

INDEPENDENT AUDITOR'S REPORT

To
The Members of
Royal Netra Constructions Private Limited
Report on the Audit of Financial Statements

Opinion

1. We have audited the accompanying financial statements of **Royal Netra Constructions Private Limited** ("the Company"), which comprise the Balance Sheet as at 31st March, 2022, and the Statement of Profit and Loss (including other comprehensive income), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended on that date, and a summary of significant accounting policies and other explanatory information (hereinafter referred to as 'the financial statements').
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules 2015, as amended, and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2022, the loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

3. We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

Key Audit Matters

4. Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. Accordingly, we have determined the matter described below to be the key audit matter to be communicated in our report.

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

The Company is developing a SRA project which envisages settlement of the tenements of the societies. Upon completion of the conditions, the construction activities shall commence thereafter. The cost incurred till date is being carried forward as project work-in-progress at cost or net

realisable value whichever is lower. Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs necessary to make the sale and estimated costs of completion (in case of project work-in- progress). The inventory of project work-in- progress is not written down below cost when under-construction flats /properties are expected to be sold at or above cost. However, the estimation of net realisable value depends upon various factors like government approvals, saleable area, project cost, sale value, estimation of future market and economic conditions etc. These factors require significant judgement and estimations.

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

- (a) the project estimates for its reasonableness and underlying assumptions including the detailed project report which is prepared by the Company and approved by the management; and
- (b) inquiries with the management with regards to the development in the project as compared to previous year.

Based on such audit procedures, we did not identify any material exceptions to the partner's assessment as regards valuing the project work-in-progress at cost.

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

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

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

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

If, based on the work we have performed on the other information obtained prior to the date of this report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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

- 6. The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS and accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.



In preparing the financial statements, Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



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

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matter

8. The financial statements of the Company as on 31st March, 2021 were audited by another auditor whose report dated 11th June, 2021 expressed an unmodified opinion. We have relied on the said financial statements for the purpose of confirming the opening balances of assets, equity and liabilities as on 1st April, 2021 in respect of the year under audit.

Report on Other Legal and Regulatory Requirements

9. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of section 143(11) of the Act, we give in the **Annexure "A"** a statement on the matters specified in paragraphs 3 and 4 of the Order.
10. As required by section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - (b) In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
 - (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Cash Flow Statement dealt with this report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
 - (e) On the basis of the written representations received from the directors as on 31st March, 2022 taken on record by the Board of Directors, none of the directors are 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 adequacy of internal financial controls over financial reporting of the Company and operating effectiveness of such controls, refer to our separate report given in **Annexure "B"**. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting;
- (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:

Provisions of Section 197 of the Act are not applicable to the company as it is a private company;

- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- (i) There are no pending litigations and hence the question of disclosing the financial impact thereof in the financial statements does not arise.
- (ii) The company did not have any material foreseeable losses on long-term contracts including derivative contracts.
- (iii) There are no amounts which were required to be transferred to the Investor Education and Protection Fund.
- (iv) (a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested by the Company to or in any other person(s) or entities, including foreign entities ("Intermediaries"), with the understanding that the intermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of ultimate beneficiaries
- (b) The management has represented that, to the best of its knowledge and belief, The no funds have been received by the Company 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 guarantee, security or the like on behalf of the Ultimate beneficiaries.
- (c) Based on the audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that causes us to believe that the above representations given by the management contain any material misstatement.



- (v) The Company has not declared or paid dividend during the year. Hence, the requirement of commenting on compliance with section 123 of the Companies Act, 2013 does not arise.

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



Dhaval B. Selwadia
Partner

Membership No. 100023
UDIN: 22100023AJSNDD6245



Place: Mumbai,
Date: 27/05/2022

Royal Netra Constructions Limited

Annexure – A to the Independent Auditors' Report for the year ended 31st March, 2022

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

- (i) (a) The Company does not own any property, plant and equipment and intangible assets. Therefore, clauses (i)(a)(A), (i)(a)(B), (i)(b), and (i)(d) of paragraph 3 of the Order are not applicable to the company.
- (b) The Company does not own any immovable property. Therefore, clause (i)(c) of paragraph 3 of the Order is not applicable to the company.
- (c) No proceedings have been initiated or are pending against the company as on 31st March, 22 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- (ii) (a) The inventory at the year-end comprises of construction work-in-progress. Based on the information and explanations provided to us and in our opinion, the coverage and procedure of verification by the management is appropriate. The discrepancies noticed on verification between the physical stocks and the book records were less than 10% in the aggregate for each class of inventory. Therefore, requirement of commenting whether discrepancies are properly dealt in books of accounts is not applicable.
- (b) The Company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets. Therefore, clause (ii)(b) of paragraph 3 of the Order is not applicable to the company.
- (iii) The company has not made investments in, provided guarantees or security or granted any loans or advance in the nature of loan, secured or unsecured, to companies, firms, limited liability partnerships or other parties. Therefore, clauses (iii)(a), (iii)(b), (iii)(c), (iii)(d), (iii)(e) and (iii)(f) of paragraph 3 of the Order are not applicable to the company.
- (iv) The company has not granted any loans or provided guarantees or security covered under section 185 and section 186 of the Act. Therefore, clause (iv) of paragraph 3 of the Order is not applicable to the company.
- (v) In our opinion and according to the information and explanations given to us, the company has not accepted any deposits. Therefore, question of reporting compliance with directive issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Act and rules framed thereunder does not arise. We are informed that no order relating to the company has been passed by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any Court or any other Tribunal.
- (vi) The Central Government has not prescribed maintenance of cost records under section 148 (1) of the Act for the services rendered by the company. Therefore, clause (vi) of paragraph 3 of the Order is not applicable to the company.



(vii) In respect of statutory dues:

- (a) According to the information and explanations given to us and on the basis of our examination of records of the company, in respect of amounts deducted / accrued in the books of accounts, the company has been regular in depositing the undisputed statutory dues including income-tax and any other statutory dues, as applicable to the company, during the year with the appropriate authorities. There are no undisputed amounts payable in respect of the said statutory dues, outstanding as at 31st March, 2022 for a period of more than six months from the date they became payable.

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

- (b) There is no disputed liability in respect of goods and service tax, provident fund, employees' state insurance, income tax, sales tax, service tax, duty of custom, duty of excise, value added tax and cess (as applicable to the Company) outstanding as at 31st March, 2022. Therefore, our comment on disputed amounts which have not been deposited does not arise.

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

- (ix) (a) The company has not taken any loans or borrowings from any bank, financial institution and government. Therefore, clauses (ix)(a) of paragraph 3 of the Order is not applicable to the company.

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

(c) The company has not obtained term loans. Therefore, clause (ix)(c) of paragraph 3 of the Order is no applicable to the company.

(d) According to the information and explanations given to us, and on the basis of our examination of financial statements of the company, we report that no funds raised on short-term basis have been used for long-term purposes by the company.

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

- (x) (a) The company did not raise any money by way of initial public offer or further public offer (including debt instruments). Therefore, clause (x)(a) of paragraph 3 of the Order is not applicable to the company.



- (b) The company has made private placement of preference shares during the year. In our opinion and according to the explanations and information provided to us, the requirements of section 62 of the Act, have been complied with. Further, the amounts raised have been used for the purpose for which the funds were raised.
- (xi) (a) During the course of our examination of the books of account and records of the company, carried out in accordance with generally accepted auditing practices in India and according to information and explanation given to us, no fraud by the company and no fraud on the company has been noticed or reported during the year.
- (b) In view of our comments in clause (a) above, no report in under sub-section (12) of section 143 of the Act was required to be filed in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- (c) The provisions of section 177(9) of the Act does not require company to establish whistle-blower mechanism. Further, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 are also not applicable to the company. Therefore, clause (xi)(c) of paragraph 3 of the Order is not applicable to the company.
- (xii) The Company is not a nidhi company. Therefore, clause (xii) of paragraph 3 of the Order is not applicable to the company.
- (xiii) According to the information and explanations given to us and based on our examination of the records of the company, the company has not entered into any transaction, as prescribed under section 188 of the Act. Further, the provisions of section 177 of the Act as regards Audit Committee are not applicable. Therefore, clause (xiii) of paragraph 3 of the Order is not applicable to the Company.
- (xiv) Provisions of section 138 of the Act with regards to formal internal audit system are not applicable to the company. Therefore, clauses (xiv)(a) and (xiv)(b) of paragraph 3 of the Order are not applicable to the company.
- (xv) In our opinion and according to the information and explanations given to us, during the year, the company has not entered into any non-cash transactions with directors or persons connected with the directors. Therefore, clause (xv) of paragraph 3 of the Order is not applicable to the company.
- (xvi) (a) The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Therefore, clause (xvi)(a), (b) and (c) of paragraph 3 of the Order are not applicable to the company.
- (b) As per the information and explanations given to us there is no core investment within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause (xvi)(d) of paragraph 3 of the Order is not applicable to the company.
- (xvii) The company has incurred cash loss in the financial year and in the immediately preceding financial year of Rs. 18.88/- lakhs and Rs. 13.89/- respectively.
- (xviii) The statutory auditors have resigned during the year, and they have not raised issues, objections or concerns.



- (xix) In our opinion and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the board of directors and management plans, and based on our examination of the evidence supporting the assumption, nothing has come to our attention, which causes us to believe that any material uncertainty exist as on the date of audit report indicating that the company is not capable of meeting its liabilities existing as at the date of balance sheet as and when they fall due within a period of one year from the balance sheet. We however, state that this is not an assurance as to future viability of the company. We further state that our reporting is based on the facts upto the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.
- (xx) Provisions of section 135 of the Act are not applicable to the company. Therefore, clauses (xx)(a) and clause (xx)(b) of paragraph 3 of the Order are not applicable to the company.

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



Dhaval B. Selwadia
Partner
Membership No. 100023



UDIN: 22100023AJSNDD6245

Place: Mumbai,
Date: 27/05/2022

Royal Netra Constructions Private Limited

Annexure – B to the Independent Auditors' Report for the year ended 31st March, 2022

[Referred to in paragraph 10f under the heading "Report on other legal and regulatory requirements" of our report of even date]

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

Opinion

We have audited the internal financial controls over financial reporting of Royal Netra Constructions Private Limited ("the Company"), as of 31st March, 2022, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 2022, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

Management's Responsibility for Internal Financial Controls

The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting ("the Guidance Note"), issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by ICAI and the and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls with reference to financial statement. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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



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

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

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

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



Dhaval B. Selwadia
Partner
Membership No. 100023



UDIN: 22100023AJSNDD6245

Place: Mumbai
Date: 27/05/2022

ROYAL NETRA CONSTRUCTIONS PRIVATE LIMITED

BOARD OF DIRECTORS

Mr. Ashwin Pariakar
Mr. Shravan Bali
Mr. Atul Khedkar

AUDITORS

M. A. Parikh Shah & Associates
Chartered Accountants

BANKERS

Bank of Baroda
New India Co-op Bank Ltd

REGISTERED OFFICE

808, Krushal Commercial Complex,
Above Shoppers Stop, G. M. Road,
Chembur (W), Mumbai – 400 089
CIN: U45202MH2009PTC194430
T: 22 42463999. F: 22 2526 1589

DIRECTORS' REPORT

The Members,
ROYAL NETRA CONSTRUCTIONS PRIVATE LIMITED
Mumbai

Your Directors have pleasure in presenting the **Thirteenth** Annual Report of the Company together with the Audited Statement of Accounts for the year ended 31st March, 2022.

1. FINANCIAL STATEMENTS & RESULTS:

a. Financial Results:

The Company's performance during the year ended 31st March, 2022 as compared to the previous financial year, is summarized below:

In Rs. Lakhs		
Particulars	2021-22	2020-21
Other Income	5.26	4.88
Expenses	24.14	18.77
Profit/(loss) before tax	(18.88)	(13.89)
Current Tax Expense relating to prior years	(0.05)	(1.31)
Profit/(loss) after Tax	(18.93)	(15.20)

b. OPERATIONS:

There was no change in nature of the business of the Company, during the year under review.

c. REPORT ON PERFORMANCE OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURE COMPANIES:

During the year under review, your Company did not have any subsidiary, associate and joint venture company.

d. DIVIDEND:

In view of loss incurred by the Company, your Directors did not recommend any Dividend for the period ended on 31st March 2022.

e. TRANSFER TO RESERVES:

In view of loss incurred during the year under review, the Board of Directors had not recommended transfer of any amount to reserves.

f. REVISION OF FINANCIAL STATEMENT:

There was no revision of the financial statements for the year under review.

g. DISCLOSURES UNDER SECTION 134(3)(I) OF THE COMPANIES ACT, 2013:

No material changes and commitments which could affect the Company's financial position have occurred between the end of the financial year of the Company and date of this report.



h. DISCLOSURE OF INTERNAL FINANCIAL CONTROLS:

The Internal Financial Controls with reference to financial statements as designed and implemented by the Company are adequate.

i. PARTICULAR OF CONTRACTS OR ARRANGEMENT WITH RELATED PARTIES:

During the year under review, the Company has entered into transactions/ contracts/ arrangements with related parties as defined under the provisions of Section 2(76) of the Companies Act, 2013. All Related Party Transactions entered by the Company during the financial year were in the ordinary course of business and on an arm's length basis. Further details of related party transactions entered by the Company are available in note 19 to the financial statements and forms part of this Report.

j. PARTICULARS OF LOANS, GUARANTEES, INVESTMENTS AND SECURITIES:

The Company has, during the FY under review, not given any loans, guarantees or provided security and has not made any investments in any body corporate in excess of limits approved by the shareholders under Section 186 of the Act.

2. MATTERS RELATED TO DIRECTORS AND KEY MANAGERIAL PERSONNEL:

The Board of Directors of the Company is duly constituted. During the year under review, Mr. Ashwin Pariakar, Mr. Shravan Bali and Mr. Atul Khedkar were appointed as Additional Directors of the Company w.e.f. 9th March 2022 and Mr. Satish Agarwal and Mr. Jesing Khuman resigned as Director w.e.f. 15.03.2022. Pursuant to the provisions of Section 152 of the Companies Act, 2013, Mr. Ashwin Pariakar will retire by rotation at the ensuing Annual General Meeting as determined by lot and being eligible, he has offered himself for re-appointment. The Board recommends his re-appointment.

3. DISCLOSURES RELATED TO BOARD

a. BOARD MEETINGS:

Ten meetings of Board of Directors were held during the financial year under review i.e. on 11th June 2021, 26th July 2021, 6th October 2021, 29th October 2021, 18th November 2021, 22nd November 2021, 25th January 2022, 8th February 2022, 12th February 2022 and 9th March 2022.

b. DIRECTOR'S RESPONSIBILITY STATEMENT:

In terms of Section 134(5) of the Companies Act, 2013, in relation to the audited financial statements of the Company for the year ended 31st March, 2022, the Board of Directors hereby confirms that:

- a. in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures;
- b. such accounting policies have been selected and applied consistently and the Directors 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 as at 31st March, 2022 and of the loss of the Company for that year;
- c. proper and sufficient care was taken 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 annual accounts of the Company have been prepared on a going concern basis;
- e. proper systems have been devised to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively;



c. RISK MANAGEMENT POLICY:

The Board of Directors of the Company has designed Risk Management Policy and Guidelines to avoid events, situations or circumstances which may lead to negative consequences on the Company's businesses, and define a structured approach to manage uncertainty and to make use of these in their decision making pertaining to all business divisions and corporate functions. Key business risks and their mitigation are considered in the annual/strategic business plans and in periodic management reviews.

d. INTERNAL CONTROL SYSTEMS:

Adequate internal control systems commensurate with the nature of the Company's business and size and complexity of its operations are in place has been operating satisfactorily. Internal control systems comprising of policies and procedures are designed to ensure reliability of financial reporting, timely feedback on achievement of operational and strategic goals, compliance with policies, procedure, applicable laws and regulations and that all assets and resources are acquired economically, used efficiently and adequately protected.

e. DISCLOSURE UNDER SECTION 197(12) OF THE COMPANIES ACT, 2013 AND OTHER DISCLOSURES AS PER RULE 5 OF COMPANIES (APPOINTMENT & REMUNERATION) RULES, 2014:

None of the Directors are in receipt of any remuneration from the Company.

4. AUDITORS AND REPORTS:

The matters related to Auditors and their Reports are as under:

a. OBSERVATIONS OF STATUTORY AUDITORS ON ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2022:

The observations made by the Statutory Auditors in their report for the financial year ended 31st March 2022 read with the explanatory notes therein are self-explanatory and therefore, do not call for any further explanation or comments from the Board under Section 134(3) of the Companies Act, 2013.

b. FRAUD REPORTING:

During the year under review, there were no material or serious instances of fraud falling within the purview of Section 143 (12) of the Companies Act, 2013 and rules made thereunder, by officers or employees reported by the Statutory Auditors of the Company during the course of the audit conducted.

c. APPOINTMENT OF STATUTORY AUDITORS:

Pursuant to the provisions of Section 139 of the Companies Act, 2013 and the Companies (Audit and Auditors) Rules, 2014, the shareholders had appointed M/s. Shaparia Mehta & Associates LLP, Chartered Accountants, Firm Registration Number 112350W as Statutory Auditors of the Company for second consecutive term of 5 years i.e. up to conclusion of Annual General Meeting of the Company to be held for Financial Year 2023-24. M/s. Shaparia Mehta & Associates LLP, Chartered Accountants resigned as Statutory Auditors of the Company w.e.f. 16th November 2021 on account of pre-occupation in other assignments. Thereafter the Board of Directors at their Meeting held on 18th November 2021, appointed M/s M. A. Parikh Shah & Associates (earlier known as M/s M. A. Parikh & Co.)- Firm Registration No. 107556W, as Statutory Auditors of the Company to fill the casual vacancy caused by resignation of erstwhile Statutory Auditors. The Shareholders of Company an Extra-ordinary General Meeting held on 13th December



2021, approved the appointment of M/s M. A. Parikh Shah & Associates (earlier known as M/s M. A. Parikh & Co.)- Firm Registration No. 107556W, as Statutory Auditors of the Company to hold office from the conclusion of said Extra-ordinary General meeting till the conclusion of the ensuing Annual General Meeting.

5. RECLASSIFICATION-CUM-INCREASE IN AUTHORISED SHARE CAPITAL:

Pursuant to resolution passed by the Board of Directors at their Meeting held on 18th November 2021 and as approved by shareholders at an Extra-ordinary General Meeting held on 13th December 2021, the existing Authorized Share Capital of the Company i.e., 3,50,00,000/- (Rupees Three Crores Fifty Lakhs only) divided into 1,85,000 (One Lakh Eighty Five Thousand) Equity Shares of Rs. 100/- each aggregating to Rs. 1,85,00,000/- (One Crore Eighty Five Lakhs Only) and 1,65,000 (One Lakh Sixty Five Thousand) 0% Redeemable Convertible Participating Preference Shares of Rs. 100/- each aggregating to Rs. 1,65,00,000/- (One Crore Sixty Five Lakhs Only), was re-classified to 3,50,00,000/- (Rupees Three Crores Fifty Lakhs only) divided into 1,85,000 (One Lakh Eighty Five Thousand) Equity Shares of Rs. 100/- each aggregating to Rs. 1,85,00,000/- (One Crore Eighty Five Lakhs Only) and 1,65,000 (One Lakh Sixty Five Thousand) 0% Redeemable, Non-Convertible Preference Shares of Rs. 100/- each aggregating to Rs. 1,65,00,000/- (One Crore Sixty Five Lakhs Only) after cancelling the existing unissued Redeemable Convertible Participating Preference share capital comprising of 1,65,000 (One Lakhs Sixty Five Thousand) Redeemable Convertible Participating Preference Shares of Rs. 100/- each.

Further the existing Authorised Share Capital of the Company was increased by Rs.4,85,00,000/- (Rupees Four Crores Eighty Five Lakhs) i.e., from Rs. 3,50,00,000/- (Rupees Three Crores Fifty Lakhs) to Rs. 8,35,00,000 (Rupees Eight Crore Thirty Five Lakhs) comprising of 1,85,000 (One Lakh Eighty Five Thousand) Equity Shares of Rs. 100/- each aggregating to Rs. 1,85,00,000/- (One Crore Eighty Five Lakhs Only) and 6,50,000 (Six Lakh Fifty Thousand) 0% Redeemable, Non-Convertible Preference Shares of Rs. 100/- each aggregating to Rs. 6,50,00,000/- (Six Crore Fifty Lakhs Only) and Clause V of the Memorandum of Association of the Company was accordingly modified.

6. ISSUE AND ALLOTMENT OF PREFERENCE SHARES:

Pursuant to resolution passed by the Board of Directors at their Meeting held on 25th January 2022 and as approved by shareholders at an Extra-ordinary General Meeting held on 25th January 2022, the Company offered 6,50,000 0% Redeemable Non-convertible Preference Shares of Rs. 100/- each on Rights basis in the proportion of 13 0% Redeemable Non-convertible Preference Shares of Rs. 100/- each for every 3 Equity Shares held by the existing shareholders on the date of the offer, i.e. January 25, 2022 to all the existing shareholders of the Company on the terms and conditions recorded in the said offer. Since none of the existing shareholder's subscribe to the said offer, the Board of Directors at their Meeting held on 12th February 2022 approved and offered unsubscribed Preference Shares to M/s Platinumcorp Affordable Builders Private Limited. M/s Platinumcorp Affordable Builders Private Limited subscribed for the entire offer and accordingly the Board of Directors at their Meeting held on 9th March 2022 allotted 6,50,000 0% Redeemable Non-convertible Preference Shares of Rs. 100/- each to M/s Platinumcorp Affordable Builders Private Limited.



7. OTHER DISCLOSURES:

Other disclosures as per provisions of Section 134 of the Act read with Companies (Accounts) Rules, 2014 are furnished as under:

a. ANNUAL RETURN:

Vide notification dated 5th March, 2021 of the Companies (Management and Administration) Amendment Rules, 2021, ('Amendment notification 2021') the erstwhile Rule 12 of the Companies (Management and Administration) Rules, 2014 has been substituted to do away with the requirement of attaching extract of Annual Return with the Board's Report completely subject to the condition that the web-link of the annual return is disclosed in the same. Since, the Company does not have functional website, any member who wishes to receive the Annual Return, can request in writing at the registered office of the Company for a copy of e-Form MGT-7.

b. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO:

The particulars as required under the provisions of Section 134(3) (m) of the Companies Act, 2013 read with Rule 8 of the Companies (Accounts) Rules, 2014 in respect of conservation of energy and technology absorption have not been furnished considering the nature of activities undertaken by the Company during the year under review. During the year under review, the Company has neither earned nor used any foreign exchange.

8. GENERAL:

Your Directors state that no disclosure or reporting is required in respect of the following items as there were no transactions of these items during the year under review:

1. Details relating to deposits covered under Chapter V of the Act.
2. Issue of equity shares with differential rights as to dividend, voting or otherwise.
3. Issue of shares (including sweat equity shares) to employees of the Company under any scheme.
4. Neither the Managing Director nor the Whole-time Directors of the Company receive any remuneration or commission from any of its subsidiaries.
5. No significant or material orders were passed by the Regulators or Courts or Tribunals which impact the going concern status and Company's operations in future.

Your Directors further state that during the year under review, there were no cases filed pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.





9. ACKNOWLEDGEMENTS AND APPRECIATION:

The Directors wish to express their gratitude to the Bankers and all the business associates for their continuous support to the Company and to the Shareholders for the confidence reposed in the Company's management.

For and on behalf of the Board of Directors

Place: Mumbai
Date: May 27, 2022



Director
Shравan Bali
DIN: 07799515

Director
Ashwin Pariakar
DIN: 09527336

Registered Office:

808, Krushal Commercial Complex, Above Shoppers Stop, G. M. Road, Chembur (W), Mumbai – 400 089
CIN: U45202MH2009PTC194430, T: 22 42463999, F: 22 2526 0589, Email: cs@maninfra.com

ORIGINAL

Particulars	Note no.	As at 31st March, 2022	As at 31st March, 2021
I ASSETS			
Non-current assets			
Other non-current assets	3	1.74	2.18
		1.74	2.18
Current assets			
a Inventories	4	8,961.79	8,228.98
b Financial assets			
(i) Cash and cash equivalents	5	289.69	12.96
(ii) Bank balance other than (i) above	6	88.00	88.00
(iii) Other financial assets	7	6.91	2.82
		9,346.39	8,332.76
Total		9,348.13	8,334.94
II EQUITY AND LIABILITIES			
Equity			
a Equity share capital	8	150.00	150.00
b Other equity	9	(146.24)	(127.31)
		3.76	22.69
Current liabilities			
a Financial liabilities			
(i) Borrowings	10	7,794.92	5,882.65
(ii) Other financial liabilities	11	144.03	1,034.84
b Other current liabilities	12	11.42	0.75
c Provisions	13	1,394.00	1,394.00
		9,344.37	8,312.24
Total		9,348.13	8,334.94
Summary of significant accounting policies Refer accompanying notes. These notes are an integral part of the financial statements.	2 1-34		

As per our attached report of even date

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

Dhaval B. Selwadia
Partner
Membership No: 100023

Place : Mumbai
Date : 27-05-2022

For Royal Netra Constructions Private Limited

Shravan bali
Director
DIN : 07799515

Place : Mumbai
Date : 27-05-2022

Ashwin Pariakar
Director
DIN : 09527336


Royal Netra Constructions Private Limited
Statement of Profit and Loss for the year ended 31st March, 2022
CIN NO: U45202MH2009PTC194430
All amounts are in INR (lakhs), unless otherwise stated except equity share and per share data

Particulars	Note no.	For the year ended 31st March, 2022	For the year ended 31st March, 2021
I			
Revenue from operations		-	-
Other income	14	5.26	4.88
Total Income		5.26	4.88
II			
Expenses			
Changes in inventories of work-in-progress.	15	(732.81)	(148.30)
Finance costs	16	88.80	8.53
Other expenses	17	668.15	158.54
Total expenses		24.14	18.77
III			
(Loss) before tax (I)-(II)		(18.88)	(13.89)
IV			
Tax expense			
a) Current tax		-	-
b) Deferred tax		-	-
c) Current tax expense relating to prior years		(0.05)	(1.31)
V			
Loss for the year (III)-(IV)		(18.93)	(15.20)
VI			
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)]		-	-
VII			
Total comprehensive income for the year (V)+(VI)		(18.93)	(15.20)
VIII			
Earnings per equity share - basic and diluted (Rs.)	20	(12.62)	(10.13)
Weighted average number of equity shares		1,50,000	1,50,000
(Face value of Rs. 100/- each)			
Summary of significant accounting policies	2		
Refer accompanying notes. These notes are an integral part of the financial statements.	1-34		

As per our attached report of even date
For M. A. Parikh Shah & Associates

Chartered Accountants

Firm Registration No.: 107556W


Dhaval B. Selwadia

Partner

Membership No: 100023

Place : Mumbai

Date : 27-05-2022


For Royal Netra Constructions Private Limited

Shравan bali

Director

DIN : 07799515

Place : Mumbai

Date : 27-05-2022


Ashwin Pariakar

Director

DIN : 09527336

Royal Netra Constructions Private Limited
Cash Flow Statement For The Year Ended 31st March, 2022
CIN NO: U45202MH2009PTC194430
All amounts are in INR (lakhs), unless otherwise stated

Particulars	For the year ended 31st March, 2022		For the year ended 31st March, 2021	
A. Cash flow from operating activities				
Net (loss) before tax		(18.88)		(13.89)
Adjustment for changes in working capital				
Changes in inventories	(738.06)		(144.69)	
Other non current assets	0.95		-	
Other current assets	-		(0.06)	
Current financial liabilities-trade payables	-		(1.89)	
Other current financial liabilities	(267.04)		-	
Other current liabilities	10.61	(993.54)	9.90	(136.74)
Cash (used in) operations		(1,012.42)		(150.63)
Taxes (paid) / refunded		-		-
Net cash (used in) operating activities		(1,012.42)		(150.63)
B. Cash flow from investing activities				
Interest income	5.26		4.88	
Less : TDS on interest	(0.52)	4.74	(0.37)	4.51
Net cash used in investing activities		4.74		4.51
C. Cash flow from financing activities				
Issue of preference shares	650.00		-	
Share application money received / (refunded)	-		(17.00)	
Loan refunded	(3,288.45)		(295.00)	
Loan taken	3,922.85		561.60	
Interest paid	-	1,284.40	(103.03)	146.57
Net cash from financing activities		1,284.40		146.57
D. Net (decrease) In cash And cash equivalent (A+B+C)		276.72		0.45
Opening cash and cash equivalent		12.96		12.51
Closing cash and cash equivalent		289.69		12.96
Increase in cash balance		276.72		0.45

Summary of significant accounting policies 2
Refer accompanying notes. These notes are an integral part of the financial statements. 1-34

Notes :

- Cash and cash equivalent represents Cash and bank balances.
- Previous years figures are re-grouped / re-arranged wherever necessary.

3	Cash & cash equivalents as under:	As at 31.03.2022	As at 31.03.2021
	Cash on hand	4.50	3.02
	Balance In current accounts with scheduled banks	285.19	9.94
	Other Bank Balance	-	-
		289.69	12.96

As per our attached report of even date

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

Dhaval B. Selwadia

Dhaval B. Selwadia
Partner
Membership No: 100023

Place : Mumbai
Date : 27-05-2022



For Royal Netra Constructions Private Limited

Shravan bali

Shravan bali
Director
DIN : 07799515

Place : Mumbai
Date : 27-05-2022

Ashwin Pariakar

Ashwin Pariakar
Director
DIN : 09527336

Royal Netra Constructions Private Limited
Statement of Changes in Equity for the year ended 31st March, 2022
CIN NO: U45202MH2009PTC194430
All amounts are in INR (lakhs), unless otherwise stated except equity share data

A. Equity share capital

Particulars	Balance at the beginning of the reporting period	Changes in equity share capital due to prior period errors	Changes in equity share capital during the year	Balance at the end of the reporting period
Year ended 31st March, 2022	150.00	-	-	150.00
Year ended 31st March, 2021	150.00	-	-	150.00

B. Other equity

Particulars	Reserves and surplus			Total
	Securities premium	Retained earnings	Share application money pending allotment	
Balance as at 1st April, 2020	135.00	(247.11)	17.00	(95.11)
Add: Changes in accounting policy or prior period error	-	-	-	-
(Loss) for the year ended 31st March, 2021	-	(15.20)	-	(15.20)
Share application money refunded during the year	-	-	(17.00)	(17.00)
Balance as at 1st April, 2021	135.00	(262.31)	-	(127.31)
Add: Changes in accounting policy or prior period error	-	-	-	-
(Loss) for the year ended 31st March, 2022	-	(18.93)	-	(18.93)
Balance as at 31st March, 2022	135.00	(281.24)	-	(146.24)

Note : There is no element of other comprehensive income

As per our attached report of even date

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



Dhaval B. Selwadia
Partner
Membership No: 100023



For Royal Netra Constructions Private Limited



Shraavan bali
Director
DIN : 07799515



Ashwin Pariakar
Director
DIN : 09527336

Place : Mumbai
Date : 27-05-2022

Place : Mumbai
Date : 27-05-2022

Royal Netra Constructions Private Limited
Notes forming part of Financial Statements

1 Company background :

- 1.01 Royal Netra Construction Private Limited (the "Company") is incorporated and domiciled in India. The Company is a Real Estate Development Company with specific concentration on redevelopment under the SRA Projects in the city of Mumbai.
- 1.02 The Company is subsidiary of DB Realty Limited, which is listed with National Stock Exchange and Bombay Stock Exchange. The Company has its principal place of business in Mumbai and its Registered Office is at 808, Krushal Commercial Complex, Above Shoppers Stop, G. M. Road, Chembur (West), Mumbai - 400089.
- 1.03 The Company's financial statements were authorised for issue in accordance with a resolution of the Board of Directors on 27th May, 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.

2 Significant accounting policies, accounting judgements, estimates and assumptions followed in the preparation and presentation of the financial statements :

2.01 Basis of preparation and measurement :

(a) Basis of preparation -

These financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 (the Act) read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

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 all the values are rounded to nearest INR lakhs, except when otherwise indicated. 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 -

These Ind AS financial statements have been prepared on a historical cost basis, except for financial assets and liabilities measured at fair value (refer accounting policy no. 2.08 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.

Royal Netra Constructions Private Limited
Notes forming part of Financial Statements

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 :

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

2.02 Current and Non-Current classification of assets and liabilities and operating cycle :

All assets and liabilities are presented in the Balance Sheet based on current or non-current classification as per Company's normal operating cycle and other criteria set out in the division II of Schedule III of the Act.

Based on the nature of services rendered and the time between the acquisition of assets and their realisation, the Company has ascertained its operating cycle as twelve months for the purpose of current / non-current classification of assets and liabilities.

2.03 Inventories :

Inventories comprise of project work-in-progress representing properties under construction / development. Project work-in-progress 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.

2.04 Revenue recognition :

(a) 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. An entity '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.

An entity transfers control of a good or service over time and, therefore, satisfies a performance obligation and recognises revenue over time if one of the following criteria is met :

- (i) the customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs;
- (ii) the entity's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- (iii) the entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date.

Revenue is recognised at a point in time if it does not meet the above criteria.



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Royal Netra Constructions Private Limited
Notes forming part of Financial Statements

Contract assets are recognised when there is excess of revenue earned over billings on contracts. Contract assets are classified as unbilled receivables (only act of invoicing is pending) when there is unconditional right to receive cash, and only passage of time is required, as per contractual terms.

Contract Liabilities are recognised when there is billing in excess of revenue and advance received from customers.

The revenue recognition of real estate project under development requires forecasts to be made of total budgeted costs with the outcomes of underlying construction contracts, which further require assessments and judgments to be made on changes in scope of work and other payments to the extent they are probable and they are capable of being reliably measured. However, where the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately in the statement of profit and loss.

The Company uses input methods to measure its progress towards complete satisfaction of a performance obligation satisfied over time. Accordingly, it recognises revenue on the basis of its efforts or inputs to the satisfaction of a performance obligation relative to the total expected inputs to the satisfaction of that performance obligation, but excludes from an input method the effects of any inputs that do not depict the Company's performance in transferring control of the units under construction. Further, in the early stage of construction, the Company recognises revenue only to the extent of the costs incurred until such time that it can reasonably measure the outcome of the performance obligation as it expects to recover the costs incurred in satisfying the performance obligation.

(b) 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.

2.05 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 following categories :

- Financial assets at Amortised Cost.
- Financial assets at Fair Value through Other Comprehensive Income. (FVTOCI)
- Financial assets at Fair Value through Statement of Profit and Loss. (FVTPL)

Financial assets at amortized 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.

- 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.

(c) Derecognition –

A financial asset (or, where applicable, a part of a financial asset or 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;
 - the Company has transferred substantially all the risks and rewards of
 - the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the

(d) Impairment of financial assets –

The Company applies the expected credit loss (ECL) model for measurement and recognition of impairment loss of financial assets at amortised cost.

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 entity 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.



Royal Netra Constructions Private Limited
Notes forming part of Financial Statements

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, trade and other payables and financial guarantee contracts.

(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. 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) Compound financial instruments –

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



Royal Netra Constructions Private Limited
Notes forming part of Financial Statements

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.

2.06 Leases :

At inception of a contract, company shall assess whether the contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

At the date of commencement of the lease, the Company recognizes a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease.

2.07 Borrowing costs :

Borrowing costs that are attributable to the acquisition or construction of qualifying assets are considered as a part of cost of such assets less interest earned on the temporary investment. A qualifying asset is one that necessarily takes substantial period of time to get ready for the intended use. All other borrowing costs are charged to statement of profit and loss in the year in which they are incurred.

2.08 Taxes on income :

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

(i) Current income taxes -

Current tax is the expected tax payable/receivable on the taxable income/loss for the year using applicable tax rates at the balance sheet date, and any adjustment to taxes in respect of previous years. Interest expenses and penalties, if any, related to income tax are included in finance cost and other expenses respectively. Interest Income, if any, related to Income tax is included in current tax expense.

(ii) Deferred taxes -

Deferred tax is recognised in respect of temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes.

A deferred tax liability is recognised based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted, or substantively enacted, by the end of the reporting period.



Royal Netra Constructions Private Limited
Notes forming part of Financial Statements

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 asset 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.

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.

2.09 Provisions and contingent liabilities :

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the Balance Sheet date.

When the Company expects some or all of a provision to be reimbursed, the same is recognized 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 recognized as a finance cost.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made.

Contingent assets are not recognised in the financial statements if the inflow of the economic benefit is probable than it is disclosed in the financial statements.

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.

2.10 Exceptional items :

When items of income and expense within statement of profit and loss from ordinary activities are of such size, nature or incidence that their disclosure is relevant to explain the performance of the enterprise for the period, the nature and amount of such material items are disclosed separately as exceptional items.

2.11 Earnings per share (EPS) :

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.

2.12 Cash and cash equivalents :

Cash and cash equivalents 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.

2.13 Statement of cash flows :

Cash Flow Statement is prepared under the Indirect Method as prescribed under the Indian Accounting Standard (Ind AS) 7 - Statement of Cash Flows. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

2.14 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.

2.15 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.

Judgements

In the process of applying the company's accounting policies, management has made the judgement in respect of following which has the most significant effects on the amounts recognised in the financial statements :

- (a) Executability of the project
- (b) Provision for cost of construction of area to be handed over.

2.16 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 its project to compute project profitability. The major components of project estimates 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, project estimates are highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

(b) Deferred tax assets -

In assessing the realisability of deferred income tax assets, management considers whether some portion or all of the deferred income tax assets will not be realized. The ultimate realization of deferred income tax assets is dependent upon the generation of future taxable income during the periods in which the temporary differences become deductible.

Management considers the scheduled reversals of deferred income tax liabilities, projected future taxable income. Based on the level of historical taxable income and projections for future taxable income over the periods in which the deferred income tax assets are deductible, management believes that the Company will realize the benefits of those deductible differences.

The amount of the deferred income tax assets considered realizable, however, could be reduced in the near term if estimates of future taxable income during the carry forward period are reduced.

(c) Defined benefit plans

The cost and present value of the gratuity obligation and compensated absences are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, attrition rate and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

(d) Assessment of expected credit losses on financial assets.



2.17 Ind AS modified but not effective as at Balance Sheet date

The following standards modified by MCA become effective w.e.f. 1st April 2022.

Particulars	Effective date
Modification to existing Ind Accounting Standard	
Ind AS 101 - First-time Adoption of Indian Accounting Standards	1st April, 2022
Ind AS 103 - Business Combinations	1st April, 2022
Ind AS 109 - Financial Instruments	1st April, 2022
Ind AS 16 - Property, plant and equipment	1st April, 2022
Ind AS 37 - Provisions, contingent liabilities and contingent assets	1st April, 2022
Ind AS 41 - Agriculture	1st April, 2022

The Company is assessing the potential impact of above amendments on the financial statements. The management presently is of the view that it would not have a material impact on the financial statements.



3 Other non-current assets

Particulars	As at 31st March, 2022	As at 31st March, 2021
(Unsecured, considered good)		
MAT credit entitlement	0.72	0.72
Income tax refund	0.52	0.95
Tax recoverable	0.50	0.50
Total	1.74	2.18

4 Inventories

Particulars	As at 31st March, 2022	As at 31st March, 2021
(Valued at lower of cost or net realisable value)		
Work-in-progress (refer note 4.1 below)	8,961.79	8,228.98
Total	8,961.79	8,228.98

4.1 Details of inventory of work-in-progress

Particulars	As at 31st March, 2022	As at 31st March, 2021
Land cost	3,611.54	3,611.54
Development rights	1,180.00	1,180.00
Land premium	56.65	56.65
Purchase of materials	30.90	3.96
Labour job	57.55	1.30
Hardship compensation for shifting	2,680.76	2,238.71
Professional fees (architech)	34.61	24.97
Coordination charges	25.00	25.00
Bank guarantee charges	0.97	0.97
Electricity charges	0.42	-
Rent- site office	3.00	-
Repairs & maintenance charges	0.10	-
Security service charges	13.86	-
Legal and professional	43.67	-
Transportation charges	1.15	-
Employee benefit cost	169.96	144.42
Conveyance expenses	2.86	2.23
Site expenses	30.48	5.29
Other expenses	34.89	34.11
Interest on loan taken	1,059.93	971.13
Less : Interest on fixed deposits with bank	(76.50)	(71.29)
Total	8,961.79	8,228.98



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Royal Netra Constructions Private Limited
Notes forming part of the financial statements
All amounts are in INR (lakhs), unless otherwise stated

5 Cash and cash equivalents

Particulars	As at 31st March, 2022	As at 31st March, 2021
Bank balances in current accounts	285.19	9.94
Cash on hand	4.50	3.02
Total	289.69	12.96

6 Bank balance other than cash and cash equivalents

Particulars	As at 31st March, 2022	As at 31st March, 2021
Fixed deposit with maturity more than 3 months but less than 12 months (*)	88.00	88.00
Total	88.00	88.00

Note : Held as margin money against bank guarantee.

7 Other financial assets

Particulars	As at 31st March, 2022	As at 31st March, 2021
(Unsecured, considered good)		
Trade advances	0.66	2.50
Security deposits	6.25	0.31
Total	6.91	2.81



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8 Share capital

Particulars	As at 31st March, 2022		As at 31st March, 2021	
	Number of shares	Amount	Number of shares	Amount
(a) Authorized				
Equity shares of Rs.100/- each with voting rights	1,85,000	185.00	1,85,000	185.00
0% Redeemable/Convertible Participating Preference Shares of Rs. 100/- each	-	-	1,65,000	165.00
0% Redeemable, Non-Convertible Preference Shares of Rs. 100/- each	6,50,000	650.00	-	-
	8,35,000	835.00	3,50,000	350.00
(b) Issued				
Equity shares of Rs.100 each fully paid-up	1,50,000	150.00	1,50,000	150.00
	1,50,000	150.00	1,50,000	150.00
(c) Subscribed & paid up				
Equity shares of Rs.100 each fully paid-up	1,50,000	150.00	1,50,000	150.00
Total	1,50,000	150.00	1,50,000	150.00

(a) Reconciliation of the number of equity shares and amount outstanding at the beginning and at the end of the year:

Particulars	As at 31st March, 2022		As at 31st March, 2021	
	Number of shares	Amount in Rupees	Number of shares	Amount in Rupees
Shares outstanding at the beginning of the year	1,50,000	150.00	1,50,000	150.00
Shares outstanding at the end of the year	1,50,000	150.00	1,50,000	150.00

The Company has equity shares having face value of Rs. 100/- per share. Each shareholder is eligible for one vote per share held. The voting rights dividend rights and winding up rights are in proportion to number of shares held.

(b) Details of equity shares held by shareholders holding more than 5% of the aggregate shares in the company.

Name of shareholder	As at 31st March, 2022		As at 31st March, 2021	
	Number of shares held	% of holding	Number of shares held	% of holding
DB Realty Limited	75,600	50.40%	75,600	50.40%
Murugan Properties And Management Pvt Ltd	15,000	10.00%	15,000	10.00%
Vandna Berjis Desai	24,000	16.00%	24,000	16.00%
Rajendra Mirani	12,000	8.00%	12,000	8.00%

(c) Details of shares held by the holding company:

Particulars	Equity shares with voting rights	% of holding
As at 31st March, 2022		
DB Realty Limited	75,600	50.40%
As at 31st March, 2021		
DB Realty Limited	75,600	50.40%



(d) Details of shareholding of promoters in the company -

Name of shareholder	As at 31st March, 2022		As at 31st March, 2021	
	Number of shares held	% of holding	Number of shares held	% of holding
Equity shares of Rs. 100/- each				
DB Realty Limited	75,600	50.40%	75,600	50.40%



9 Other equity

Particulars	As at 31st March, 2022	As at 31st March, 2021
Security premium account :		
Balances at the beginning of the year	135.00	135.00
Add : Addition during the year	-	-
Balances at the end of the year	135.00	135.00
Retained earnings		
Balances at the beginning of the year	(262.31)	(247.11)
Add : (Loss) for the year	(18.93)	(15.20)
Balances at the end of the year	(281.24)	(262.31)
Total	(146.24)	(127.31)

10 Current financial liabilities - borrowings

Particulars	As at 31st March, 2022	As at 31st March, 2021
0% Redeemable, Non-Convertible Preference Shares of Rs. 100/- each (Refer note no. 10.1)	650.00	-
Unsecured loans: repayable on demand with interest wherever applicable		
From related parties	4,478.59	4,358.82
(Refer note no : 19)		
From others	2,666.33	1,523.83
Total	7,794.92	5,882.65

- 10.1 The preference shares (held by Platinumcorp Affordable Builders Private Limited) are redeemable at the option of board of directors at any time after six months and prior to the period of five year from the date of issue ie. 9th March, 2022. The preference shares shall not carry any voting rights except as provided under any law for the time being in force. The preference shares shall not have any right to participate in the surplus or profits of the company during winding-up. With respect to rights on liquidation or winding-up, the preference shares shall rank prior to equity shares of the company. Further, the management is of the view that the preference shares shall be redeemed within 1 year and accordingly the value at which these preference shares are issued is taken as fair value.

11 Other current financial liabilities

Particulars	As at 31st March, 2022	As at 31st March, 2021
Interest accrued and not due on borrowings	79.92	30.75
Interest accrued and not due on borrowings from related party (Refer Note no : 19)	-	623.77
Others	64.12	380.32
Total	144.03	1,034.84

12 Other current liabilities

Particulars	As at 31st March, 2022	As at 31st March, 2021
Statutory dues	11.41	0.75
Total	11.41	0.75

13 Provisions

Particulars	As at 31st March, 2022	As at 31st March, 2021
Estimated cost of land *	1,394.00	1,394.00
Total	1,394.00	1,394.00

* Estimated cost of construction of area to be handed over.



14 Other income

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
Interest income on financial assets at amortized cost (refer note no. 14.1 below)	5.26	4.88
Total	5.26	4.88

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
Interest income comprises:		
Interest from banks on Deposits	5.20	4.88
Interest on income tax refund	0.05	-
Total	5.26	4.88

15 Changes in Inventories of work-in-progress

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
Opening work-in-progress	8,228.98	8,080.68
Less: Closing work-in-progress	8,961.79	8,228.98
Total	(732.81)	(148.30)

16 Finance costs

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
Interest expense on:		
Financial liabilities at amortized cost	88.80	8.49
Late payment of taxes	-	0.04
Total	88.80	8.53

17 Other expenses

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
Hardship compensation for shifting	442.05	144.69
Employee benefit cost	25.54	-
Advertisement and publicity	2.56	-
Rates and taxes	0.03	0.03
Purchase of materials	26.94	-
Conveyance expenses	0.63	-
Labour job	56.25	-
Site expenses	25.19	-
Electricity charges	0.42	-
Professional fees (architech)	9.64	-
Rent- site office	3.00	-
Security service charges	13.86	-
Repairs & maintenance charges	0.10	-
Transportation charges	1.15	-
Legal and professional	53.92	12.91
ROC fees	0.03	0.03
Payments to auditors (refer note no.17.1 below)	0.69	0.85
Miscellaneous expenses	6.16	0.03
Total	668.15	158.53

17.1 Bifurcation of payment to auditors

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
Payments to the auditors :		
As auditors - statutory audit	0.54	0.53
For taxation matters	0.15	0.32
Total	0.69	0.85



24 Disclosure of ratios

Sr. no.	Particulars	Formula's used	Ratios		Variance	Reason for variance
			As at 31st March, 2022	As at 31 March, 2021		
1	Current ratio (in times)	Current assets Current liabilities	1.00	1.00	-0.22%	
2	Debt equity ratio (in times)	Total debt Shareholder's Equity	2071.32	259.21	699.08%	Refer note below
3	Debts services coverage ratio	Earning available for debt services Debt services	NA	NA	NA	
4	Return on equity	Net profit after taxes Average shareholders' equity	-1.43	-0.39	265.23%	Refer note below
5	Inventory turnover ratio	Cost of goods sold or Sales Average inventory	NA	NA	NA	
6	Trade receivable turnover ratio	Net credit sales Average accounts receivables	NA	NA	NA	
7	Trade payable turnover ratio	Net credit purchase + other expenses Average trade payable	NA	NA	NA	
8	Net capital turnover ratio	Net sales Average Working capital	NA	NA	NA	
9	Net profit ratio	Net profit (after tax) Net sales	NA	NA	NA	
10	Return on capital employed	Earning before interest and taxes Capital employed	(0.00)	(0.00)	-5.69%	
11	Return on investment (in %)	Income generated from invested fund Average invested fund	NA	NA	NA	

Note: The company's project is at its initial stage and accordingly in the opinion of the company, the above ratios are not comparable / applicable.

25 Wilful defaulter

As on 31 March, 2022 the company has not been declared wilful defaulter by any bank/financial institution or other lender.

26 Details of crypto currency or virtual currency

The company is not engaged in the business of trading or investing in crypto currency or virtual currency and hence no disclosure is required.

27 Registration of charges or satisfaction with Registrar of Companies (ROC)

The company does not have any charges or satisfaction yet to be registered with the registrar of companies(ROC) beyond the statutory period as at 31 March, 2022.

28 Compliance with number of layers of companies

The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.



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Royal Netra Constructions Private Limited
Notes forming part of Financial Statements
All amounts are in INR (lakhs), unless otherwise stated

29 Utilisation of borrowed funds

The company has not advanced any funds or loaned or invested by the company to or in any other person(s) or entities, including foreign entities ("Intermediaries"), with the understanding that the intermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner by or on behalf of the company (Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of ultimate beneficiaries.

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 guarantee, security or the like on behalf of the Ultimate beneficiaries.

30 Borrowings secured against current assets

The company does not have borrowings secured against current assets and hence no disclosure is required.

31 Benami property

No proceedings have been initiated or are pending against the company as on 31 March, 2022 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.

32 Relationship with struck off companies

The company does not have any transaction with companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956 and hence no disclosure is required.

33 Compliance with approved scheme(s) of arrangements

The company has not entered into any scheme of arrangements in terms of sections 230 to 237 of the Companies Act, 2013.

34 Figures of the previous year have been regrouped/reclassified wherever necessary to conform to the presentation of the current year.

As per our attached report of even date

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



Dhaval B. Selwadia
Partner
Membership No: 100023



For Royal Netra Constructions Private Limited



Shравan bali
Director
DIN : 07799515

Ashwin Pariakar
Director
DIN : 09527336

Place : Mumbai
Date : 27-05-2022

Place : Mumbai
Date : 27-05-2022