NINE PARADISE ERECTORS PRIVATE LIMITED

ANNUAL ACCOUNTS

FOR THE YEAR ENDED 31ST MARCH, 2022

MEHTA CHOKSHI & SHAH LLP
Chartered Accountants
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New Marine Lines, Mumbai 400 020
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Suburb Off.- C-9/10, "Bhoomi Saraswathi", Ganjawalla Lane, Borivali (West), Mumbai-400092

INDEPENDENT AUDITOR'S REPORT

To,
The Members,
NINE PARADISE ERECTORS PRIVATE LIMITED

1. Opinion

We have audited the accompanying Financial Statement of **NINE PARADISE ERECTORS PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at March 31, 2022, the Statement of Profit and Loss (including Other Comprehensive Income), Cash Flows Statement and the Statement of Changes in Equity for the year then ended, and a summary of significant accounting policies and other explanatory information (hereinafter referred to as "Financial Statement").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statement give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Indian Accounting Standards ("Ind AS") specified under Section 133 of the Act, of the state of affairs of the Company as at March 31, 2022, its loss, including total comprehensive income, its cash flows and its change in equity for the year ended on that date.

2. Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. These require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statement 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 Statement under the provisions of the Act and Rules

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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.

3. Responsibilities of Management and Those Charged with Governance for the Financial Statement

The Company's Board of Director is responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these Financial Statement that give a true and fair view of the financial position, financial performance including other comprehensive income, change in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Standalone Financial Statement, the Board of Directors of the company are responsible for assessing the ability of the Company 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.

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

4. Auditor's Responsibilities for the Audit of the Financial Statement

Our objectives are to obtain reasonable assurance about whether the Financial Statement 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 this Financial Statement. 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 Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

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The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls systems in place and the operating effectiveness of such control.

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

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

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

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

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

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5. Report on Other Legal and Regulatory Requirements

1. 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 Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
   d. In our opinion, the aforesaid Financial Statement comply with the Accounting Standards (Ind AS) specified under Section 133 of the Act.
   e. On the basis of written representations received from the directors as on 31st March, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2022 from being appointed as a director in terms of Section 164(2) of the Act.
   f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A".
   g. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended: In our opinion and to the best of our information and according to the explanations given to us, during the year, the Company has not paid any remuneration to its Directors and hence the question of reporting under Section 197 (16) does not arise.
   h. With respect to other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
      (i) The Company does not have any pending litigations which would materially 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; and
      (iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
      (iv) (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;.

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(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 (a) and (b) above, contain any material misstatement.

(v) The Company has not declared or paid any dividend during the year hence the provisions of Section 123 of Companies Act, 2013 are not applicable.

2. As required by the Companies (Auditor's Report) Order, 2020 (the "Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

For Mehta Chokshi & Shah LLP
Chartered Accountants
Firm Registration Number: 106201W/W100598

MEHTA CHOKSHI & SHAH LLP * CHARTERED ACCOUNTANTS * AAQ-0660 MUMBAI

Vijay R. Gajaria
Partner
M.No.: 137561
UDIN: 22137561AJWBEI8936

Place: Mumbai
Date: 28th May, 2022

Annexure – "A" to the Independent Auditors' Report on the Financial Statements of NINE PARADISE ERECTORS PRIVATE LIMITED for the year ended March 31, 2022

Report on the internal financial controls with reference to the aforesaid Standalone Financial Statements under Clause (i) of Sub-Section 3 of Section 143 of the Companies Act, 2013.

Opinion

We have audited the internal financial controls with reference to Standalone Financial Statements of NINE PARADISE ERECTORS PRIVATE LIMITED (hereinafter referred to as "the Company") as of March 31, 2022 in conjunction with our audit of the Standalone Financial Statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to Standalone Financial Statements and such internal financial controls were operating effectively as at March 31, 2022, based on the internal financial controls with reference to Standalone Financial Statements 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 (the "Guidance Note").

Management's Responsibility for Internal Financial Controls

The Company's management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to Standalone Financial Statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013 (hereinafter referred to as "the Act").

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to Standalone Financial Statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to Standalone Financial Statements. 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 with reference to Standalone Financial Statements were established and maintained and whether 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 with reference to Standalone Financial Statements and their operating effectiveness. Our audit of internal financial controls with reference to Standalone Financial Statements included obtaining an understanding of such internal financial controls,

MEHTA CHOKSHI & SHAH LLP AAB-0960 MUMBAI CHARTERED ACCOUNTANTS assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Standalone 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 with reference to Standalone Financial Statements.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial controls with reference to Standalone Financial Statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Standalone Financial Statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to Standalone Financial Statements include 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 Standalone 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 Standalone Financial Statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting with Reference to Standalone Financial Statements

Because of the inherent limitations of internal financial controls with reference to Standalone Financial Statements, 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 with reference to Standalone Financial Statements to future periods are subject to the risk that the internal financial controls with reference to Standalone Financial Statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

For Mehta Chokshi & Shah LLP
Chartered Accountants
Firm Registration Number: 106201W/W100598

MEHTA CHOKSHI & SHAH LLP * CHARTERED ACCOUNTANTS * AAC-0660 MUMBAI

Vijay R. Gajaria
Partner
M.No.: 137561
UDIN: 22137561AJWBEI8936

Place: Mumbai
Date: 28th May, 2022

Annexure – "B" to the Independent Auditors' Report on the Financial Statements of NINE PARADISE ERECTORS PRIVATE LIMITED for the year ended March 31, 2022

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

i) The Company does not have any Fixed Assets and therefore paragraph 3 (i) of the order is not applicable.

ii)(a) The Company is in the business of real estate development and up to the year-end the company has incurred certain expenditure towards the project under development. As explained to us, site visit was carried out during the year by the management at reasonable intervals. In our opinion frequency of verification is reasonable.

In our opinion, keeping in view the nature of inventory, the procedures of physical verification by way of site visits by the management are reasonable and adequate in relation to size of the company and nature of its business.

The inventory records have been kept properly. As explained to us, no material discrepancies were noticed on physical verification of inventory/project site by the management.

The Company has not been sanctioned working capital limits in excess of ₹ 5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.

iii) During the year, the Company has not made any investment/ granted any loans/provided any guarantee or security to any party covered in the register maintained under section 189 of the Companies Act, 2013 ("the Act"). Accordingly, reporting under paragraph 3 (iii) of the Order is not applicable.

iv) During the year, the Company has granted interest free loan amounting to Rs.42 lakh to an individual. In our opinion, granting of such loan is not in contravention to Section 185 of the Act. Also, as the Company, being a real estate developer, is engaged in infrastructure activities as per Schedule VI of the Act. Hence, non charging of interest on the above loan granted is not an violation of Section 186 of the Act.

v) The Company has not accepted deposits as per the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed thereunder. Accordingly, paragraph 3 (v) of the Order is not applicable to the Company.

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vi) In our opinion, the company does not qualify the prescribed criteria as specified in Companies (Cost Records and Audit) Rules, 2014, and therefore is not required to maintain the cost records as prescribed under Section 148 (1) of the Act. Hence paragraph 3 (vi) of the order is not applicable.

vii) In respect of statutory dues:

(a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, it is generally regular in depositing undisputed statutory dues including income tax and other applicable statutory dues with appropriate authorities. The arrears of outstanding property tax as at March 31, 2022 which was outstanding for more than six months from the date it became payable is Rs.52.79 lakh.

Further as explained to us, the provisions for Provident Fund, Employees State Insurance, and Duty of Custom are not applicable to the Company during the year.

(b) According to the information and explanations given to us, there are no disputed dues of Income – tax and other applicable statutory dues and hence paragraph 3 (vii) (b) of the Order is not applicable.

viii) There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

ix) During the year, the Company has not obtained any borrowing from banks or financial institutions and hence paragraph (ix) of the Order is not applicable.

x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) and has not obtained any term loans during the period. Accordingly, paragraph 3 (x)(a) of the Order is not applicable.

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

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

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

(c) No whistle-blower complaints received during the year by the Company.

xii) The Company is not a Nidhi Company and hence reporting under paragraph 3 (xii) of the Order is not applicable.

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

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

(b) The Company does not have any operations during the year, no internal audit was carried on. Hence, paragraph 3 (xiv)(b) of the Order is not applicable.

xv) During the year the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.

xvi) (a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

(b) In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under paragraph 3(xvi) (d) of the Order is not applicable.

xvii) During the year, the Company has incurred cash loss of Rs.0.49 lakh (Previous year: Rs.5.22 lakh).

xviii) There has been no resignation of the statutory auditors of the Company during the year.

xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, we report as follows:

As at the year-end, the Company has negative net-worht of Rs.15.70 lakh. The Company's project is also stalled. However, the Company's liability mainly represents loan from the parent company. It is understanding between the parties that the above lenders will not enforce recovery of the said loan till the time the Company generates sufficient cash flows from its operation. Also, the management believes that intrinsic realisable value of project land shall be significantly higher than its liabilities. Hence, based on the above representation, the Financial Statements of the Company are prepared as per going concern.

We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

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xx) In our opinion, the provisions of Section 135 of the Act are not applicable and hence the paragraph 3(xx) of the Order is not applicable.

For Mehta Chokshi & Shah LLP
Chartered Accountants
Firm Registration Number: 106201W/W100598

MEHTA CHOKSHI & SHAH LLP * CHARTERED ACCOUNTANTS * AAQ-0660 MUMBAI

Vijay R. Gajaria
Partner
M.No.: 137561
UDIN: 22137561AJWBEI8936

Place: Mumbai
Date: 28th May, 2022

Nine Paradise Erectors Private Limited
Balance Sheet as at March 31, 2022
All amounts are in INR (lakhs) unless otherwise stated

Particulars	Note No.	As at March 31, 2022	As at March 31, 2021
ASSETS			
1 Non Current Assets			
a Financial Assets			
(i) Investment	3	**88.05**	88.05
Total Non Current Assets (A)		**88.05**	88.05
2 Current Assets			
a Inventories	4	**2,299.83**	2,296.81
b Financial Assets			
(i) Cash and cash equivalent	5	**1.04**	0.42
(ii) Loans	6	**6,990.30**	6,948.30
(iii) Other Financial Assets	7	**1,002.02**	1,002.02
c Other Current Assets	8	-	87.00
Total Current Assets (B)		**10,293.18**	10,334.54
Total Assets (A)+(B)		**10,381.23**	10,422.59
EQUITY AND LIABILITIES			
1 Equity			
a Equity Share Capital	9	**1.00**	1.00
b Other Equity	10	**(16.69)**	(16.21)
Total Equity (A)		**(15.69)**	(15.21)
2 Current Liabilities			
a Financial liabilities			
(i) Short-term borrowings	11	**10,338.35**	10,286.35
(ii) Trade payables	12	**53.75**	61.58
(iii) Other financial liabilities	13	**1.36**	1.36
b Other current liabilities	14	**3.46**	88.51
Total Current Liabilities (B)		**10,396.92**	10,437.80
Total Equity and Liabilities (A)+(B)		**10,381.23**	10,422.59

Significant Accounting Policies and Notes on Financial Statements **1 to 31**

As per our attached report of even date

For Mehta Chokshi & Shah LLP
Chartered Accountants
Firm Registration No. 16201W/W100598

Name: Vijay Gajaria
Partner
Membership No. : 137561

MEHTA CHOKSHI & SHAH LLP
AAQ-0660
MUMBAI
CHARTERED ACCOUNTANTS

Place: Mumbai
Date: 28th May 2022

For and on Behalf of the Board

(Suresh Singh)
Director
DIN - 02269533

(Faizan Pasha)
Director
DIN - 06457095

Place: Mumbai
Date: 28th May 2022

Nine Paradise Erectors Private Limited
Statement of Profit and Loss for the Year End of March 31, 2022
All amounts are in INR (lakhs) unless otherwise stated

	Particulars	Note No.	For the year ended March 31, 2022	For the year ended March 31, 2021
I	Revenue from operations		-	-
II	Other income		-	-
III	**Total Income (I)+(II)**		-	-
IV	**Expenses**			
	Project Related Expenses	15	3.02	-
	Changes in inventories of finished goods, work in progress and stock-in-trade	16	(3.02)	-
	Other expense	17	0.48	5.22
	Total expenses (IV)		0.48	5.22
	Profit/ (loss) before exceptional items and tax		(0.48)	(5.22)
	Exceptional items			
V	**(Loss) before tax (III)-(IV)**		(0.48)	(5.22)
VI	**Tax expense**			
	a) Current tax	18	-	-
	b) Deferred tax		-	-
	c) Short/ (Excess) Provision		-	-
VII	**(Loss) for the period (V)-(VI)**		(0.48)	(5.22)
VIII	**Other Comprehensive Income**			
	A (i) Items that will not be reclassified to Profit or Loss		-	-
	(ii) Income tax relating to items that will not be reclassified to Profit or Loss		-	-
	B (i) Items that will be reclassified to profit or Loss		-	-
	(ii) Income tax relating to items that will be reclassified to Profit or Loss		-	-
	Total Other Comprehensive Income [A (i)-(ii) + B (i)-(ii)] (VIII)		-	-
IX	**Total Comprehensive Income for the period (VII)+(VIII)**		(0.48)	(5.22)
X	**Earnings per equity share**			
	Basic and Diluted	19	(4.79)	(52.22)

Significant Accounting Policies and Notes on Financial Statements **1 to 31**

As per our attached report of even date

For Mehta Chokshi & Shah LLP
Chartered Accountants
Firm Registration No. 16201W/W100598

Name: Vijay Gajaria
Partner
Membership No. : 137561

Place: Mumbai
Date: 28th May 2022

MEHTA CHOKSHI & SHAH LLP
AAQ-0660
MUMBAI
CHARTERED ACCOUNTANTS

For and on Behalf of the Board

(Suresh Singh)	**(Faizan Pasha)**
Director	**Director**
DIN - 02269533	**DIN - 06457095**

Place: Mumbai
Date: 28th May 2022

Nine Paradise Erectors Private Limited
Cash Flow Statement for the year ended March 31, 2022
All amounts are in INR (lakhs) unless otherwise stated

Particulars		For the year ended March 31, 2022	For the year ended March 31, 2021
Cash Flow From Operating Activities:			
(Loss) Before Tax		(0.48)	(5.22)
Adjustment			
Share of loss from partnership firms		0.00	0.01
Working Capital Adjustments; increase/decrease in			-
current assets		87.00	4.98
current liabilities		(85.05)	(0.20)
borrowings		-	-
trade payable		(7.83)	(0.23)
inventories		(3.02)	
Cash from Operating Activities		(9.38)	(0.67)
Less: Taxes paid		-	-
Net Cash generated/(used) from Operating Activities	A	(9.38)	(0.67)
Cash Flow From Investing Activities:			
Loan granted		(42.00)	
Net Cash generated/(used) from Investing Activities	B	(42.00)	-
Cash Flow From Financing Activities:			
Loan Accepted		52.00	0.66
Net Cash generated/(used) from Financing Activities	C	52.00	0.66
Net Increase/ (Decrease) in Cash and Cash Equivalents (A+B+C)		0.62	(0.01)
Add: Cash and Cash Equivalents (Opening)		0.42	0.43
Cash and Cash Equivalents (Closing)		1.04	0.42
Cash and cash Equivalents includes:			
Cash on hand		0.02	0.15
Bank Balances		1.02	0.27
		1.04	0.42
Notes to Cash Flow			
1. Net Debt Reconciliation			
Net Debt Opening		10,286.35	10,285.69
Cash flows		52.00	0.66
Net Debt Closing		10,338.35	10,286.35

As per our attached report of even date

For Mehta Chokshi & Shah LLP
Chartered Accountants
Firm Registration No. 16201W/W100598

Name: Vijay Gajaria
Partner
Membership No. : 137561

Place :Mumbai
Date :

MEHTA CHOKSHI & SHAH LLP
AAD 0660
MUMBAI
CHARTERED ACCOUNTANTS

For and on Behalf of the Board

(Suresh Singh)
Director
DIN - 02269533

(Faizan Pasha)
Director
DIN - 06457095

Place :Mumbai
Date :

Nine Paradise Erectors Private Limited
Statement of Changes in Equity for the year ended March 31, 2022
All amounts are in INR (lakhs) unless otherwise stated

A. Equity Share Capital

Particulars	Total
Balance as at April 1, 2020	1.00
Changes in equity share capital during FY 2020-21	-
Balance as at March 31, 2021	1.00
Balance as at April 1, 2021	1.00
Changes in equity share capital during FY 2021-22	-
Balance as at March 31, 2022	**1.00**

B. Other equity

Particulars	Reserves and surplus	Items of Other comprehensive income	Total
	Retained Earnings	Remeasurement of the net defined benefit plans	
Balance as at April 1, 2020	(10.99)	-	(10.99)
Profit for the year	(5.22)	-	(5.22)
Add: Changes in accounting policy or prior period error	-	-	-
Other comprehensive income for the year	-	-	-
Balance as at March 31, 2021	**(16.21)**	-	**(16.21)**
(Loss) for the year	(0.48)	-	**(0.48)**
Add: Changes in accounting policy or prior period error	-	-	-
Other comprehensive income for the year	-	-	-
Balance as at March 31, 2022	**(16.69)**	-	**(16.69)**

As per our attached report of even date

For Mehta Chokshi & Shah LLP
Chartered Accountants
Firm Registration No. 16201W/W100598

Name: Vijay Gajaria
Partner
Membership No. : 137561

MEHTA CHOKSHI & SHAH LLP * CHARTERED ACCOUNTANTS * AAQ-0660 MUMBAI

Place: Mumbai
Date: 28th May 2022

For and on Behalf of the Board

(Suresh Singh)
Director
DIN - 02269533

(Faizan Pasha)
Director
DIN - 06457095

Place: Mumbai
Date: 28th May 2022

1 Company Background

Nine Paradise Erectors Private Limited (the "Company") is incorporated and domiciled in India. The Company is a wholly owned subsidiary of DB Realty Limited, which is listed with National Stock Exchange and Bombay Stock Exchange. The Company has its the Registered Office and principal place of business at DB Central, Maulana Azad Road, Rangwala Compound, Jacob Circle, Mumbai - 400 011.

The Company has entered into an Agreement of Assignment dated 09.04.2010 towards acquiring 55% share in a property situated at Rippon Road, Cross Land, Madanpura, Mumbai Central, Mumbai admeasuring approximately 7015.94 sq. meters with a intention to develop and construct Residential buildings. In this regard, security charges and legal and professional fees incurred for the project have been included in Project Work in Progress. The Company has its Registered Office and principal place of business at DB Central, Maulana Azad Road, Rangwala Compound, Jacob Circle, Mumbai - 400 011.

The Company's financial statements were authorised for issue in accordance with a resolution of the Board of Directors on May 28, 2022 in accordance with the provisions of the Companies Act, 2013 and are subject to the approval of the shareholders at the Annual General Meeting.

The Company's 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 & Measurement:

a) Basis of Preparation-

The 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).

The financial statements have been prepared on accrual and going concern basis. The accounting policies are applied consistently to all the periods presented in the financial statements.

The financial statements are presented in Indian Rupee ("INR"), the functional currency of the Company. Items included in the financial statements of the Company are recorded using the currency of the primary economic environment in which the Company operates (the 'functional currency')."

b) Basis of measurement-

The 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. 2.5 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.

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.

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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.

All the assets and liabilities have been classified as current and non-current as per the Company's normal operating cycle (not exceeding twelve months) and other criteria set out in the Schedule III to the Act.

2.3 Inventories :

Inventories comprise of (i) Project Work-In-Progress representing properties under construction/development and (ii) Building Materials representing inventory yet to be consumed.
Project work-in-progress (representing properties under development/construction) is valued at lower of cost or net realizable value. Direct expenses and construction overheads are taken as the cost of the project. The project costs comprise of:
a) Cost of development rights – includes cost of land, including development rights thereof, registration charges, stamp duty and other incidental expenses.
b) Construction and development cost – includes cost such as materials, services, depreciation on assets used for project purposes that relates directly to the project and costs that can be attributed to the project activities in general.
c) It also includes any adjustment arising due to foreseeable losses.

2.4 Revenue Recognition :

(i) Sale of Properties:

Revenue from sale of properties under construction is recognized when it satisfies a performance obligation by transferring a promised good or service to a customer in accordance with Ind AS 115. A company 'transfers' a good or service to a customer when the customer obtains control of that asset. Control may be transferred either at a point in time or over time.

(ii) Interest Income:

For all financial instruments measured at amortised cost, interest income is measured using the Effective Interest Rate (EIR), which is the rate that exactly discounts the estimated future cash flows through the contracted or expected life of the financial instrument, as appropriate, to the net carrying amount of the financial asset.

2.5 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:

(a) *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.

(b) 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.
• Equity instruments measured at fair value through other comprehensive income FVTPL.
• 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:
• The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
• 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.

Financial Assets at FVTOCI:

A financial asset that meets the following two conditions is measured at fair value through other comprehensive income unless the asset is designated at fair value through profit or loss under the fair value option.

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Nine Paradise Erectors Private Limited
Notes Forming part of Financial Statements
All amounts are in INR (lakhs) unless otherwise stated

• Business model test: The financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets.
• Cash flow characteristics test: The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial Assets at FVTPL:
Even if an instrument meets the two requirements to be measured at amortised cost or fair value through other comprehensive income, a financial asset is measured at fair value through profit or loss if doing so eliminates or significantly reduces a measurement or recognition inconsistency (sometimes referred to as an "accounting mismatch") that would otherwise arise from measuring assets or liabilities or recognising the gains and losses on them on different bases.
All other financial assets are measured at fair value through profit or loss.

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.

(c) 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.

(d) 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:
(a) 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.

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(b) 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.

(c) 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) Offsetting of Financial Instruments:

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

(iv) 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.

(v) Compound Financial Instruments:

These are classified separately as financial liabilities and equity in accordance with the substance of the contractual arrangements.

On the date of the issue, the fair value of the liability component is estimated using the prevailing market rate for similar non-convertible instruments and recognised as a liability on an amortised cost basis using the EIR until extinguished upon conversion or on maturity. The conversion option classified as equity is determined by deducting the amount of the liability component from the fair value of the compound instrument as a whole and recognised as equity, net of the tax effect and remains in equity until the conversion option is exercised, in which case the balance recognised in equity will be transferred to another component of equity. If the conversion option remains unexercised on the maturity date, the balance recognised in equity will be transferred to retained earnings and no gain or loss is recognised in profit or loss upon conversion or expiry of the conversion option.

Transaction costs are allocated to the liability and equity component in proportion to the allocation of the gross proceeds and accounted for as discussed above.

2.6 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 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 re-assessed 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.

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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.

2.7 Provisions and Contingent Liabilities::

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources.

When the Company expects some or all of a provision to be reimbursed, the same is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

A Contingent Liability is a possible obligation that arises from past events and the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of enterprise or a present obligation that arises from past events that may, but probably will not, require an outflow of resources.

Both provisions and contingent liabilities are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent Liabilities are not recognized but are disclosed in the notes.

2.8 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.

2.9 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.

2.10 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.

2.11 Commitments

Commitments are future liabilities for contractual expenditure. The commitments are classified and disclosed as follows:
(a) The estimated amount of contracts remaining to be executed on capital accounts and not provided for; and
(b) Other non-cancellable commitments, if any, to the extent they are considered material and relevant in the opinion of the Management

2.12 Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker regularly monitors and reviews the operating result of the whole Company as one segment of "Real Estate Development".

(B) Significant Accounting Judgements, Estimates and Assumptions:

The preparation of Financial Statements is in conformity with the recognition and measurement principles of Ind AS which requires the management to make judgements for estimates and assumptions that affect the amounts of assets, liabilities and the disclosure of contingent liabilities on the reporting date and the amounts of revenues and expenses during the reporting period and the disclosure of contingent liabilities. Differences between actual results and estimates are recognized in the period in which the results are known/ materialize.

2.13 Judgements:

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In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the financial statements:

a) Assessment of the recoverability of various financial assets.
b) Assessment of the executability of the projects undertaken

2.14 Estimates and Assumptions:

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

(a) Project estimates

The Company, being a real estate development company, prepares budgets in respect of each project to compute project profitability. The major components of project estimate are 'budgeted costs to complete the project' and 'budgeted revenue from the project. While estimating these components various assumptions are considered by the management such as (i) Work will be executed in the manner expected so that the project is completed timely (ii) consumption norms will remain same (iii) Estimates for contingencies and (iv) price escalations etc. Due to such complexities involved in the budgeting process, contract estimates are highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

(b) Measurement and classification of loans to subsidiaries

The Company has classified loan granted to subsidiary as current assets as the said loan is repayable on demand and the management expects that the Company will be able to recover the said loan as and when demanded. Also, considering the support of the Company's holding company and strength of underlying project of the subsidiary company, the management is hopeful that no provision for expected credit loss is required for loans granted to subsidiary.

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Nine Paradise Erectors Private Limited

Notes Forming part of Financial Statements

All amounts are in INR (lakhs) unless otherwise stated

3 Non -current investment

Particulars	As at March 31, 2022	As at March 31, 2021
(Unquoted, at Cost)		
(a) In Limited Liability Partnership		
DB Realty and Shreepati Infrastructure LLP	**0.01**	0.01
(Towards 0.06% share in Profit/Loss)(Previous Year 0.06%)		
(b) In Partnership Firm		
M/s. Sneh Developers	**0.00**	0.00
(Towards 1% share in Profit/Loss)(Previous Year 1%)		
(c) In Subsidiary Company		
Horizontal Realty and Aviation Private Limited	**88.04**	88.04
(88,03,922 No. of Equity Shares of Face Value of Rs. 10/- each, fully paid)		
Total	**88.05**	88.05

4 Inventories

Particulars	As at March 31, 2022	As at March 31, 2021
(As valued and certified by Management)		
Opening Inventories	**2,296.81**	2,296.81
Add: Project expenses incurred during the year	**3.02**	-
Total	**2,299.83**	2,296.81

5 Cash and Cash Equivalents

Particulars	As at March 31, 2022	As at March 31, 2021
Cash on hand	**0.02**	0.15
Balances with banks in current accounts	**1.02**	0.27
Total	**1.04**	0.42

6 Loans

Particulars	As at March 31, 2022	As at March 31, 2021
Current (measured at amortised cost)		
(Unsecured and considered good)		
Loan to a Subsidiary Company	**6,948.30**	6,948.30
Loan to others (Refer Note 6.2)	**42.00**	-
Total	**6,990.30**	6,948.30

6.1 Break-up of loans granted to a related party which are repayable on demand

Type of Borrower	**Amount of loan or advance in the nature of loan outstanding as at year end**	**Percentage to the total Loans and Advances in the nature of loans**
Promoter	-	-
	(-)	(-)
Directors	-	-
	(-)	(-)
KMPs	-	-
	(-)	(-)
Related Parties	**6,948.30**	**99%**
	(6,948.30)	(100%)

(Figures in the bracket represents previous year figures.)

6.2 During the year, the Company has received loan from its holding company amounting to INR552 lakh. Out of which, the Company has granted loan to other party amounting to INR 42 lakh upon the instructions of the holding company.

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Nine Paradise Erectors Private Limited
Notes Forming Part of Financial Statements
All amounts are in INR (lakhs) unless otherwise stated

9 Share Capital

9.1 Details of Authorized , Issued, Subscribed and Paid up Share Capital

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number	Amount in Rs.	Number	Amount in Rs.
Authorized				
Equity Share				
Equity Shares of Rs.10/- each	10,000	1.00	10,000	1.00
	10,000	1.00	10,000	1.00
Issued				
Equity Share				
Equity Shares of Rs.10/- each	10,000	1.00	10,000	1.00
	10,000	1.00	10,000	1.00
Subscribed and Paid up				
Equity Share				
Equity Shares of Rs.10/- each	10,000	1.00	10,000	1.00
	10,000	1.00	10,000	1.00

All of the above shares carry equal voting rights and there are no restrictions / preferences attached to any of the above share.

9.2 Reconciliation of the outstanding number of shares

Particulars	Equity Shares As at March 31, 2022		Equity Shares As at March 31, 2021	
	Number	Amount in Rs.	Number	Amount in Rs.
Shares outstanding at the beginning of the year	10,000	1.00	10,000	1.00
Add : Shares Issued during the year	-	-	-	-
Less : Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	10,000	1.00	10,000	1.00

9.3 Details of shares held by the Holding Company

Particulars	As at March 31, 2022		As at March 31, 2021	
	No. of Shares	% holding	No. of Shares	% holding
D B Realty Limited	1,000	100	1,000	100

9.4 The details of shareholders holding more than 5% shares

Name of Shareholder	As at March 31, 2022		As at March 31, 2021	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Equity Share				
D B Realty Limited and its nominees	10,000	100%	10,000	100%
Total	10,000	100%	10,000	100%

9.5 The details of shareholding by promoters

Name of Shareholder	No. of shares		% of total shares		% change
	31-03-2022	31-03-2021	31-03-2022	31-03-2021	31-03-2022
D B Realty Limited and its nominees	10,000	10,000	100%	100%	0%

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Nine Paradise Erectors Private Limited

Notes Forming part of Financial Statements

7 **Other Financial Assets**

Particulars	As at March 31, 2022	As at March 31, 2021
Current (measured at amortised cost)		
(Unsecured and considered good)		
Advance for Share Purchase to a related party	**42.02**	42.02
Deposit given	**960.00**	960.00
Total	**1,002.02**	1,002.02

7.1 The Company will receive 42,01,681 no. of Equity Shares of Face Value of Rs. 10/- in its subsidiary company against the above advances.

7.2 **Deposit given:**

During the year ended March 31, 2018, the Company had granted Security Deposit amounting to Rs.960.00 lakh. The said deposit was expected to be realised within 12 months. The management is in the process of recovering the above deposit from the said party. It is hopeful that the Company will duly receive the deposit amount and hence no provision for Expected Credit Loss (ECL) has been made in accordance with Ind-AS 109.

8 **Other Current Assets**

Particulars	As at March 31, 2022	As at March 31, 2021
Advances recoverable in cash or in kind or for value to be received (Refer Note 8.1)	-	87.00
Total	-	87.00

8.1 The Company on behalf of DB (BKC) Realtors Pvt. Ltd has advanced Rs.87.00 Lakhs towards acquisition of occupancy rights of the occupants situated at TATA Colony, Bandra Kurla Complex, Mumbai. As per the Memorandum of Understanding entered into by the company with DB (BKC) Realtors Pvt. Ltd. , the company has been appointed under a fiduciary capacity to acquire the said rights and to retransfer the same to DB (BKC) Realtors Pvt. Ltd. as and when so directed. In these account the amounts received from DB (BKC) Realtors Pvt. Ltd has been shown as current Liability and the amount so advanced has been classified under Other Current Advances. The necessary adjustment entries shall be passed in the year in which the occupancy rights are retransferred to DB (BKC) Realtors Pvt. Ltd. Further as per MOU, liability for stamp duty for acquiring occupancy rights which is yet to be ascertained as also any other costs including capital gain tax liability, if any, is to be borne by DB (BKC) Realtors Pvt. Ltd. In the previous year the said right under fiduciary capacity has been transferred back to DB (BKC) Realtors Pvt Ltd. and the necessary adjustment entries has been passed.

10 **Other equity**

Particulars	As at March 31, 2022	As at March 31, 2021
(Deficit) in the Statement of Profit and Loss		
Opening balance	**(16.21)**	(10.99)
Add :(Loss) for the year	**(0.48)**	(5.22)
Total	**(16.69)**	(16.21)

11 **Short-term Borrowings**

Particulars	As at March 31, 2022	As at March 31, 2021
Current (measured at amortised cost)		
Unsecured Loan (Interest free, Repayable on demand)		
a) From Holding Company	**10,338.35**	9,786.35
b) From Others	-	500.00
Total	**10,338.35**	10,286.35

12 **Trade Payables**

Particulars	As at March 31, 2022	As at March 31, 2021
Current (measured at amortised cost)		
Micro and Small Enterprises (Refer note no. 12.1)	**0.28**	0.40
Others	**53.47**	61.18
Total	**53.75**	61.58

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Nine Paradise Erectors Private Limited

Notes Forming part of Financial Statements

12 Trade Payables

Particulars	As at March 31, 2022	As at March 31, 2021
Current (measured at amortised cost)		
Micro and Small Enterprises (Refer note no. 12.1)	0.28	0.40
Others	53.47	61.18
Total	53.75	61.58

12.1 Details of dues to Micro and Small Enterprises as per MSMED Act, 2006

Particulars	As at March 31, 2022	As at March 31, 2021
Principal Amount outstanding to suppliers under MSMED Act,2006 beyond the appointed date	0.28	0.40
Interest accrued on the amount due to suppliers under MSMED Act on the above amount (accounted on payment basis)	-	-
Payment made to suppliers (other than Interest) beyond the appointed date during the year.	-	-
Interest paid to suppliers under MSMED Act (other than Section 16)	-	-
Interest paid to suppliers under MSMED Act (Section 16)	-	-
Interest due and payable to suppliers under MSMED Act for payments already made.	-	-
Interest accrued and remaining unpaid at the end of the year to suppliers under MSMED Act.	-	-

Note: The above information is compiled by the Company on the basis of the information made available by vendors and the same has been relied upon by the Statutory Auditors.

12.2 Trade payables ageing as at March 31, 2022

Particulars	Outstanding for following periods from due date of payment				
	< 1 year	1 - 2 years	2 - 3 years	>3 years	Total
(i) Undisputed MSME	0.28	0.00	0.00	0.00	0.28
(ii) Undisputed Others	0.00	0.00	0.00	53.47	53.47
(iii) Disputed dues - MSME	0.00	0.00	0.00	0.00	-
(iv) Disputed dues - Others	0.00	0.00	0.00	0.00	-
Total	0.28	-	-	53.47	53.75

Trade payables ageing as at March 31, 2021

Particulars	Outstanding for following periods from due date of payment				
	< 1 year	1 - 2 years	2 - 3 years	>3 years	Total
(i) Undisputed MSME	0.40	0.00	0.00	0.00	0.40
(ii) Undisputed Others	0.00	0.00	1.39	59.79	61.18
(iii) Disputed dues - MSME	0.00	0.00	0.00	0.00	-
(iv) Disputed dues - Others	0.00	0.00	0.00	0.00	-
Total	0.40	-	1.39	59.79	61.58

13 Other Financial Liabilities

Particulars	As at March 31, 2022	As at March 31, 2021
Current (measured at amortised cost)		
Current Account with Limited Liability Partnership	1.36	1.36
Total	1.36	1.36

14 Other Current Liabilities

Particulars	As at March 31, 2022	As at March 31, 2021
Advance received against purchases of occupants rights (Tata Colony) (Refer Note 8.1)	-	87.00
Outstanding Expenses	3.46	1.51
Total	3.46	88.51

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Notes Forming Part of Financial Statements

All amounts are in INR (lakhs) unless otherwise stated

15 Project Related Expenses

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Legal and Professional fees	-	-
Construction Expenses		
Security Charges	-	-
Property Tax	3.02	-
Total	3.02	-

16 (Increase)/Decrease In Inventories

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Opening Inventories	2,296.81	2,296.81
Less: Closing Inventories	2,299.83	2,296.81
Total	(3.02)	-

17 Other Expenses

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Payment to Auditors (Refer Note no. 17.1)	0.27	0.20
Professional Fees	0.08	-
Sundry balances written off	-	4.98
Miscellaneous Expenses	0.12	0.04
Share of loss from Investment Made	0.00	0.01
Total	0.48	5.22

17.1 Payment to Auditors

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Audit Fees	0.20	0.20
For other matters	0.07	-
Total	0.27	0.20

18 Tax Expenses

The income tax expense for the year can be reconciled to the accounting profit as follows:

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
(Loss) before Tax	(0.48)	(5.22)
Income Tax Expense calculated @ 25.168%	(0.12)	(1.31)
Effect of Loss not recognised as no reasonable certainty of future taxable profits	0.12	1.31
Tax Expenses	-	-
Tax Expenses recognised in the statement of Profit and Loss	-	-

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All amounts are in INR (lakhs) unless otherwise stated

19 Earnings Per Share

As per Ind AS -33 "Earning Per Share", the Company's EPS is as under:

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Net (Loss) after tax	**(0.48)**	(5.22)
Weighted average number of shares outstanding during the year	**10,000.00**	10,000.00
Basis and Diluted Earning Per Share (In INR)	**(4.79)**	(52.22)
Face Value Per Equity Share	**10.00**	10.00

20 The Company is a subsidiary of D B Realty Limited, which has become a "Public company" w.e.f. 23rd September 2009. Therefore, the Company is a private company which is a subsidiary of a public company and accordingly, by virtue of provision of section 2(71) of the Companies Act, 2013, the Company is a deemed public company. The Company continues to use the word "Private Limited" as permitted by law.

21 The Company has entered into a Agreement of Assignment dated 09.04.2010 towards acquiring 55% share in a property situated at Rippon Road, Cross Land, Madanpura, Mumbai Central, Mumbai admeasuring approximately 7015.94 sq. meters with a intention to develop and construct Residential buildings. However the final rights of the property will get transferred only after the disposal of the suit pending before Bombay High Court. Considering the precedents in similar cases ,the company is hopeful of favourable ruling in its favour.

22 Expenses incurred in the nature of administrative overheads which did not contribute in bringing Project WIP to its present location and condition have been charged of to the profit and loss account for the year as period cost.

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All amounts are in INR (lakhs) unless otherwise stated

23 Related Party Disclosures:
As per Indian Accounting Standard 24 (Ind AS-24) 'Related Party Disclosure', the disclosure of transactions with the related parties as defined in Ind AS -24 is given below:

A. List of Related Parties

Name and Relationship of the Related Party	Nature of relationship
DB Realty Limited	Holding Company
Horizontal Realty and Aviation Private Limited	Subsidiary Company
Sneh Developers	Entity Jointly controlled by holding company
D B Realty and Shreepati Infrastructure LLP	Entity Jointly controlled by holding company
DB (BKC) Realtors Private Limited	Fellow Subsidiary Company
BD&P Hotels (I) Pvt Ltd	Enterprises where individuals i.e. KMP and
Mr. Suresh Singh	Directors
Mr. Faizan Pasha	Directors

B. Transactions with the other related parties

Particulars	Holding Company	Subsidiary Company	Entity Jointly controlled by holding company		Fellow Subsidiary Company	Enterprises where individuals i.e. KMP and their relative have Significant Influence.
	DB Realty Limited	Horizontal Realty and Aviation Private Limited	Sneh Developers	D B Realty and Shreepati Infrastructure LLP	DB (BKC) Realtors Private Limited	BD&P Hotels Pvt Ltd
i. Loan Taken						
Opening Balance	9,786.35 (9,785.69)	- (-)	- (-)	- (-)	- (-)	- (-)
Loans taken during the year	635.00 (0.66)	- (-)	- (-)	- (-)	- (-)	- (-)
Loans paid during the year	83.00 (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Closing Balance	10,338.35 (9,786.35)	- (-)	- (-)	- (-)	- (-)	- (-)
ii. Loans Granted						
Opening Balance	- (-)	6948.30 (6,948.30)	- (-)	- (-)	- (-)	- (-)
Loans granted during the year	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Loans repaid during the year	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Closing Balance	- (-)	6948.30 (6,948.30)	- (-)	- (-)	- (-)	- (-)
iii. Non-Current Investments						
Opening Balance	- (-)	88.04 (88.04)	- (-)	0.01 (0.01)	- (-)	- (-)
Investment made during the year	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
investment sold during the year	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Closing Balance	- (-)	88.04 (88.04)	- (-)	0.01 (0.01)	- (-)	- (-)
iv. Advance for Share Purchase						
Opening Balance	- (-)	- (-)	- (-)	- (-)	- (-)	42.02 (42.02)
Amount advanced during the year	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Amount received during the year	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Closing Balance	- (-)	- (-)	- (-)	- (-)	- (-)	42.02 (42.02)
v. Current Account with Limited Liability Partnership						
Opening Balance	- (-)	- (-)	1.35 (1.35)	0.01 (0.01)	- (-)	- (-)
Share of profit from Partnership Firm	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Share of loss from Partnership Firm	- (-)	- (-)	- (-)		- (-)	- (-)
Closing Balance	- (-)	- (-)	1.35 (1.35)	0.01 (0.01)	- (-)	- (-)
vi. Advance received against purchases of occupants rights						
Opening Balance	- (-)	- (-)	- (-)	- (-)	87.00 (87.00)	- (-)
Amount advanced during the year	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
Amount settled during the year	- (-)	- (-)	- (-)	- (-)	87.00 (-)	- (-)
Closing Balance	- (-)	- (-)	- (-)	- (-)	- (87.00)	- (-)

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24 As at the year-end, the Company has negative net-worth of Rs.15.70 lakh. The Company's project is also stalled. However, the Company's liability mainly represents loan from the parent company. It is understanding between the parties that the above lenders will not enforce recovery of the said loan till the time the Company generates sufficient cash flows from its operation. Also, the management believes that intrinsic realisable value of project land shall be significantly higher than its liabilities. Hence, based on the above representation, the Financial Statements of the Company are prepared as per going concern.

25 Segment Reporting

The company is in the business of real estate development which is the only reportable operating segment. Hence, separate disclosure requirements of Ind AS-108 Operating Segments are not applicable.

26 Financial Instrument:

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 2.5 of the Ind AS financial statements.

(a) Financial assets and liabilities

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

Particulars	Note no	Amortised Cost	Total carrying value
Financial Assets:			
Cash and cash equivalent	5	1.04	1.04
Loans	6	6,990.30	6,990.30
Investments	3	88.05	88.05
Other Financial Assets	7	1,002.02	1,002.02
Total		8,081.40	8,081.40
Financial Liabilities:			
Borrowings	11	10,338.35	10,338.35
Trade payables	12	53.75	53.75
Other Financial liabilities	13	1.36	1.36
Total		10,393.46	10,393.46

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

Particulars	Note no	Amortised Cost	Total carrying value
Financial Assets:			
Cash and cash equivalent	5	0.42	0.42
Loans	6	6,948.30	6,948.30
Investments	3	88.05	88.05
Other Financial Assets	7	1,002.02	1,002.02
Total		8,038.78	8,038.78
Financial Liabilities:			
Borrowings	11	10,286.35	10,286.35
Trade payables	12	61.58	61.58
Other Financial liabilities	13	1.36	1.36
Total		10,349.29	10,349.29

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Carrying amounts of cash and cash equivalents, trade receivables, loans and trade payable as at March 31, 2022 and March 31,2021 approximate the fair value because of their short term nature. Difference between the carrying amount and fair values of other financial liabilities subsequently measured at amortized 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 shareholder's 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.

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.

Interest Rate Sensitivity

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected. With all other variables held constant, the Company's profit before tax and carrying amount of project work in progress (which will have subsequent impact on the profit or loss of future period depending upon the revenue which would recognised based on the percentage of completion as indicated in Accounting Policy for revenue recognition mentioned in Note 2) is affected through the impact on floating rate borrowings, as follows:

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).

Liquidity risk

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank overdrafts, bank loans and preference shares. 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.

Equity price risk

The company does not have material investment in equity instruments and hence equity price risk does not affect the company materially.

Capital Management

For the purposes of the company's capital management, capital includes issued capital and all other equity reserves. 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.

27 Certain trade Payables, Contractors' Retention Money and Mobilization Advance in the Financial Statements are subject to confirmation.

28 The Company is engaged in the business of providing infrastructural facilities and therefore, by virtue of section 186(11)(a) of the Act, read with sub-section (7) of the said section, it is not mandatory to charge interest. Accordingly, it has not charged interest on the loans given to some of the parties.

29 Amendments with respect to Schedule III :

(i) The amount in the Financial Statements are rounded off to nearest ~~rupee~~. lakh rupee

(ii) There were no transactions/balance with the Struck-off companies for current year as well as previous year.

(iii) With respect to the company , There have been no transactions carried out in Crypto Currency or Virtual Currency during the year, neither the company holds any balances in the same.

(iv) **Utilisation of borrowed funds:**

The Company has not advanced or loaned or invested any funds 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 or security or the like on behalf of ultimate beneficiaries.

Except as mentioned in Note no.6.2, the Company has not received any funds from any person(s) or entities, including foreign entities ("Funding Parties"), with the understanding 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 or security or the like on behalf of ultimate beneficiaries.

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Nine Paradise Erectors Private Limited

Notes Forming Part of Financial Statements

All amounts are in INR (lakhs) unless otherwise stated

30 Disclosure of financial ratios

Sr. no.	Particulars	Formula's used	Amounts		Ratios		Variance	Explanation for variance in excess of 25%
			31.03.2022	31.3.2021	31.03.2022	31.3.2021		
1	Current ratio (in times)	Current assets	10,293.18	10,334.54	0.99	0.99	-0.01%	NA
		Current liabilities	10,396.92	10,437.80				
2	Debt equity ratio (in times)	Total debt	10,338.35	10,286.35	(658.92)	(676.26)	2.56%	NA
		Shareholder's Equity	(15.69)	(15.21)				
3	Debts services coverage ratio (in times)	Earning available for debt services					NA	NA since negative earnings.
		Debt services						
4	Return on equity (in %)	Net profit after taxes - Preference dividend (if any)					NA	NA since negative net-worth.
		Average Net worth						
5	Inventory turnover ratio (in times)	Cost of goods sold or Sales					NA	NA since project under development
		Average inventory						
6	Trade receivable turnover ratio (in times)	Net credit sales					NA	NA since no sales.
		Average accounts receivables						
7	Trade payable turnover ratio (in times)	Net credit purchase + other expenses	3.50	0.24	0.06	0.00	1433.23%	During the year, the Company made payment to certain trade payables resulting in decrease in the ratio.
		Average trade payable	57.67	61.69				
8	Net capital turnover ratio (in times)	Net sales					NA	NA since no sales
		Average Working capital						
9	Net profit ratio (in %)	Net profit (after tax)					NA	NA since no sales
		Net sales						
10	Return on capital employed (in %)	Earning before interest and taxes	(0.48)	(5.22)	(0.00)	(0.00)	90.85%	During previous year, certain balances were written off resulting in higher loss in previous year
		Average Capital employed	10,296.90	10,273.41				
11	Return on investment (in %)	Income generated from invested fund	(0.00)	(0.01)	(0.00)	(0.00)	-85.06%	Share of Profit from Investment reduced in current year.
		Average invested fund	88.05	88.05				

31 Previous year figures have been regrouped and reclassified wherever necessary to make them comparable with current year figures.

Significant Accounting Policies and Notes on financial statements 1 to 31

As per our attached report of even date

For Mehta Chokshi & Shah LLP
Chartered Accountants
Firm Registration No. 106201W/W100598

Name: Vijay Gajaria
Partner
Membership No. : 137561

Place: Mumbai
Date: 28th May 2022

MEHTA CHOKSHI & SHAH LLP CHARTERED ACCOUNTANTS AAQ-0560 MUMBAI

For and on Behalf of the Board

(Suresh Singh)
Director
DIN - 02269533

(Faizan Pasha)
Director
DIN - 06457095

Place: Mumbai
Date: 28th May 2022