

M A PARIKH SHAH & ASSOCIATES LLP
Chartered Accountants**INDEPENDENT AUDITOR'S REPORT**

To the Members of
Esteem Properties Private Limited

Report on the Audit of Financial Statements**Opinion**

1. We have audited the accompanying financial statements of **Esteem Properties Private Limited** ("the company"), which comprise the Balance Sheet as at 31st March, 2023, and 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 then ended on that date, and notes to financial statements including a summary of significant accounting policies and other explanatory information (together referred to as 'the financial statements').
2. 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 Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules 2015, as amended, and other accounting principles generally accepted in India, of the state of affairs of the company as at 31st March, 2023, the loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

3. 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 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 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.

Material uncertainty related to going concern

4. The company is a subsidiary of D B Realty Limited. In the draft Independent Auditor's Report of the statutory auditors on the consolidated financial statements of D B Realty Limited, it is mentioned that various debt obligations within next 12 months are higher than the liquid current assets, which could result in significant uncertainty on the Group ability to meet these debt obligations and continue as going concern. However, based on the management's assertions, the consolidated financial statements are prepared on a going concern basis. In view of the same, the financial statements of the company are prepared on a going concern basis.

Our opinion is not qualified in respect of matters stated here-in-above. In respect of the above matter, attention was also drawn by us in our earlier audit report of previous financial year. However, any change in conclusion in the Independent Auditor's Report on the consolidated financial statements of D B Realty Limited for the year ended 31st March, 2023, will have a corresponding change in our conclusion.



LLPIN : ABZ-8460

M A Parikh Shah & Associates (formerly known as M A Parikh & Co) having Partnership firm registration no. B-165353 has been converted from a Firm into Limited Liability Partnership w.e.f. 16th January 2023.

B 21-25, Paragon Centre, Pandurang Budhkar Marg, Worli, Mumbai 400 013.

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Key Audit Matters

5. Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current year. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. In addition to the matters described in the Material Uncertainty Related to Going Concern, the key audit matter to be communicated in our report is as under.

Valuation of project work-in-progress at lower of cost and net realisable value:

The company has a developable land at Sahar Mumbai. Further, the cost incurred till date is being carried forward as project work in progress at cost or net realisable value whichever is lower. Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs necessary to make the sale. However, the estimation of net realisable value depends upon various factors like sale value, estimation of future market and economic conditions etc. These factors require significant judgement and estimations.

As a part of the audit procedures, we have reviewed:

- (a) the title documents including the obligations of the company, if any and also the agreements / arrangements executed with various parties emanating from the said documents;
- (b) the valuations carried out by the company for determination of market value of the inventories for its reasonableness and underlying assumptions including the detailed report which is approved by the management of the company;
- (c) inquiries with the management with regards to efforts undertaken for realisation of the inventories as well as the plans undertaken for execution.

Based on our such audit procedures and the inquiries made, we did not identify any material exceptions to the management's assessment as regards the valuing the project work-in-progress at cost. Refer note no. 5 of the accompanying audited financial statements.

Information Other than the financial statements and Auditor's Report Thereon

6. The company's Board of Directors is responsible for the preparation of other information. The other information obtained at the date of this auditor's report is Director's report but does not include the financial statements and our auditor's report thereon.

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

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

If, based on the work we have performed on the other information obtained prior to the date of this report, 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.

We have nothing to report in this regard.



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

7. The company's Board of Directors are 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, changes in equity and cash flows of the company in accordance with the Ind AS and accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, 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.

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

Auditor's Responsibilities for the Audit of the Financial Statements

8. 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)(l) 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.



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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 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 financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the 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 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of 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

9. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of section 143(11) of the Act, we give in the **Annexure "A"** a statement on the matters specified in paragraphs 3 and 4 of the Order.
10. 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 purpose of our audit;
 - (b) In our opinion proper books of account as required by law have been kept by the company so far as 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 this report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
 - (e) The matter described in the material uncertainty related to going concern paragraph above, in our opinion has an adverse effect on the functioning of the company.



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- (f) 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 are disqualified as on 31st March 2023, from being appointed as a director in terms of Section 164(2) of the Act;
- (g) With respect to adequacy of internal financial controls over financial reporting of the company and operating effectiveness of such controls, refer to our separate report given 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;
- (h) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 19/(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 company has not paid any remuneration to its directors during the year;

- (i) 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 of pending litigations on its financial position in its financial statements. Refer note no. 19.1 and 26.1 of the accompanying audited financial statements.
 - (ii) The company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - (iii) There are no amounts which were required to be transferred to the Investor Education and Protection Fund.
 - (iv)
 - (a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested by the company to or in any other person(s) or entities, including foreign entities ("Intermediaries"), with the understanding that the intermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of 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 person(s) or entities including foreign entities ("Funding Parties") with the understanding that such 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 guarantee, security or the like on behalf of the Ultimate beneficiaries.
 - (c) Based on the audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that causes us to believe that the above representations given by the management contain any material misstatement.
 - (v) The company has not declared or paid dividend during the year. Hence, the requirement of commenting on compliance with section 123 of the Act does not arise.



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- (vi) As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under clause (g) of Rule 11 of the Companies (Audit and Auditors) Rules, 2014 is not applicable for the year.

For M A Parikh Shah & Associates LLP
Chartered Accountants
Firm's Registration No. 107556W/W100897



Partner
Dhaval B. Selwadia
Membership No. 100023
UDIN: 23100023BGWNGD4014



Mumbai
Date: 30th May, 2023

M A PARIKH SHAH & ASSOCIATES LLP
Chartered Accountants

Esteem Properties Private Limited

Annexure – A to the Independent Auditors' Report for the year ended 31st March, 2023

[Referred to in paragraph 9 under the heading "Report on other legal and regulatory requirements" of our report of even date]

- (i) (a) (A) The company has maintained proper records showing full particulars, including quantitative details and situation of PPE.
- (B) The company does not own intangible assets. Therefore, clause (i)(a)(B) of paragraph 3 of the Order is not applicable.
- (a) The PPE are physically verified by the management according to a phased programme designed to cover all the items over a period of three years which, in our opinion, is reasonable having regard to the size of the company and the nature of its assets. Pursuant to the programme, a portion of the PPE has been physically verified by the management during the year and no material discrepancies have been noticed on such verification.
- (b) The company does not own any immovable property. Therefore, clause (i)(c) of paragraph 3 of the Order is not applicable.
- (c) The company has not revalued its PPE (including right of use assets) and it does not own any intangible assets. Therefore, clause (i)(d) of paragraph 3 of the Order is not applicable.
- (d) Based on the information and explanations furnished to us, no proceedings have been initiated on or are pending against the company for holding benami property under the Prohibition of Benami Property Transactions Act, 1988 and Rules made thereunder, and therefore the question of our commenting on whether the company has appropriately disclosed the details in its financial statements does not arise.
- (ii) (a) Inventory represents costs incurred for acquisition of land and tenancy rights and other expenditure on construction and development. The company has represented that the physical possession of the land is with it, and it has carried out physical verification thereof as on the year-end. In our opinion, the coverage and procedure of such verification by the management is appropriate. No material discrepancies was noticed on such verification.
- (b) The company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, at any point of time during the year, from banks or financial institutions on the basis of security of current assets. Therefore, clause (ii)(b) of paragraph 3 of the Order is not applicable.
- (iii) According to the information and explanations given to us, except for granting unsecured loans during the year, the company has not made investments in, provided any guarantee or security, to companies, firms, limited liability partnerships or any other parties. Accordingly, our comments on clause (iii) of paragraph 3 of the Order are as under:



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- (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 provided loans to companies, and other parties as follows:

(Rs. In lakhs)

Particulars	Aggregate amount granted during the year	Balance outstanding as on 31.03.2023 in respect of these loans
Related parties	19.57	19.57

- (b) In our opinion and according to the information and explanations given to us, in respect of loans granted during the year, balance whereof as on 31st March, 2023 is Rs. 19.57 lakhs, there are no terms and conditions, however, the same is funded by its holding company and hence, the question of our commenting whether the grant of said loan is prejudicial to the company's interest does not arise.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the company, in respect of loans granted during the year, the schedule of repayment of principal has not been stipulated, as the same are interest free, repayable on demand and as per the information and explanation provided to us, the amounts have been received whenever demanded by the company. Thus, we are unable to make a specific comment on the regularity of repayment in respect of loan.
- (d) In respect of loans granted during the year, since the repayment schedule is not stipulated, we are unable to comment on the amounts overdue for more than ninety days and reasonable steps for recovery as required under paragraph 3(iii)(d) of the Order.
- (e) In respect of loans granted during the year, since the repayment schedule is not stipulated, we are unable to comment on renewal or extension or granting of fresh loans to settle the overdue of existing loan given to a same party.
- (f) The company has granted loan of Rs. 19.57 lakhs to related parties as defined in section 2(76) of the Act, which is repayable on demand and the same represents 100.00 % of the loan amount.
- (iv) According to the information and explanations given to us, the company has complied with the provisions of section 185 to 186(1) of the Act in respect of grant of loans, making investments and providing guarantees and securities, as applicable. Further, the provisions of section 186 [except for sub-section (1)] of the Act are not applicable to the company as it is engaged in the business of providing infrastructural facilities.
- (v) In our opinion, and according to the information and explanations given to us, the company has not accepted any deposits. Therefore, question of reporting compliance with directive issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Act and rules framed thereunder does not arise. We are informed that no order relating to the company has been passed by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any Court or any other Tribunal.



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(vi) The Central Government has not prescribed maintenance of cost records under section 148(1) of the Act for the activities carried out by the company. Therefore, clause (vi) of paragraph 3 of the Order is not applicable to the company.

(vii) In respect of statutory dues:

(a) According to the information and explanations given to us and on the basis of our examination of records of the company, in respect of amounts deducted / accrued in the books of account, the company has been irregular in depositing undisputed statutory dues. The undisputed amounts payable in respect of statutory dues relating to property tax outstanding as at 31st March, 2023 for a period of more than six months from the date they become payable are Rs. 107.24 lakhs.

As explained to us, the company did not have any dues on account of goods and services tax, provident fund, employees' state insurance, sales tax, duty of custom, duty of excise, value added tax and cess.

(b) There is no disputed liability in respect of income tax or sales tax or duty of customs or duty of excise or value added tax or cess. Therefore, the requirements of clause (vii)(b) of paragraph 3 of the Order is not applicable to the company.

(viii) According to the information and explanations given to us and on the basis of our examination of records of the company, there are no transactions in the books of account that has been surrendered or disclosed as income during the period in the income tax assessments under the Income Tax Act, 1961 and that has not been recorded in the books of account.

(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 repayment of loans, other borrowings and interest to financial institutions and banks during the year. Further, borrowings which are repayable on demand (outstanding balance whereof is Rs. 10,026.34 lakhs as on 31st March, 2023) have not been demanded for repayment. Thus, we are of the opinion that the company has not defaulted in repayment of borrowings.

(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 willful defaulter by any bank or financial institution or government or any other lender.

(c) According to the information and explanations given to us and on the basis of our audit procedures, the term loan obtained during the year were applied for the purpose for which they were obtained.

(d) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not raised funds on short-term basis. Therefore, paragraph 3(ix)(d) of the Order is not applicable.

(e) The company does not have any subsidiaries or joint ventures or associates. Therefore, clause (e)(ix) of paragraph 3 of the Order is not applicable to the company.



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- (f) The company does not have any subsidiaries or joint ventures or associates. Therefore, clause (f)(ix) of paragraph 3 of the Order is not applicable to the company.
- (x) (a) The company did not raise any money by way of initial public offer or further public offer (including debt instruments). Therefore, clause (x)(a) of paragraph 3 of the Order is not applicable to the company.
- (b) The company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year. Therefore, clause (x)(b) of paragraph 3 of the Order is not applicable.
- (xi) (a) 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, no fraud by the company and no fraud on the company has been noticed or reported during the year.
- (b) In view of our comments in clause (a) above, no report in under sub-section (12) of section 143 of the 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 period and upto the date of this report.
- (c) As represented by the management, no whistle blower complaints were received during the year. Therefore, clause (xi)(c) of paragraph 3 of the Order is not applicable to the company.
- (xii) In our opinion, the company is not a Nidhi company. Therefore, clause (xii) of paragraph 3 of the Order is not applicable.
- (xiii) According to the information and explanations given to us and based on our examination of the records of the company, the related party transactions covered under section 188 of the Act, wherever applicable, have been disclosed in the financial statement in accordance with the requirements of Indian Accounting Standard 34. Provisions of section 177 of the Act as regards Audit Committee are not applicable to the company.
- (xiv) Provisions of section 138 of the Act with regards to formal internal audit system are not applicable to the company. Therefore, clauses (xiv)(a) and (xiv)(b) of paragraph 3 of the Order are not applicable to the company.
- (xv) In our opinion and according to the information and explanations given to us, during the year the company has not entered into non-cash transactions with directors or persons connected with him. Therefore, clause (xv) of paragraph 3 of the Order is not applicable to the company.
- (xvi) (a) The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Therefore, clauses (xvi)(a), (b) and (c) of paragraph 3 of the Order are not applicable to the company.
- (b) As represented by the management, the Group does not have any Core Investment Company. Therefore, clause(xvi)(d) of paragraph 3 of the Order is not applicable.



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- (xvii) The company has incurred cash losses of Rs 1.97 lakhs during the financial year and Rs 0.87 lakhs in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year.
- (xix) Other than as referred to in 'Material uncertainty related to Going Concern' paragraph in our main audit report and according to the information and explanations given to us and on 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 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 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.
- (xx) Provisions of section 135 of the Act with regards to corporate social responsibility are not applicable to the company. Therefore, clause (xx)(a) and clause (xx)(b) of paragraph 3 of the Order are not applicable to the company.

For M A Parikh Shah & Associates LLP
Chartered Accountants
(Firm's Registration No. 107556W/W100897)



Partner
Name: Dhaval B. Selwadia
Membership No. 100023
UDIN: 23100023BGWNGD4014



Place: Mumbai
Date: 30th May, 2023

M A PARIKH SHAH & ASSOCIATES LLP
Chartered Accountants

Esteem Properties Private Limited

Annexure – B to the Independent Auditors’ Report for the year ended 31st March, 2023

[Referred to in paragraph 10(g) under the heading “Report on other legal and regulatory requirements” of our report of even date]

Report on the Internal Financial Controls under section 143(3)(i) of the Companies Act, 2013 (“the Act”)

Opinion

We have audited the internal financial controls over financial reporting of **Esteem Properties Private Limited** (“the company”), as of 31st March, 2023, in conjunction with our audit of the financial statements of the company for the year ended on that date.

In our opinion, to the best of our information and according to the explanations given to us, the company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 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.

Management’s Responsibility for Internal Financial Controls

The company’s Board of Directors 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 (“the Guidance Note”), 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”) issued by ICAI and the and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls with reference to financial statement. 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 internal financial controls system over financial reporting.



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Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of 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.

For M A Parikh Shah & Associates LLP
Chartered Accountants
Firm's Registration No. 107556W/W100897

Partner
Dhaval B. Selwadia
Membership No. 100023
UDIN: 23100023BGWNGD4014



Mumbai
Date: 30th May, 2023

Esteem Properties Private Limited
CIN No. U99999MH1995PTC086668
Balance Sheet as at 31st March 2023
All amounts are in INR (lakhs) otherwise stated

Particulars	Note no.	As at 31st March, 2023	As at 31st March, 2022
I. ASSETS			
1 Non-current assets			
(a) Property, plant & equipment	3	0.44	0.12
(b) Financial assets			
Other financial assets	4	165.79	-
		166.23	0.12
2 Current assets			
(a) Inventories	5	14,037.29	11,417.88
(b) Financial assets			
(i) Cash and cash equivalents	6	72.77	0.26
(ii) Bank balance other than cash and cash equivalents	7	50.86	-
(iii) Loans	8	19.57	-
(iv) Other financial assets	9	0.07	0.07
(c) Current tax assets (net)	10	0.45	-
(d) Other current assets	11	81.53	4.39
		14,262.54	11,422.60
Total		14,428.77	11,422.72
II. EQUITY AND LIABILITIES			
1 Equity			
(a) Equity share capital	12	10.00	10.00
(b) Other equity	13	(451.43)	(449.46)
		(441.43)	(439.46)
2 Non-current liabilities			
(a) Financial liabilities			
Borrowings	14	-	-
(b) Deferred tax liabilities (net)	15	1.99	-
		1.99	-
3 Current liabilities			
(a) Financial liabilities			
(i) Borrowings	16	14,418.14	11,491.89
(ii) Trade payables	17		
- Total outstanding dues of micro enterprises and small enterprises		-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises		68.89	61.72
(b) Other financial liabilities	18	63.63	-
(c) Other current liabilities	19	167.55	158.57
(d) Provisions	20	150.00	150.00
		14,868.21	11,862.18
Total		14,428.77	11,422.72
Summary of significant accounting policies Refer accompanying notes. These notes are an integral part of the financial statements.	2 1-35		

As per our attached report of even date attached

For M A Parikh Shah & Associates LLP
Chartered Accountants
Firm Registration No.: 107556W/W100897



Dhaval B. Selwadia
Partner
Membership No. 100023



Place : Mumbai
Date : 30-05-2023

For and on Behalf of Board



Satish Agarwal
Director
DIN: 02099862



Nabil Patel
Director
DIN: 00298093

Place : Mumbai
Date : 30-05-2023