	% holding in the Class	In Nos.	% holding in the Class
Equity shares of Re.10/- each fully paid Ansal Housing Ltd. (including 1 share held by nominee)	10,000	100.00%	10,000	100.00%

f. Shares held by holding company and/or their subsidiaries/ associates

	As at 31st March, 2023		As at 31st March, 2022	
	In Nos.	%	In Nos.	%
Ansal Housing Ltd. (including 1 share held by nominee)	10,000	99.99%	10,000	99.99%
	10,000	99.99%	10,000	99.99%

f. Shares held by promoter company

	As at 31st March, 2023		As at 31st March, 2022	
	In Nos.	%	In Nos.	%
Ansal Housing Ltd. (including 1 share held by nominee)	10,000	99.99%	10,000	99.99%
	10,000	99.99%	10,000	99.99%



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Notes to Financial Statements for the Year Ending 31st March, 2023

(Rs. In Lakhs)

Particulars	As at 31st March, 2023	As at 31st March, 2022
5 Other Equity		
Retained Earnings		
Opening balance	(3.77)	(3.49)
Add: Net profit/(loss) for the current year	(32.38)	(0.28)
Profit available for appropriation	(36.15)	(3.77)
Less : Appropriations	0.00	0.00
Closing balance	(36.15)	(3.77)
Total Reserves and Surplus	(36.15)	(3.77)
6 Current Borrowings		
Unsecured		
Loan from Corporate Bodies	87.30	87.30
Loan from others	3.00	3.00
The above borrowing is repayable on demand		
	90.30	90.30
Refer Note 15 for information about liquidity risk & Marketing Risk of current borrowings.		
7 Other Current Financial liabilities		
Other Payable	0.14	0.14
	0.14	0.14
Refer Note 15 for information about liquidity risk of Other Current Financial liabilities.		
8 Other Current Liabilities		
Advance from Holding company for Land	198.48	772.06
Advance from Customers	9.54	9.54
Total other liabilities	208.02	781.60
SHORT TERM PROVISIONS		
PROVISION OF TAXATION	-	-
	-	-
9 CURRENT TAX LIABILITY		
Provision for Tax	-	-
Less: Tax deducted during FY2022-23	5.80	-
	(5.80)	-



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CIN - U70102UP2011PTC047046

Notes to Financial Statements for the Year Ending 31st March, 2023

(Rs. In Lakhs)

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
10 Revenue from Operation		
Land Sale	580.41	
	<u>580.41</u>	<u>0</u>
11 Other expenses		
Filing Fee	0.02	0.03
Professional Charges	0.02	0.01
Auditor Remuneration	0.12	0.12
Other Misc Expenses	--	0.02
Bank Charges	0.05	0.11
	<u>0.21</u>	<u>0.28</u>



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Notes to Financial Statements for the Year Ending 31st March, 2023

		(Rs. In Lakhs)	
		As at	As at
		March 31, 2023	March 31, 2022
12	INCOME TAX		
	Reconciliation of tax liability on book profit vis-à-vis actual tax liability		
	Profit before income taxes	(32.38)	(0.28)
	Enacted Tax Rate	25.75%	25.75%
	Computed Tax Expense	(8.34)	(0.07)
	Adjustments in respect of current income tax		
	Tax effect of expenses that are not deductible for tax purpose	0.05	0.07
	Total income tax expense	(8.28)	-
13	Earnings Per Share	As at	As at
		March 31, 2023	March 31, 2022
	Profit/(loss) attributable to shareholders	(32.38)	(0.28)
	Weighted average number of equity shares	10000	10000
	Nominal value per equity share	10	10
	Weighted average number of equity shares adjusted for the effect of dilution	10,000	10,000
	Earnings per equity share	(323.76)	(2.80)
	Basic	(323.76)	(2.80)
	Diluted		
14	CONTINGENCIES AND COMMITMENTS	As at	As at
		March 31, 2023	March 31, 2022
	(A) Contingent liabilities		
	I Income Tax	Nil	Nil
	II Other Legal Cases	Nil	Nil
		-	-
	(B) Capital and other commitments		
	Estimated amount of contracts remaining to be executed on capital account, net of advances and not provided in the books are as follows:		
	Particulars	As at	As at
		March 31, 2023	March 31, 2022
	Property, plant and equipment	Nil	Nil



Notes to Financial Statements for the Year Ending 31st March, 2023

15 MSME

Based on the information available with the company, there are no dues as at March 31, 2023 and 31st March, 2022 payable to enterprises covered under " Micro Small and Medium Enterprises Development Act, 2006. No Interest is paid/payable by the company in terms of Section 16 of the Micro, Small and Medium Enterprises Development Act, 2006.

16 Related Party Disclosure

As required by Indian Accounting Standard -24, the disclosures of transactions with the related parties are given below:

A Related parties with whom transactions have taken place during the year

Holding Company

Ansal Housing Limited

Key Managerial Personal

There is no Key Management Person. The affairs of the Company are managed by the Board of Directors. The Directors of the Company are:

1. Sh. Tarun Kathuria
2. Sh. Nirmal Chand
3. Sh. Pradeep Kumar Jain
4. Sh. Vishal Jain

Relative of Key Management Personal

N.A.

Fellow Subsidiaries

1. A.R.Infrastructure Pvt. Ltd.
2. A. R . Paradise Pvt. Ltd.
3. Wrangler Builders Pvt. Ltd.
4. Maestro Promoters Pvt. Ltd.
5. Fenny Real Estate Pvt. Ltd.
6. Aevee Iron & Steel Works Pvt. Ltd.
7. Sunrise Facility Management Pvt. Ltd.
8. Cross Bridge Developers Pvt. Ltd.
9. Identity Buildtech Pvt. Ltd.
10. Shamia Automobiles Pvt. Ltd.
11. Third Eye Media Pvt. Ltd.
12. Anjuman Buildcon Pvt. Ltd.
13. V.S. Infratown Pvt. Ltd.
14. Oriane Developers Pvt. Ltd.
15. Geo Connet. Ltd.
16. Housing & Construction Lanka Pvt. Ltd.



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Notes to Financial Statements for the Year Ending 31st March, 2023

b) Details of transactions with the related parties in the normal course of business:

(Rs. In Lakhs)

Particulars	Transaction with Related Party	
	As at March 31, 2023	As at March 31, 2022
A. Transaction made during the year		
Advance received for Land Purchase		
Opening Balance Cr	772.06	772.04
Received During the Year	1.02	0.02
Repaid During the Year	--	--
Adjusted During the Year	--	--
Balance Outstanding at the Close of the Year	773.08	772.06

Notes:

- (a) Sales, purchases and service transactions with related parties are made at arm's length price.
(b) Amounts outstanding are unsecured and will be settled in cash or receipts of goods and services.
(c) No expense has been recognised for the year ended 31 March 2023 & 31 March 2022 for bad or doubtful trade receivables in respect of amounts owed by related parties.



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Notes to Financial Statements for the Year Ending 31st March, 2023

17 FAIR VALUE MEASUREMENTS

The fair value of the assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

Fair Value of cash and bank balances, borrowings, other current liabilities and other financial instruments approximate their carrying amounts largely due to the short term maturities of these instruments.

The different levels of fair value have been defined below:

Level 1: Quoted (Unadjusted) prices in active markets for identical assets or liabilities.

Level 2: Other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly

Level 3: Techniques which use inputs that have a significant effect on the recorded fair value that are not based on observable market data.

	(Rs. In Lakhs)	
Particulars	As at 31-Mar-23	As at 31-Mar-22
<u>Carrying Amount</u>		
Financial Instruments at fair value through Profit or Loss		
Financial Assets	--	--
<u>Fair Value</u>		
Level 1	--	--
Level 2	--	--
Level 3	--	--
Total	--	--
Financial Assets at Amortised Cost		
(i) Cash and cash equivalents	10.35	9.54
(ii) Other Financial Assets	--	--
Total Financial Assets	10.35	9.54
Financial Liabilities at Amortised Cost		
(i) Borrowings	90.30	90.30
(ii) Trade payables	--	--
(iii) Other financial liabilities	0.14	0.14
Total Financial Liabilities	90.44	90.44



Notes to Financial Statements for the Year Ending 31st March, 2023

18 Financial Risk Management

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 financial risks are identified, measured and managed in accordance with the Company's policies on risk management. Key financial risks and mitigation plans are reviewed by the board of directors of the Company.

A. MARKET RISK

Market risk is the risk of loss of future earnings, fair value of future cash flows that may result from a change in the price of financial instrument. The value of a financial instrument may change as a result of changes in the interest rates, equity prices and other market changes that may effect market sensitivity instruments. Market risk is attributable to all market risk sensitive financial instruments including investments and deposits, loans and borrowings.

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. In order to balance the Company's position with regards to interest income and interest expense and to manage the interest rate risk, management performs a comprehensive interest rate risk management. The Company has no interest bearing borrowings hence it is not exposed to significant interest rate risk as at the respective reporting dates. They are therefore not subject to interest rate risk, since neither the carrying amount nor the future cash flows will fluctuate because of change in market interest rates.

Foreign currency risk

The Company has operations in India only hence Company's exposure to foreign currency risk is nil.

Price Risk

Price risk arises from exposure to equity securities prices from investments held by the Company. The Company does not have any investments in equity shares.

B. CREDIT RISK

Credit risk is the risk that customer or counter-party will not meet its obligation under the contract, leading to financial loss. Credit risk arises from trade receivables and other financial assets.

Trade Receivables

There are no trade receivables in the Company as at reporting date.

Other Financial Assets

There are no other Financial Assets in the Company as at reporting date.

Provision for Expected Credit losses

Financial Assets are considered to be of good quality and there is no credit risk to the Company.

C. LIQUIDITY RISK

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due.

Management monitors rolling forecasts of the liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates.

Contractual Maturities of financial liabilities

The tables below provide details regarding the remaining contractual maturities of financial liabilities at reporting date based on contractual undiscounted payments.

As at 31-Mar-23	Less than 1 year/ On Demand	1 - 2 years	2 - 3 years	More than 3 years
Current				
(i) Borrowings	90.30	--	--	--
(ii) Trade payables	-	--	--	--
(iii) Other financial liabilities	0.14	--	--	--
Total	90.44	--	--	--

As at 31-Mar-22	Less than 1 year/ On Demand	1 - 2 years	2 - 3 years	More than 3 years
Current				
(i) Borrowings	90.30	--	--	--
(ii) Trade payables	-	--	--	--
(iii) Other financial liabilities	0.14	--	--	--
Total	90.44	--	--	--

19 Capital Risk Management

The Company aim to manages its capital efficiently so as to safeguard its ability to continue as a going concern and to optimize returns to shareholders. The capital structure of the Company is based on management's judgment of the appropriate balance of key elements in order to meet its strategic and day-to-day needs. We consider the amount of capital in proportion to risk and manage the capital structure in light of changes in economic conditions and the risk characteristics of the underlying assets. The Company's policy is to maintain a stable and strong capital structure with a focus on total equity so as to maintain creditors and market confidence and to sustain future development and growth of its business. There is no change in the Company capital structure since previous year.

20 Balance Confirmation

The Company has a system of obtaining periodic confirmation of balances from banks, receivables/ payables and other parties. Party's balances are subject to confirmation / reconciliation. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.

21 There are no events observed after the reported period which have an impact on the company operations.

22 There have been no amounts to transferred to the Investor Education and Protection Fund.



Notes to Financial Statements for the Year Ending 31st March, 2023

- 23 The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits has received Presidential assent on 28 September 2020. The Code has been published in the Gazette of India. However, the effective date of the Code is yet to be notified and final rules for quantifying the financial impact are also yet to be issued. In view of this, the Company will assess the impact of the Code when relevant provisions are notified and will record related impact, if any, in the period the Code becomes effective.
- 24 **Title deeds of Immovable Property**
The company does not own immovable properties as at March 31, 2023 and March 31, 2022.
- 25 The company does not have any transaction with the companies struck off under SEC 248 of the Companies Act 2013 or section 560 of the Companies Act 1956 during the year ended March 31st 2023 and March 31st 2022.
- 26 There are no changes or satisfaction which are to be registered with the registrar of companies during the year ended March 31st 2023 and March 31st 2022.
- 27 The company is in compliance with number of layers of companies in accordance with clause 87 of Section 2 of the Act read with the companies (Restriction on number of layers) rules 2017 during the year ended March 31 2023 and March 31 2022.
- 28 The company has not invested or traded in crypto currency or virtual currency during the year ended March 31 2023 and March 31 2022.
- 29 No proceedings have been initiated on or are pending against the company for holding benami property under the Prohibition of Benami Property Transaction Act 1988 (as amended in 2016) (formally the Benami Transactions (Prohibition) Act 1988 (45 of 1988) and Rules made thereunder during the year ended March 31 2023 and March 31 2022.
- 30 The company has not been declared wilful defaulter by any bank or financial institution or government or any government authorities during the year ended March 31 2023 and March 31 2022.
- 31 The company has not entered into any scheme of arrangement approved by the competent authority in terms of section 232 to 237 of the Companies Act 2013 during the year ended March 31 2023 and March 31 2022.
- 32 During the year ended March 31 2023 and March 31 2022, the company has not surrendered or disclosed as income any transactions not recorded in the books of accounts in the course of tax assessments under the Income Tax Act, 1961 (such as search or survey or any other relevant provisions of the Income Tax Act 1961).
- 33 During the year ended March 31 2023 and March 31 2022, the company has not advanced or loan or invested funds (either borrowed funds or the share premium or kind of funds) to any other person or entities, including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) 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.
- During the year ended March 31 2023 and March 31 2022, the company has not received any fund from any persons or entities 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 **Recent accounting pronouncements:**
The Ministry of Corporate Affairs (MCA) notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2023, as 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 standalone 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 Standalone 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 Standalone financial statements.



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Notes to Financial Statements for the Year Ending 31st March, 2023

35 Ratio as per the Schedule III requirements

a) Current Ratio= Current Assets divided by Current Liability

Particulars	March 31, 2023	March 31, 2022
Current assets	263.31	869.27
Current Liability	298.46	872.04
Ratio	0.88	1.00
%Change from previous period/year	-11.5%	

Reason for change more than 25% : Not Applicable

b) Debt Equity ratio=Total debt divided by Total equity where total debt refer to sum of current & non current borrowing

Particulars	March 31, 2023	March 31, 2022
Total Debt	90.30	90.30
Equity	(35.15)	(2.77)
Ratio	(2.57)	(32.58)
%Change from previous period/year	92.1%	

Reason for change more than 25% : During the year company has sold land inventory to its holding company and adjusted the corresponding advance received from the holding company with the sales consideration.

c) Return on Equity Ratio=Net profit after tax divided by Average Shareholder's Equity

Particulars	March 31, 2023	March 31, 2022
Net Profit	(32.38)	(0.28)
Average Shareholder's Equity	(18.96)	(2.77)
Ratio	-170.76%	-10.09%
%Change from previous period/year	1591.9%	

Reason for change more than 25% : The company has sold inventory at loss.

d) Return on capital employed (Pre tax) =Earning before interest and taxes(EBIT)divided by Capital Employed

Particulars	March 31, 2023	March 31, 2022
Earning before interest and taxes	(32.38)	(0.28)
Capital employed	(35.15)	(2.77)
Ratio	92.11%	10.09%
%Change from previous period/year	89.0%	

Reason for change more than 25% : The company has sold inventory at loss.

For H A N D S & Associates
 Chartered Accountants
 FRN- 025196N


 Nitish Kumar Chugh
 Partner
 Membership No. 512742
 UDIN: 23512742BGYPQQ5785
 Place: Ghaziabad
 Date: May 25, 2023



For and on behalf of the board


 (Tarun Kathuria)
 (Director)
 DIN - 00120432


 (Nirmal Chand)
 (Director)
 DIN - 07313088