

**SHIVA REALTORS SUBURBAN PRIVATE LIMITED**

**ANNUAL REPORT**

**2022 - 2023**

# **SHIVA REALTORS SUBURBAN PRIVATE LIMITED**

## **BOARD OF DIRECTORS**

<b>JAYESH D. THACKER</b>	<b>:</b>	<b>CHAIRMAN</b>
<b>SHIVANGI J. THACKER</b>	<b>:</b>	<b>DIRECTOR</b>
<b>ASHOK M. SARAF</b>	<b>:</b>	<b>DIRECTOR</b>
<b>SAMIR K. CHOKSI</b>	<b>:</b>	<b>DIRECTOR</b>

## **AUDITORS**

**R.U.KAMATH & CO.  
MUMBAI 400 058**

## **BANKERS**

**INDIAN BANK  
OSHIWARA BRANCH  
MUMBAI 400 053**

## **REGISTERED OFFICE**

**502 JAIKRISHNA COMPLEX  
OFF NEW LINK ROAD  
FUN REPUBLIC THEATRE LANE  
ANDHERI (WEST)  
MUMBAI 400 053**

**BOARD REPORT**

To the Members,

Your Directors have pleasure in submitting their Seventeenth Annual Report of the Company together with the Audited Statements of Accounts for the year ended 31<sup>st</sup> March, 2023.

**FINANCIAL RESULTS**

The Company's financial performance for the year under review along with previous year's figures are given hereunder:

<b>Particulars</b>	<b>Current Year 31.03.2023 (Amt. in Rs. '000)</b>	<b>Previous Year 31.03.2022 (Amt. in Rs. '000)</b>
Income From Business Operation	0	0
Other Income	0	0
<b>Total Income</b>	0	0
<b>Expenses</b>	47.69	47.44
<b>Profit/(Loss) Before Depreciation &amp; Tax</b>	(47.69)	(47.44)
Less : Depreciation	0	0
Less : Provision For Income Tax	0	0
Less : Provision For Deferred Tax	0	0
<b>Net Profit/(Loss) After Tax</b>	(47.69)	(47.44)

**OPERATIONS**

The operating revenue including other income of the company for the year under review is Rs NIL and in previous year was Rs NIL. Your Directors are hopeful to improve the growth rate in turnover and profitability in current year. Net Loss after tax stood at Rs 47.69 as against a Loss of Rs 47.44 in the previous year.

- **DIVIDEND**

No Dividend was declared for the current financial year due to loss incurred by the Company.

- **TRANSFER TO RESERVES**

During the year under review, the company has not transferred any amount to its reserves.

- **MATERIAL CHANGES AND COMMITMENTS AFFECTING THE FINANCIAL POSITION OF THE COMPANY:**

There were No material changes and commitments affecting the financial position of the Company occurred between the end of the financial year to which this financial statements relate and the date of this report.

- **SHARE CAPITAL:**

As on 31st March, 2023, the Authorized share capital of the Company stood at Rs.20,00,000/-, comprising of 200,000 Equity shares of 10/- each.

The issued, subscribed and paid up share capital of your Company stood at Rs.2,00,000/-, comprising of 20,000 Equity shares of 10/- each.

- **CHANGE IN THE NATURE OF BUSINESS:**

There has not been change in the nature of Business during the year under review.

- **PARTICULARS OF EMPLOYEES**

No employee was employed by the Company receiving remuneration prescribed under Section 197 of the Companies Act, 2013 and the rules framed thereunder.

- **TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND**

The provisions of Section 125(2) of the Companies Act, 2013 do not apply as there was no dividend declared and paid.

- **REVIEW OF BUSINESS OPERATIONS**

Your Directors wish to present the details of Business operations done during the year under review: The Company had no significant Operations during the year ended 31<sup>st</sup> March 2023.

- **CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO**

The provisions of Section 134(m) of the Companies Act, 2013 do not apply to our Company. There was no foreign exchange inflow or Outflow during the year under review.

- **STATEMENT CONCERNING DEVELOPMENT AND IMPLEMENTATION OF RISK MANAGEMENT POLICY OF THE COMPANY**

The Company does not have any Risk Management Policy as the elements of risk threatening the Company's existence is very minimal.

- **DETAILS OF POLICY DEVELOPED AND IMPLEMENTED BY THE COMPANY ON ITS CORPORATE SOCIAL RESPONSIBILITY INITIATIVES**

The Company has not developed and implemented any Corporate Social Responsibility initiatives as the said provisions are not applicable.

- **PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS MADE UNDER SECTION 186 OF THE COMPANIES ACT, 2013**

There was no loans, guarantees or investments made by the Company under Section 186 of the Companies Act, 2013 during the year under review and hence the said provision is not applicable.

- **PARTICULARS OF CONTRACTS OR ARRANGEMENTS MADE WITH RELATED PARTIES**

During the financial year 2022-23, no transactions of material nature had been entered into by Company that may have a potential conflict with interest of the Company. The details of the related party transactions are disclosed in Notes to Financial Statements.

- **COMPANY'S POLICY RELATING TO DIRECTORS APPOINTMENT, PAYMENT OF REMUNERATION AND DISCHARGE OF THEIR DUTIES**

The provisions of Section 178(1) relating to constitution of Nomination and Remuneration Committee are not applicable to the Company and hence the Company has not devised any policy relating to appointment of Directors, payment of Managerial remuneration,

Directors qualifications, positive attributes, independence of Directors and other related matters as provided under Section 178(3) of the Companies Act, 2013.

- **ANNUAL RETURN**

The Company doesn't have an operational website and hence the annual return of the company is not placed on the same.

- **INTERNAL FINANCIAL CONTROLS**

The Company has in place adequate internal financial controls with reference to its financial statements. During the year, such controls were tested and no reportable material weakness in the design or operation was observed. In the opinion of the Auditors of the Company, there are adequate internal financial control procedures commensurate with the size of the Company.

- **NUMBER OF BOARD MEETINGS CONDUCTED DURING THE YEAR UNDER REVIEW**

During the year under review, 5 Board Meetings were duly convened and held on 01.04.2022, 23.05.2022, 04.07.2022, 10.10.2022 & 09.01.2023. The intervening gap between the Meetings was within the period prescribed under the Companies Act, 2013.

- **SECRETARIAL STANDARDS**

Your Directors state that the company is in compliance with the applicable secretarial standards as issued by the Institute of Company Secretaries of India and approved by Central Government under Section 118(10) of the Companies Act, 2013.

- **DIRECTORS RESPONSIBILITY STATEMENT**

In accordance with the provisions of Section 134(5) of the Companies Act, 2013 the Board hereby submit its responsibility Statement:—

(a) in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures;

(b) the directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit and loss of the company for that period;

(c) the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;

- (d) the directors had prepared the annual accounts on a going concern basis; and  
 (e) the directors, in the case of a listed company, had laid down internal financial controls to be followed by the company and that such internal financial controls are adequate and were operating effectively.  
 (f) The directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that systems were adequate and operating effectively.

• **SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES**

The Company does not have any Subsidiary, Joint venture or Associate Company.

• **DEPOSITS**

The Company has neither accepted nor renewed any deposits during the year under review except from Directors.

Details of loans taken from Directors & their relatives during the period under review is provided in the notes to the Financial Statement

• **DIRECTORS**

There was no Director who got reelected/ reappointed during the year under review

The Board Composition of Director as on 31.03.2023 is stated as under:

Name of Director	Category	Date of Appointment	Date of Cessation
Jayesh Dharamshi Thacker	Director	25/08/2009	-
Shivangi Jayesh Thacker	Director	25/08/2009	-
Ashok Mahavirprasad Saraf	Director	15/11/2006	-
Samir Kanubhai Choksi	Director	15/11/2006	-

• **DECLARATION OF INDEPENDENT DIRECTORS**

The provisions of Section 149 pertaining to the appointment of Independent Directors do not apply to our Company.

- **STATUTORY AUDITORS**

M/s. R. U. Kamath & Co. (FRN:104650W), Chartered Accountants, were re-appointed as Statutory Auditors of the Company for a period of five years in the Annual General Meeting held on 28th June 2021 till the conclusion of AGM to be held for the F.Y. 2025-2026.

The auditors confirmed their eligibility as per the provisions of Section 141 of the Companies Act, 2013

- **EXPLANATION OR COMMENTS ON QUALIFICATIONS, RESERVATIONS OR ADVERSE REMARKS OR DISCLAIMERS MADE BY THE AUDITORS AND THE PRACTICING COMPANY SECRETARY IN THEIR REPORTS**

There were no qualifications, observation(s) or adverse remark by the Statutory Auditors. The Auditors report provided is self-explanatory and do not call for any further comments under Section 134 of the Companies Act, 2013. The provisions relating to submission of Secretarial Audit Report is not applicable to the Company .

- **DETAILS OF FRAUDS REPORTED BY AUDITORS:**

There were no frauds reported to have been committed by employees or officers of the company. The statutory auditors of the Company have vide their report of even date confirmed that no fraud by the Company and no material fraud on the Company has been noticed or reported during the year under the provisions of Section 143(12) of the Companies Act, 2013 and rules made thereunder.

- **PREVENTION OF SEXUAL HARASSMENT POLICY**

The provision pertaining to The Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act & Rules, 2013 is not applicable to the Company.

- **SIGNIFICANT ORDERS PASSED BY REGULATORS/COURTS/TRIBUNALS**

There are no significant orders passed by regulators/courts/tribunals which can impact the going concern status and Company's operations in the future.



- **MAINTENANCE OF COST RECORDS**

The maintenance of Cost Records has not been specified by the Central Government under sub-section (1) of the Section 148 of the Companies Act, 2013 in respect of the activities carried on by the Company.

- **DISCLOSURE OF COMPOSITION OF AUDIT COMMITTEE AND PROVIDING VIGIL MECHANISM**

The provisions of Section 177 of the Companies Act, 2013 read with Rule 6 and 7 of the Companies (Meetings of the Board and its Powers) Rules, 2013 is not applicable to the Company.

- a. **ISSUE OF SHARES**

- b. **BUY BACK OF SECURITIES**

The Company has not bought back any of its securities during the year under review.

- c. **SWEAT EQUITY**

The Company has not issued any Sweat Equity Shares during the year under review.

- d. **BONUS SHARES**

No Bonus Shares were issued during the year under review.

- e. **EMPLOYEES STOCK OPTION PLAN**

The Company has not provided any Stock Option Scheme to the employees.

- **ACKNOWLEDGEMENTS**

Your Directors place on record their sincere thanks to bankers, business associates, consultants, and various Government Authorities for their continued support extended to your Companies activities during the year under review. Your Directors also acknowledges gratefully the shareholders for their support and confidence reposed on your Company.

FOR AND ON BEHALF OF THE BOARD OF DIRECTORS

SHIVA REALTORS PRIVATE LTD.

**Place:** Mumbai

**Dated:** 29th May, 2023.



JAYESH D. THACKER  
CHAIRMAN  
(DIN01660465)



## **INDEPENDENT AUDITOR'S REPORT**

To the Members of **SHIVA REALTORS SUBURBAN PVT LTD**

**Report on the Standalone Financial Statements**

### **Opinion**

1. We have audited the accompanying standalone financial statements of **SHIVA REALTORS SUBURBAN PVT LTD** (the Company), which comprise the Balance Sheet as at 31 March 2023, the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards ('Ind AS') specified under section 133 of the Act, of the state of affairs (financial position) of the Company as at 31 March 2023, and its loss (financial performance including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

### **Basis for Opinion**

3. We conducted our audit in accordance with the Standards on Auditing 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 Consolidated 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 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. We draw attention to Note 19 in the financial statements, which indicates that as at 31<sup>st</sup> March 2023, the Company's current liabilities exceeded its total assets by Rs. 499.40/- (Rs. In Thousands). These events or conditions, indicate that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

### **Information other than the Financial Statements and Auditor's Report thereon**

5. The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the 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.
6. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

## **Responsibilities of Management for the Standalone Financial Statements**

7. 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 standalone financial statements that give a true and fair view of the state of affairs (financial position), profit or loss (financial performance including other comprehensive income), changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Ind AS specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring 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.
8. 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.
9. 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**

10. *Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.*
11. As part of an audit in accordance with Standards on Auditing, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
  - Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
  - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for explaining our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
  - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
  - Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
  - Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

12. 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.
13. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

#### **Report on Other Legal and Regulatory Requirements**

14. 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 it appears from our examination of those books;
  - c) the standalone financial statements dealt with by this report are in agreement with the books of account;
  - d) in our opinion, the aforesaid standalone financial statements comply with Ind AS specified under section 133 of the Act;
  - e) on the basis of the written representations received from the directors and taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2023 from being appointed as a director in terms of section 164(2) of the Act;
  - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in **"Annexure-A"**
  - 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 (as amended), in our opinion and to the best of our information and according to the explanations given to us:
    - i. the Company does not have any pending litigations which would impact its financial position.
    - ii. the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
    - iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
  - iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
  - (b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the

Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under and (b) above, contain any material misstatement.

v. The company has not declared any dividend in the previous year accordingly the said clause is not applicable to the company, hence not commented upon.

15. This report does not include a statement on the matters specified in paragraph 3 of 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, since in our opinion and according to the information and explanations given to us, the Order is not applicable.

**For R. U. KAMATH & CO.**

Chartered Accountants

Firm's registration number: 104650W

**R. U. Kamath**

Partner

Membership number: 34431

Place: Mumbai

Date: 29/05/2023

UDIN- 23034431BGVVAL2812



## **Annexure - A to the Independent Auditors' Report**

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

We have audited the internal financial controls over financial reporting of **SHIVA REALTORS SUBURBAN PVT LTD** ("the Company") as of 31 March 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 (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

#### **Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We 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 ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk.

The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

#### **Meaning of Internal Financial Controls over Financial Reporting**

A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial

statements in accordance with generally accepted accounting principles, and that receipts and expenditure 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 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 31 March 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

**For R.U.KAMATH & CO.**

Chartered Accountants

Firm's Reg No: 104650W

  
R.U.Kamath

Partner

M. No.034431



Place: Mumbai

Date: 29/05/2023

UDIN:- 23034431BGVVVAL2812

**SHIVA REALTORS SUBURBAN PVT LTD**

CIN - U45201MH2006PTC165577

Balance Sheet as at March 31, 2023

(Amount in Rs.'000)

Particulars	Note No.	As at March 31, 2023	As at March 31, 2022
<b>ASSETS</b>			
<b>1 Non Current Assets</b>			
a Financial Assets			
(i) Investment	3	748.00	748.00
<b>Total Non Current Assets (A)</b>		<b>748.00</b>	<b>748.00</b>
<b>2 Current Assets</b>			
a Financial Assets			
(i) Cash and cash equivalent	4	27.58	45.55
b Other Current Assets	5	6.26	8.34
<b>Total Current Assets (B)</b>		<b>33.84</b>	<b>53.89</b>
<b>Total Assets (A)+(B)</b>		<b>781.84</b>	<b>801.89</b>
<b>EQUITY AND LIABILITIES</b>			
<b>1 Equity</b>			
a Equity Share Capital	6	200.00	200.00
b Other Equity	7	(699.40)	(651.71)
<b>Total Equity (A)</b>		<b>(499.40)</b>	<b>(451.71)</b>
<b>2 Non Current Liabilities</b>			
a Financial liabilities			
(i) Borrowings	8	-	-
b Deferred Tax Liabilities	9	-	-
<b>Total Non Current Liabilities (B)</b>		<b>-</b>	<b>-</b>
<b>3 Current Liabilities</b>			
a Financial liabilities			
(i) Borrowings	8	1,260.00	1,230.00
(ii) Other financial liabilities	10	21.24	23.60
<b>Total Current Liabilities (C)</b>		<b>1,281.24</b>	<b>1,253.60</b>
<b>Total Equity and Liabilities (A)+(B)+(C)</b>		<b>781.84</b>	<b>801.89</b>

**Significant accounting policies and notes on Financial statements**

1 to 20

As per our attached report of even date

For R.U.Kamath &amp; co.

Chartered Accountants

Firm Registration No 104650W

R.U.Kamath

Partner

M.No. 034431

Place : Mumbai

Date :



For and on behalf of the Board

SHIVA REALTORS SUBURBAN PVT LTD

Jayesh D Thacker

Director

DIN : 01660465

Place : Mumbai

Date :29/05/2023

Shivangi J Thacker

Director

DIN : 00138353

Place : Mumbai

Date :29/05/2023



**SHIVA REALTORS SUBURBAN PVT LTD**

CIN - U45201MH2006PTC165577

Statement of Profit and Loss for the year ended March 31, 2023

(Amount in Rs.'000)

Particulars		Note No.	For the year ended March 31, 2023	For the year ended March 31, 2022
I	Revenue from operations		-	-
II	Other income		-	-
III	<b>Total Income (I)+(II)</b>		-	-
IV	<b>Expenses</b>			
	Finance costs	11	-	-
	Other expense	12	47.69	47.44
	<b>Total expenses (IV)</b>		<b>47.69</b>	<b>47.44</b>
V	<b>(Loss) before tax (III)-(IV)</b>		<b>(47.69)</b>	<b>(47.44)</b>
VI	<b>Tax expense</b>			
	a) Current tax		-	-
	b) Deferred tax		-	-
VII	<b>(Loss) for the period (V)-(VI)</b>		<b>(47.69)</b>	<b>(47.44)</b>
VIII	<b>Other Comprehensive Income</b>			
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		-	-
	<b>Total Other Comprehensive Income [A (i)-(ii) + B (i)-(ii)] (VIII)</b>			
IX	<b>Total Comprehensive Income for the period (VII)+(VIII)</b>		<b>(47.69)</b>	<b>(47.44)</b>
X	<b>Earnings per equity share</b>			
	Basic and Diluted	13	(0.0024)	(0.0024)

**Significant accounting policies and notes on Financial statements**

1 to 20

As per our attached report of even date

For R.U.Kamath & co.

Chartered Accountants

Firm Registration No 104650W

R.U.Kamath

Partner

M.No. 34431

Place : Mumbai

Date :



For and on behalf of the Board

SHIVA REALTORS SUBURBAN PVT LTD

*Thacker*

Jayesh D Thacker

Director

DIN : 01660465

Place : Mumbai

Date :29/05/2023

*sphaeker*

Shivangi J Thacker

Director

DIN : 00138353

Place : Mumbai

Date :29/05/2023

-SHIVA REALTORS SUBURBAN PVT LTD

CIN - U45201MH2006PTC165577

Cash Flow Statement for the year ended March 31, 2023

(Amount in Rs.'000)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
<b>(A) Cash Flow from operating activities</b>		
Profit/(Loss) Before Tax	(47.69)	(47.44)
<b>Adjustments for non-cash transactions:</b>		
Finance cost on amortization of Financial assets/liabilities	-	-
	<b>(47.69)</b>	<b>(47.44)</b>
<b>Changes in assets and liabilities</b>		
(Decrease)/ Increase in other current assets	2.08	(8.34)
(Decrease)/ Increase in other financial liabilities	(2.36)	(15.66)
<b>Cash generated from operations</b>	<b>(47.97)</b>	<b>(71.44)</b>
Payment of Taxes	-	-
<b>Net cash generated from operating activities</b>	<b>(47.97)</b>	<b>(71.44)</b>
<b>(B) Cash Flow from investing activities</b>	-	-
<b>(C) Cash Flow from financing activities</b>		
Increase in Borrowings of the entity	30.00	100.00
Finance cost	-	-
<b>Net cash generated from financing activities</b>	<b>30.00</b>	<b>100.00</b>
<b>Net increase in cash and cash equivalents</b>	<b>(17.97)</b>	<b>28.56</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>45.55</b>	<b>16.99</b>
<b>Cash and cash equivalents at the end of the period</b>	<b>27.58</b>	<b>45.55</b>

As per our attached report of even date

For R.U.Kamath & co.

Chartered Accountants

Firm Registration No 104650W

For and on behalf of the Board

SHIVA REALTORS SUBURBAN PVT LTD

R.U.Kamath

Partner

M.No. 34431

Place : Mumbai

Date :



*Jayesh D Thacker*

Jayesh D Thacker

Director

DIN : 01660465

Place : Mumbai

Date :29/05/2023

*Shivangi J Thacker*

Shivangi J Thacker

Director

DIN : 00138353

Place : Mumbai

Date :29/05/2023

**SHIVA REALTORS SUBURBAN PVT LTD****Statement of Changes in Equity for the year ended March 31, 2023****A. Equity Share Capital**

<b>Particulars</b>	<b>(Amount in Rs.'000)</b>
Balance as at March 31, 2021	<b>200.00</b>
Changes in equity share capital during FY 2021-22	-
Balance as at March 31, 2022	<b>200.00</b>
Changes in equity share capital during FY 2022-23	-
Balance as at Mar 31, 2023	<b>200.00</b>

**B. Other Equity**

<b>Particulars</b>	<b>(Amount in Rs.'000)</b>
Balance as at March 31, 2021	<b>(604.27)</b>
(Loss) for the year	(47.44)
Other Comprehensive Income for the year, net of income tax	-
Total Comprehensive Income for the year	<b>(47.44)</b>
Balance as at March 31, 2022	<b>(651.71)</b>
(Loss) for the year	(47.69)
Other Comprehensive Income for the year, net of income tax	-
Total Comprehensive Income for the year	<b>(47.69)</b>
Balance as at Mar 31, 2023	<b>(699.40)</b>

**SHIVA REALTORS SUBURBAN PVT LTD**

Notes Forming Integral Part of the Balance Sheet as at 31st March, 2023

**3 Non Current Investment**

Particulars	As at March 31, 2023
Investments other than investment in subsidiary/associate/JV	
Investment in Equity Shares	748.1
<b>Total</b>	<b>748.1</b>

Details of Investments other than investment in subsidiary/associate/JV	
Name of the Body Corporate	Subsidiary / Associate / JV / Controlled Entity / Others
(1)	(2)
<b>(a) Investment in Equity Shares</b>	
Neelkamal Realtors Suburban Pvt Ltd	Others

**4 Cash and Cash Equivalent**

Particulars	As at March 31, 2023
Balance with Banks	2
<b>Sub Total (A)</b>	<b>2</b>
Cash-in-Hand	
<b>Sub Total (B)</b>	
<b>Total (A)+(B)</b>	<b>2</b>

**5 Other Current Assets**

Particulars	As at March 31, 2023
Prepaid Expenses	
<b>Total</b>	

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## 6 Share Capital

(Amount in Rs.'000)

Particulars	As at March 31, 2023	As at March 31, 2022
<b>AUTHORIZED CAPITAL</b>		
2,00,000 Equity Shares of Rs. 10/- each.	2,000.00	2,000.00
	<b>2,000.00</b>	<b>2,000.00</b>
<b>ISSUED, SUBSCRIBED AND PAID UP CAPITAL</b>		
Paid up Share capital by allotment		
20,000 Equity Shares of Rs. 10/- each, Fully	200.00	200.00
<b>Total</b>	<b>200.00</b>	<b>200.00</b>

## A. Shares Outstanding

(Amount in Rs.'000)

(Amount in Rs.'000)

	Equity Shares as at March 31, 2023		Equity Shares as at March 31, 2022	
	Number	Rs.	Number	Rs.
Shares outstanding at the beginning of the year	20,000	200	20,000	200
Shares issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	<b>20,000</b>	<b>200</b>	<b>20,000</b>	<b>200</b>

## B. Share Holders holding more than 5% shares

Name of Shareholder	As at 31 March 2023		As at 31 March 2022	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Shri Ashok M Saraf	1,950	9.75%	1,950	9.75%
Shri Jayesh D Thacker	2,920	14.60%	2,920	14.60%
Smt Kalpana D Thacker	1,000	5.00%	1,000	5.00%
Smt Shivangi J Thacker	2,800	14.00%	2,800	14.00%
Ms Komal J Thacker	1,500	7.50%	1,500	7.50%
D.B. Realty Ltd	9,665	48.33%	9,665	48.33%
	<b>19,835</b>		<b>19,835</b>	

## C. Shares held by promoters at the end of the year and changes in the same:

For FY 2022-2023

Name of Shareholder	As at 31 March 2023		As at 31 March 2022		% of changes during the year
	No. of Shares held	% of Holding	No. of Shares held	% of Holding	
Shri Ashok M Saraf	1,950	9.75%	1,950	9.75%	0.00%
Shri Jayesh D Thacker	2,920	14.60%	2,920	14.60%	0.00%
Smt Kalpana D Thacker	1,000	5.00%	1,000	5.00%	0.00%
Smt Shivangi J Thacker	2,800	14.00%	2,800	14.00%	0.00%
Ms Komal J Thacker	1,500	7.50%	1,500	7.50%	0.00%
D.B. Realty Ltd	9,665	48.33%	9,665	48.33%	0.00%
	<b>19,835</b>		<b>19,835</b>		

For FY 2021-2022

Name of Shareholder	As at 31 Mar 2022		As at 31 March 2021		% of changes during the year
	No. of Shares held	% of Holding	No. of Shares held	% of Holding	
Shri Ashok M Saraf	1,950	9.75%	1,950	9.75%	0.00%
Shri Jayesh D Thacker	2,920	14.60%	2,920	14.60%	0.00%
Smt Kalpana D Thacker	1,000	5.00%	1,000	5.00%	0.00%
Smt Shivangi J Thacker	2,800	14.00%	2,800	14.00%	0.00%
Ms Komal J Thacker	1,500	7.50%	1,500	7.50%	0.00%
D.B. Realty Ltd	9,665	48.33%	9,665	48.33%	0.00%
	<b>19,835</b>		<b>19,835</b>		



7 Other Equity  
Retained Earnings

Particulars	(Amount in Rs.'000)	
	As at March 31, 2023	As at March 31, 2022
(Deficit) in the Statement of Profit and Loss		
Opening balance	(651.71)	(604.27)
Add: (Loss) For the year	(47.69)	(47.44)
<b>Closing Balance</b>	<b>(699.40)</b>	<b>(651.71)</b>

## 8 Financial liabilities

Particulars	(Amount in Rs.'000)	
	As at March 31, 2023	As at March 31, 2022
<b>Non Current</b>		
<b>Unsecured</b>		
Loans and Advances form related Parties		
Terms of Repayment/Details of Securities etc to be mentioned		
<b>Current</b>		
<b>Unsecured</b>		
Loans and Advances form related Parties	1,260.00	1,230.00
Terms of Repayment/Details of Securities etc to be mentioned		
	<b>1,260.00</b>	<b>1,230.00</b>

## 9 Deferred Tax Liabilities

Particulars	(Amount in Rs.'000)	
	As at March 31, 2023	As at March 31, 2022
Deferred Tax Liabilities	-	-
<b>Closing Balance</b>	<b>-</b>	<b>-</b>

2020-21

Deferred Tax Liabilities in relation to:	(Amount in Rs.'000)		
	Opening Balance	Recognised in Profit or Loss	Closing Balance
Interest Free Unsecured Loans	-	-	-

The company has not recognised any deferred tax assets on loss in the absence of reasonable certainty of future profits

## 10 Other Financial Liabilities

Particulars	(Amount in Rs.'000)	
	As at March 31, 2023	As at March 31, 2022
Current portion of Long term loan from directors		
<b>Other Payables*</b>	21.24	23.60
<b>Total</b>	<b>21.24</b>	<b>23.60</b>

\* Other payables pertains to:

(i) Creditors for Expenses

	As at March 31, 2023	As at March 31, 2022
(i) Creditors for Expenses	21.24	23.60
	<b>21.24</b>	<b>23.60</b>



**SHIVA REALTORS SUBURBAN PVT LTD**

Notes Forming Integral Part of Profit &amp; Loss Account For the year ended March 31, 2023

**11 Finance Cost**

(Amount in Rs.'000)

Particulars	For the year ended March 31, 2023	For the Year Ended March 31, 2022
Finance Cost due to Financial Assets / Liabilities recognised at Amortised Cost	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

**12 Other Administrative Expenses**

(Amount in Rs.'000)

Particulars	For the year ended March 31, 2023	For the Year Ended March 31, 2022
Professional Fees	26.63	26.04
Payments to Auditors (Refer note below)	17.70	17.70
Printing & Stationery	0.06	-
Miscellaneous Expenses	3.30	3.70
<b>Total</b>	<b>47.69</b>	<b>47.44</b>

**Additional Information to financial statements**

(Amount in Rs.'000)

Particulars	For the year ended March 31, 2023	For the Year Ended March 31, 2022
<b>Payments to Auditor</b>		
Statutory Audit	8.85	8.85
Company Law Matters	8.85	8.85
	<b>17.70</b>	<b>17.70</b>

**13 Earnings per share (EPS):**

(Amount in Rs.'000)

Particulars	For the year ended March 31, 2023	For the Year Ended March 31, 2022
Profit/(Loss) after Tax attributable to equity share holder – (a)	(47.69)	(47.44)
Weighted average number of equity shares outstanding during the year – (b)	20,000.00	20,000.00
Earnings per share – Rs. (a/b)	(0.0024)	(0.0024)
Nominal value per share	10.00	10.00



**SHIVA REALTORS SUBURBAN PVT LTD**

Notes Forming Part of the financial statement for the year ended March 31, 2023

**14 Financial Instruments**

The significant accounting policies, including the criteria of recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability, and equity instrument are disclosed in note 2.7 of the Ind AS financial statements.

**(a) Financial assets and liabilities**

The carrying value of financial instruments by categories as at March 31, 2023 is as follows:

(Amount in Rs.'000)

Particulars	Note No.	Amortized Cost	Total carrying value
<b>Financial Assets</b>			
Cash and cash equivalent	4	27.58	27.58
Investments	3	748.00	748.00
<b>Total</b>		<b>775.58</b>	<b>775.58</b>
<b>Financial Liabilities</b>			
Other Financial liabilities	10	21.24	21.24
Borrowings	8	1,260.00	1,260.00
<b>Total</b>		<b>1,281.24</b>	<b>1,281.24</b>

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

(Amount in Rs.'000)

Particulars	Note No.	Amortized Cost	Total carrying value
<b>Financial Assets</b>			
Cash and cash equivalent	4	45.55	16.99
Investments	3	748.00	748.00
<b>Total</b>		<b>793.55</b>	<b>764.99</b>
<b>Financial Liabilities</b>			
Other Financial liabilities	10	23.60	23.60
Borrowings	8	1,230.00	1,230.00
<b>Total</b>		<b>1,253.60</b>	<b>1,253.60</b>

Carrying amounts of cash and cash equivalents, trade receivables and trade payable as at June 30, 2022 and March 31, 2022 approximate the fair value because of their short term nature. Difference between the carrying amount and fair values of other financial assets and liabilities subsequently measured at amortised cost is not significant in each year presented.

**(b) Financial Risk Management**

The Board of Directors reviews the risk management policy from time to time and the said policy aims at enhancing shareholders' value and providing an optimum risk-reward trade off. The risk management approach is based on clear understanding of variety of risk that the organisation faces, disciplined risk monitoring and measurement and continuous risk assessment and mitigation measures.

A brief description of the various risks which the company is likely to face are as under:

**(i) Market Risk**

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market conditions. Market risk comprises three types of risk: interest rate risk, credit and default risk and liquidity risk. Financial instruments affected by market risk include loans and borrowings, deposits, FVTOCI and FVTPL investments. The company does not have material Foreign Currency Exchange rate risk.

**(ii) Interest Risk**

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





**SHIVA REALTORS SUBURBAN PVT LTD**

Notes Forming Part of the financial statement for the year ended March 31, 2023

**(iii) Credit Risk and Default Risk**

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The company is exposed to credit risk from its operating activities (primarily trade receivables, business advances/deposit given) and from its investing activities (primarily loans granted to various parties including related parties).

**Trade receivables**

Considering the inherent nature of business of the company, Customer credit risk is minimal. The company generally does not part away with its assets unless trade receivable are fully realised.

**(iv) Liquidity risk**

The company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank overdrafts and loans. The company has access to a sufficient variety of sources of funding which includes funding from holding company which is expected to be rolled over in case of any liquidity gap. Further, the company is adequately supported by the holding company to provide financial stability.

**(v) Capital Management**

For the purposes of the company's capital management, capital includes Share Capital. The primary objective of the company's capital management is to maximise Shareholders' value. The company manages its capital structure and market adjustments in the light of changes in economic environment and the requirements of the financial covenants.

Presently, the company is funded entirely by Shareholders' funds and loans from Directors are used by the company.

**15 Related Party Disclosures:**

As per Ind AS-24 'Related Party Disclosures', the disclosure of transactions with the related parties as defined in Ind AS-24 is given below:

**A. List of Related Parties**

List of related parties where control exists of related parties with whom transactions have taken place

Name of the Related Party	Relationship
Jayesh D Thacker	Directors
Shivangi J Thacker	
D.B. Realty Ltd	Associate entity

**B. Transactions with Related Parties and Outstanding Balances as of Year End.**

(Amount in Rs.'000)

Sr. No.	Particulars	FY 2022-23	FY 2021-22
1	<b>Transactions with Related Parties during the financial year</b>		
	<u>Loan taken from</u>		
	Jayesh D Thacker	30.00	100.00

(Amount in Rs.'000)

Sr. No.	Particulars	As at 31 March 2023	As at 31 March 2022
2	<b>Balance payable as at year end (at Amortised Cost)</b>		
	Jayesh D Thacker	1,080	1,050
	Shivangi J Thacker	180	180
	<b>Total</b>	<b>1,260</b>	<b>1,230</b>

Note : The aforesaid related parties are as identified by the Enterprise and relied upon by the Auditors.



**SHIVA REALTORS SUBURBAN PVT LTD**

**Notes Forming Part of the financial statement for the year ended March 31, 2023**

**All figures are in ₹ Thousands unless stated otherwise**

**16 Fair Value Measurement**

**I. Fair value hierarchy**

The fair values of the financial assets and liabilities are included at the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are (a) recognised and measured at fair value and (b) measured at amortised cost and for which fair values are disclosed in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the company has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level follows underneath the table.

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. For example, listed equity instruments that have quoted market price.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the-counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted equity securities, contingent consideration and indemnification asset included in level 3.

**II. Assets and liabilities accounted at amortised cost for which fair values are disclosed**

The carrying amounts of current borrowings and other current financial liabilities are considered to be approximately equal to the fair value, due to their short term nature and categorised under level 2 of fair value hierarchy.

During the periods mentioned above, there have been no transfers amongst the levels of hierarchy.

A handwritten signature in blue ink, followed by the initials 'SJR' also in blue ink.

**SHIVA REALTORS SUBURBAN PVT LTD**

Notes Forming Part of the financial statement for the year ended March 31, 2023

## 17 Disclosure of Financial Ratio

S.No	Particulars	As at 31 Mar 2023	As at 31 March 2022	Variance in
1	Current Ratio	0.03	0.04	-38
2	Debt-Equity Ratio	(2.52)	(2.72)	7
3	Debt Service Coverage Ratio(DSCR)	NA	NA	
4	Return on Equity Ratio	(0.10)	(0.11)	
5	Inventory Turnover Ratio	NA	NA	
6	Trade Receivable Turnover Ratio	NA	NA	
7	Trade payable Turnover Ratio	NA	NA	
8	Net Capital Turnover Ratio	NA	NA	
9	Net Profit Ratio	NA	NA	
10	Return on Capital Employed	(0.10)	(0.11)	
11	Return on Investment	(0.10)	(0.11)	

**Note 1**

There are no operations in the company, the variation in ratios is mainly on account of expenses debit in

**SHIVA REALTORS SUBURBAN PVT LTD**

Notes Forming Part of the financial statement for the year ended March 31, 2023

All figures are in ₹ Thousands unless stated otherwise

**18 Additional Regulatory Information**

- a. There are no immovable properties that are held by a person / entity on behalf of the Company
  - b. The company does not have any asset under Property, Plant & Equipment during the year.
  - c. The Company has not made any loans or advances in the nature of loans to promoters, directors, KMPs and the related parties either severally or jointly with any other person during the year, except as disclosed in the notes to accounts and related party disclosure
  - d. There are no Benami Properties held by the Company as on the date of Balance Sheet
  - e. The Company has not been declared as wilful defaulter by any Bank / Financial Institution.
  - f. The Company has not entered into any transactions with companies struck off by the Registrar of Companies (ROC).
  - g. The Company does not have any subsidiaries, joint ventures and associates during the year ended March 31, 2023 hence disclosures for compliance with number of layers of companies is not applicable.
  - h. The Company do not have any Scheme of Arrangements by Competent Authority in terms of Section 230 to 237 of the Companies Act, 2013.
  - i. The Company do not have any undisclosed income that need to be reported under this head.
  - j. The Company do not have any transactions that dealt with Crypto Currency or Virtual Currency.
  - k. 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 except as disclosed in the notes to accounts and related party disclosure.
  - l. No funds have been received by the Company from any person(s) 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 except as disclosed in the notes to accounts and related party disclosure.
  - m. There were no charges, which were yet to be registered with ROC beyond the statutory period as on the close of the financial year. As regards satisfaction of charges, there was no satisfaction of charge as on March 31, 2023 which was yet to be registered with ROC.
19. Company's net worth has been fully eroded due to accumulated losses. The negative net worth of the company is Rs. 499.40/- (Rs. in Thousands). The Accounts have been prepared on going concern basis. The continuation of the company is dependent upon the future profitability of the Company and financial support from shareholder

20. Previous year figures have been regrouped and rearranged to make them comparable with the current year figures.

For R. U. Kamath & Co.  
Chartered Accountants  
Firm Registration Number 104650W

R. U. Kamath & Co.  
Partner  
Membership No. 03443  
UDIN :-

Place : Mumbai  
Date :



For and on behalf of the Board of Directors  
SHIVA REALTORS SUBURBAN PVT LTD

Jayesh D Thacker  
Director  
DIN : 01660465

Place : Mumbai  
Date :29/05/2023

Shivangi J Thacker  
Director  
DIN : 00138353

Place : Mumbai  
Date :29/05/2023

**SHIVA REALTORS SUBURBAN PRIVATE LIMITED**  
**Notes Forming Part of Ind-AS Financial Statements for the Year ended March 31,**  
**2023**

1 The Company is in the business of real estate development and related activities. financial statements are reported in Indian Rupees, which is also the Company's functional currency.

2. **Significant Accounting Policies Accounting Judgements , Estimates and Assumptions:**

(A) **Significant Accounting Policies:**

2.1 **Basis of preparation of Ind-AS Financial Statements:**

The Ind-AS financial statements of the company have been prepared in accordance with the relevant provisions of the Companies Act, 2013, the Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 read with the Companies (Indian Accounting Standards) Amendment Rules, 2016 and the Guidance Notes and other authoritative pronouncements issued by the Institute of Chartered Accountants of India (ICAI).

Effective April 1, 2016, the Company has adopted all Ind AS standards and the adoption was carried out in accordance with Ind AS 101 First time adoption of Indian Accounting Standards, with April 1, 2015 as the transition date. The transition was carried out from Indian Accounting Principles generally accepted in India as prescribed under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (IGAAP), which was the previous GAAP.

The Ind-AS financial statements have been prepared on a historical cost basis, except for certain financial assets and liabilities measured at fair value (refer accounting policy no. 2.3 regarding financial instruments). Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.



All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- **Level 1** — Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- **Level 2** — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- **Level 3** — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

The amounts are disclosed in **Rs. in thousands / Rs. in '000'**

## 2.2 Current and Non-Current Classification of Assets and Liabilities and Operating Cycle:

An asset is considered 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 considered as 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.

All other liabilities are classified 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 business purposes and their realisation into cash and cash equivalents.

## 2.3 Financial Instruments:

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

### (i) Financial Assets:

*Initial Recognition and Measurement:*

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.



#### *Subsequent Measurement:*

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

- Financial assets at amortised cost
- Equity instruments measured at fair value through other comprehensive income FVTOCI

#### *Financial Assets at Amortised Cost:*

A financial asset is measured at the amortised cost if both the following conditions are met:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and any fees or costs that are an integral part of the EIR.

#### *Equity Instruments at FVTOCI:*

For equity instruments not held for trading, an irrevocable choice is made on initial recognition to measure it at FVTOCI. All fair value changes on such investments, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to profit or loss, even on sale or disposal of the investment. However, on sale or disposal the company may transfer the cumulative gain or loss within equity.

#### **Derecognition**

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from the Company's statement of financial position) when:

- i) The rights to receive cash flows from the asset have expired, or
- ii) The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass-through" arrangement and either:
  - a. the Company has transferred substantially all the risks and rewards of the asset, or
  - b. the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

#### **Impairment of financial assets**

The company applies the expected credit loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposures:

- Financial assets at amortised cost.
- Financial guarantee contracts.

The company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. Under this approach the company does not track changes in credit risk but recognises impairment loss allowance based on lifetime ECLs at each reporting date. For this purpose the company uses a provision matrix to determine the impairment loss allowance on the portfolio of trade receivables. The said matrix is based on historically observed default rates over the expected life of the trade receivables duly adjusted for forward looking estimates.



For recognition of impairment loss on other financial assets and risk exposures, the company determines 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 is used. If, in a 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 company reverts to recognising impairment loss allowance based on 12-month ECL.

For assessing increase in credit risk and impairment loss, the company combines financial instruments on the basis of shared credit risk characteristics with the objective of facilitating an analysis that is designed to enable significant increases in credit risk to be identified on a timely basis.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events on a financial instrument that are possible within 12 months after the reporting date.

ECL is the difference between all contractual cash flows that are due to the company in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. The ECL impairment loss allowance (or reversal) recognized during the period in the statement of profit and loss and the cumulative loss is reduced from the carrying amount of the asset until it meets the write off criteria, which is generally when no cash flows are expected to be realised from the asset.

## ii) Financial Liabilities:

### *Initial Recognition and Measurement:*

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs. The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, financial guarantee contracts.

### *Subsequent Measurement:*

This is dependent upon the classification thereof as under:

### *Loans and Borrowings:*

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss.

### *Derecognition:*

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

## (iii) Equity Instruments:





An equity instrument is any contract that evidences a residual interest in the assets of an entity in accordance with the substance of the contractual arrangements. These are recognised at the amount of the proceeds received, net of direct issue costs.

## 2.4 Taxes on Income:

### *Current Income Taxes:*

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Current income tax relating to items recognised directly in equity is recognised in other comprehensive income / equity and not in the statement of profit and loss. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

### *Deferred Taxes:*

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences, when the deferred tax liability arises from an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised 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 utilised, except, when the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

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 utilised. Unrecognised deferred tax assets are reassessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

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

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities



## 2.5 Earnings Per Share:

Basic earnings per share is calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year are adjusted for events including a bonus issue, bonus element in right issue to existing shareholders, share split, and reverse share split (consolidation of shares).

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

## 2.6 Cash and Cash Equivalent:

Cash and cash equivalent for the purpose of Cash Flow Statement comprise cash at bank and in hand and short term highly liquid investments which are subject to insignificant risk of changes in value.

## 2.7 Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit / (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

## 2.8 Amendment to existing issued Ind AS

There is no such notification which would have been applicable from April 1, 2022

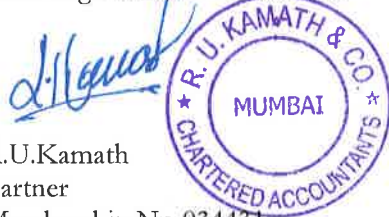
As per our attached report of even date

For and on behalf of the Board

For R.U.Kamath & Co.

**Shiva Realtors Suburban Private Limited**

Chartered Accountants  
Firm Registration No.104650W



R.U.Kamath  
Partner  
Membership No.034431

Jayesh D Thacker  
Director  
DIN : 01660465

Shivangi J Thacker  
Director  
DIN : 00138353

Place : Mumbai  
Date :

Place : Mumbai  
Date : 29/05/2023

Place : Mumbai  
Date : 29/05/2023