

MEHTA CHOKSHI & SHAH LLP

CHARTERED ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To,
The Members,
NEELKAMAL SHANTINAGAR PROPERTIES PRIVATE LIMITED

1. Opinion

We have audited the accompanying Financial Statement of **NEELKAMAL SHANTINAGAR PROPERTIES PRIVATE LIMITED** (“the Company”), which comprise the Balance Sheet as at March 31, 2024, the Statement of Profit and Loss (including Other Comprehensive Income), Cash Flows Statement and the Statement of Changes in Equity for the year then ended, and a summary of material accounting policies and other explanatory information (hereinafter referred to as “Financial Statement”).

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statement give the information required by the Companies Act, 2013 (“the Act”) in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Indian Accounting Standards (“Ind AS”) specified under Section 133 of the Act, of the state of affairs of the Company as at March 31, 2024, its loss, including total comprehensive income, its cash flows and its change in equity for the year ended on that date.

2. Basis for Opinion

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

Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statement section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (“ICAI”) together with the ethical requirements that are relevant to our audit of the Financial Statement under the provisions of the Act and Rules

Head Office
Maker Bhavan 3, 214,
New Marine Lines, Mumbai-400 020.
Tel.:+91-22-2205 7309 | 2205 5432
2208 8743
Email : mcs@camcs.in

Suburb Office
2nd Floor, C-9/10, Bhoomi Saraswathi,
Ganjawalla Lane, Off. S.V.P. Road,
Borivali (West), Mumbai - 400 092.
Tel.:+91-22-2893 0502 | 2893 0503
2890 2326 | 2890 8977

Ahmedabad Office
B-303, Titanium Heights,
Corporate Road, Prahlad Nagar,
Ahmedabad-380015.
Tel.: +91-79-4003 4334

thereunder and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

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

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

In preparing the Standalone Financial Statement, the Board of Directors of the company are responsible for assessing the ability of the Company to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

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

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

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

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

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

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

5. Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, we report that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - c. The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
 - d. In our opinion, the aforesaid Financial Statement comply with the Accounting Standards (Ind AS) specified under Section 133 of the Act.
 - e. On the basis of written representations received from the directors as on 31st March, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2024 from being appointed as a director in terms of Section 164(2) of the Act.
 - f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in “Annexure A”.
 - g. With respect to other matters to be included in the Auditors’ Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - (i) The details of the pending litigations is enclosed as Note no. 22 in the financial statements
 - (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
 - (iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - (iv) (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - (b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the

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

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

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

(vi) Based on our examination which included test checks, the Company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated from April 13, 2023 for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.

2. As required by the Companies (Auditor’s Report) Order, 2020 (the “Order”) issued by the Central Government in terms of Section 143(11) of the Act, we give in “Annexure B” a statement on the matters specified in paragraphs 3 and 4 of the Order.
3. With respect to the other matters to be included in the Auditor’s Report in accordance with the requirements of section 197(16) of the Act, as amended: In our opinion and to the best of our information and according to the explanations given to us, during the year, the Company has not paid any remuneration to its Directors and hence the question of reporting under Section 197 (16) does not arise.

**For Mehta Chokshi & Shah LLP
Chartered Accountants**

Firm Registration Number: 106201W/W100598

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Chetan M. Shah

Partner

Membership No.: 047178

UDIN: 24047178BKELVT2257

Place: Mumbai

Date: 28th May, 2024

Annexure – “A” to the Independent Auditors’ Report on the Financial Statements of Neelkamal Shantinagar Properties Private Limited for the year ended March 31, 2024

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

Opinion

We have audited the internal financial controls with reference to Standalone Financial Statements of Neelkamal Shantinagar Properties Private Limited (hereinafter referred to as “the Company”) as of March 31, 2024 in conjunction with our audit of the Standalone Financial Statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to Standalone Financial Statements and such internal financial controls were operating effectively as at March 31, 2024, based on the internal financial controls with reference to Standalone Financial Statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the “Guidance Note”).

Management’s Responsibility for Internal Financial Controls

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

Auditors’ Responsibility

Our responsibility is to express an opinion on the Company’s internal financial controls with reference to Standalone Financial Statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to Standalone Financial Statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to Standalone Financial Statements were established and maintained and whether such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to Standalone Financial Statements and their operating effectiveness. Our audit of internal financial controls with reference to Standalone Financial Statements included obtaining an understanding of such internal financial controls,

assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Standalone Financial Statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to Standalone Financial Statements.

Meaning of Internal Financial Controls over Financial Reporting

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

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

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

**For Mehta Chokshi & Shah LLP
Chartered Accountants**

Firm Registration Number: 106201W/W100598

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Date: 2024.05.28 10:38:45 +05'30'

**Chetan M. Shah
Partner**

Membership No.: 047178

UDIN: 24047178BKELVT2257

Place: Mumbai

Date: 28th May, 2024

Annexure – “B” to the Independent Auditors’ Report on the Financial Statements of Neelkamal Shantinagar Properties Private Limited for the year ended March 31, 2024

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

- i) The Company does not have any Fixed Assets and therefore paragraph 3 (i) of the order is not applicable.
- ii) The Company does not have any inventory and no working capital limits in excess of five crore rupees (at any point of time during the year), in aggregate, from bank or financial institutions on the basis of security of current assets. Accordingly, the provisions of clause 3(ii) of the Order are not applicable.
- iii) During the year, the Company has made additional investments in its 100% owned entity, Shree Shantinagar Venture and has not granted any loan/guarantee/securities to any companies, firms or LLPs. Hence, in our opinion reporting under paragraph 3 (iv) of the Order regarding compliance with the provisions of Section 185 and Section 186 of the Act is not applicable.
- iv) In our opinion and according to the information and explanations given to us, provisions of section 185 and 186 of the Act in respect of loans given has been complied with by the Company.
- v) The Company has not accepted deposits as per the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed thereunder. Accordingly, paragraph 3 (v) of the Order is not applicable to the Company.
- vi) In our opinion, the company does not qualify the prescribed criteria as specified in Companies (Cost Records and Audit) Rules, 2014, and therefore is not required to maintain the cost records as prescribed under Section 148 (1) of the Act. Hence paragraph 3 (vi) of the order is not applicable.
- vii) In respect of statutory dues:
 - (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, it is generally regular in depositing undisputed statutory dues including income tax and other applicable statutory dues with appropriate authorities.

Further as explained to us, the provisions for Provident Fund, Employees State Insurance, and Duty of Custom are not applicable to the Company during the year.
 - (b) According to the information and explanations given to us, the details of disputed statutory dues are as follows:

Name of Statute	Nature of Dues	Amount Involved	Period to which amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income Tax	75,71,67,740	AY 2022-23 (FY 2021-22)	CIT-Appeals

- viii) There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- ix) (a) The company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender, hence paragraph 3(ix)(a) of the order is not applicable.
- (b) The company is not declared willful defaulter by any bank or financial institution or other lender.
- (c) During the year, the Company has not obtained any term loans and hence paragraph 3(ix)(c) of the Order is not applicable.
- (d) In our opinion and according to the information and explanations given to us, and on an overall examination of the Financial Statements of the Company, the Company has not utilized funds raised on short term basis for any long term purposes.
- (e) As the company did not have any subsidiaries, joint venture or associate companies the clause ix(e) is not applicable.
- (f) As the company did not have any subsidiaries, joint venture or associate companies the clause ix(f) is not applicable.
- x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, paragraph 3 (x)(a) of the Order is not applicable.
- (b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence paragraph 3(x)(b) of the Order is not applicable.
- xi) (a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- (b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- (c) No whistle-blower complaints received during the year by the Company.
- xii) The Company is not a Nidhi Company and hence reporting under paragraph 3 (xii) of the Order is not applicable.

- xiii) In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.
- xiv) (a) In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.
- (b) The Company does not have any operations during the year, no internal audit was carried on. Hence, paragraph 3 (xiv)(b) of the Order is not applicable.
- xv) During the year the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
- xvi) (a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.
- (b) In our opinion, the Company has not conducted any Non-Banking Financial or Housing Finance activities without a valid certificate of Registration from Reserve Bank of India as per Reserve Bank of India Act 1934, and accordingly reporting under paragraph 3(xvi) (b) of the order is not applicable.
- (c) In our opinion, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India, and accordingly reporting under paragraph 3(xvi) (c) of the order is not applicable.
- (d) In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under paragraph 3(xvi) (d) of the order is not applicable.
- xvii) During the year, the Company has incurred cash loss of Rs. 0.93 lakhs (Previous year: Rs.0.93 lakhs).
- xviii) There has been no resignation of the statutory auditors of the Company during the year.
- xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, we report as follows:
- As at the year-end, the Company has negative net-worth of Rs.757.48 lakhs. However, the Company's liability mainly represents loan from its parent company. As represented by the Management, there is an understanding between the parties that the parent company will not enforce recovery of the said loan till the time the Company generates sufficient cash flows from its operation.

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

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

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

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**Chetan M. Shah
Partner
Membership No.: 047178
UDIN: 24047178BKELVT2257**

Place: Mumbai

Date: 28th May, 2024

Neelkamal Shantinagar Properties Private Limited
Balance Sheet as at March 31, 2024
All amount are in INR (lakhs) unless otherwise stated
CIN: U45200MH2005PTC155150

Particulars	Note No.	As at March 31, 2024	As at March 31, 2023
ASSETS			
1 Non Current Assets			
a Financial Assets			
(i) Investment	3	7,199.46	7,070.35
b Non Financial Assets			
(i) Other Non Current Assets	4	0.01	0.09
Total Non Current Assets (A)		7,199.47	7,070.44
2 Current Assets			
a Financial Assets			
(i) Cash and cash equivalent	5	6.91	9.04
Total Current Assets (B)		6.91	9.04
Total Assets (A)+(B)		7,206.38	7,079.47
EQUITY AND LIABILITIES			
1 Equity			
a Equity Share Capital	6	1.60	1.60
b Other Equity	7	(759.08)	(756.13)
Total Equity (A)		(757.48)	(754.53)
2 Current Liabilities			
a Financial liabilities			
(i) Short-term borrowings	8	7,962.28	7,833.01
(ii) Trade payables	9	0.52	0.46
b Non Financial Liabilities			
(i) Other Current liabilities	10	0.01	0.00
(ii) Provisions	11	1.05	0.53
Total Current Liabilities (B)		7,963.85	7,834.00
Total Equity and Liabilities (A)+(B)		7,206.38	7,079.47

Material accounting policies and notes on Financial statements

1 to 27

As per our attached report of even date

For and on Behalf of the Board of Directors

For Mehta Chokshi & Shah LLP

Chartered Accountants

Firm Registration No. 106201W/W100598

CHETAN
MAHENDRA SHAH

Name : Chetan M Shah

Partner

Membership No. : 047178

Place :Mumbai

Date: 28th May, 2024

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Hifzurrehman Kadiwal

Director

DIN No. 02254751

Place :Mumbai

Date: 28th May 2024

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LLA

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Jessie Kuruvilla

Director

DIN No. 02290242

Neelkamal Shantinagar Properties Private Limited
Statement of Profit and Loss for the year ended March 31, 2024
All amount are in INR (lakhs) unless otherwise stated
CIN: U45200MH2005PTC155150

Particulars		Note No.	For the year ended March 31, 2024	For the year ended March 31, 2023
I	Revenue from operations		-	-
III	Total Income (I)+(II)		-	-
IV	Expenses			
	Other expense	13	0.93	0.93
	Share of Loss From Joint Venture	12	2.02	0.97
	Total expenses (IV)		2.95	1.90
V	(Loss) before tax (III)-(IV)		(2.95)	(1.90)
VI	Tax expense			
	a) Current tax		-	-
	b) Deferred tax		-	-
VII	(Loss) for the period (V)-(VI)		(2.95)	(1.90)
VIII	Other Comprehensive Income			
A	(i) Items that will not be reclassified to Profit or Loss		-	-
	(ii) Income tax relating to items that will not be reclassified to Profit or Loss		-	-
B	(i) Items that will be reclassified to profit or Loss		-	-
	(ii) Income tax relating to items that will be reclassified to Profit or Loss		-	-
	Total Other Comprehensive Income [A (i)-(ii) + B (i)-(ii)] (VIII)		-	-
IX	Total Comprehensive Income for the period (VII)+(VIII)		(2.95)	(1.90)
X	Earnings per equity share			
	Basic and Diluted	14	(18.43)	(11.89)

Material accounting policies and notes on Financial statements

1 to 27

As per our attached report of even date

For and on Behalf of the Board of Directors

For Mehta Chokshi & Shah LLP

Chartered Accountants

Firm Registration No. 106201W/W100598

CHETAN
MAHENDRA SHAH

Name : Chetan M Shah

Partner

Membership No. : 047178

Place :Mumbai

Date: 28th May, 2024

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Hifzurrehman Kadiwal

Director

DIN: 02254751

Place :Mumbai

Date: 28th May 2024

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Jessie Kuruvilla

Director

DIN: 02290242

Neelkamal Shantinagar Properties Private Limited
Cash Flow Statement for the year ended 31st March, 2024
All amount are in INR (lakhs) unless otherwise stated
CIN: U45200MH2005PTC155150

Particulars	For the year ended March 31, 2024		For the year ended March 31, 2023	
Cash Flow From Operating Activities:				
Net loss before taxation and extraordinary items		(2.95)		(1.90)
Adjustment for:				
Share of loss from Joint Venture		2.02		0.97
Operating Income before working Capital changes		(0.93)		(0.93)
Adjustment for Working Capital Changes:				
Increase/(Decrease) in Trade Payables		0.05		0.16
Increase/(Decrease) in Non - Current Financial Liabilities		-		-
Increase/(Decrease) in Non-other Current Liabilities		0.01		0.53
(Increase)/Decrease in Other Current Assets		0.60		(0.08)
Cash used in operations		(0.27)		(0.32)
Income Tax paid		-		-
Net Cash Generated/(Used in) Operating Activities	A	(0.27)		(0.32)
Cash Flow From Investing Activities:				
Investment in Joint Venture		(131.12)		(47.74)
Receipt from the repayment of loans and advances granted		-		6,225.00
Net Cash Generated/(used in) Investing Activities	B	(131.12)		6,177.26
Cash Flow From Financing Activities:				
Repayment of Security Deposit		-		(6,225.00)
Loan Accepted		129.27		4.56
Net Cash Generated/(used in) Financing Activities	C	129.27		(6,220.44)
Net Decrease in Cash and Cash Equivalents (A+B+C)		(2.12)		(43.50)
Add: Cash and cash Equivalents (Opening)		9.04		52.54
Cash and cash equivalents (Closing)		6.91		9.04
Cash and cash Equivalents includes:				
Cash on hand (As per note no. 5)		5.62		5.50
Bank Balances		1.29		3.54
Cash and Cash Equivalents		6.91		9.04
Notes to Cash Flow:				
1. Net Debt Reconciliation				
Net Debt Opening		7,833.01		7,828.45
Cash flows		129.27		4.56
Net Debt Closing		7,962.28		7,833.01

Material accounting policies and notes on Financial statements

1 to 27

As per our attached report of even date

For and on Behalf of the Board of Directors

For Mehta Chokshi & Shah LLP

Chartered Accountants

Firm Registration No. 106201W/W100598

CHETAN
MAHENDRA SHAH

Name : Chetan M Shah

Partner

Membership No. : 047178

Place :Mumbai

Date: 28th May, 2024

HIFZURREHMAN
MAN
ABDULLAH
KADIWAL
Digitally signed by
HIFZURREHMAN
ABDULLAH
KADIWAL
Date: 2024.05.28
17:29:53 +05'30'

Hifzurrehman Kadiwal

Director

DIN: 02254751

Place :Mumbai

Date: 28th May 2024

JESSIE
KURUVILLA
LLA
Digitally signed
by JESSIE
KURUVILLA
Date: 2024.05.28
17:31:40 +05'30'

Jessie Kuruvilla

Director

DIN: 02290242

Neelkamal Shantinagar Properties Private Limited
Statement of Changes in Equity for the year ended March 31, 2024
All amount are in INR (lakhs) otherwise stated

A. Equity Share Capital

Particulars	Amount
Balance as at April 1, 2022	1.60
Changes in equity share capital during FY 2022-23	-
Balance as at March 31, 2023	1.60
Balance as at April 1, 2023	1.60
Changes in equity share capital during FY 2023-24	-
Balance as at March 31, 2024	1.60

B. Other Equity

Particulars	Retained Earnings	Equity Component of Corporate Guarantee	Total
Balance as at March 31, 2022	(2,545.53)	1,797.86	(747.67)
(Loss) for the year	(6.69)	-	(6.69)
Other Comprehensive Income for the year, net of income tax	-	-	-
Balance as at March 31, 2023	(2,552.22)	1,797.86	(754.36)
Balance as at April 1, 2023	(2,552.22)	1,797.86	(754.36)
(Loss) for the year	(2.95)	-	(2.95)
Other Comprehensive Income for the year, net of income tax	-	-	-
Balance as at March 31, 2024	(2,555.17)	1,797.86	(757.31)

Material accounting policies and notes on Financial statements

1 to 27

As per our attached report of even date

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

CHETAN
MAHENDRA SHAH

Name : Chetan M Shah
Partner
Membership No. : 047178

Place: Mumbai
Date: 28th May, 2024

For and on Behalf of the Board

HIFZURREH
MAN
ABDULLAH
KADIWAL

Hifzurrehman Kadiwal
Director
DIN: 02254751

Place :Mumbai
Date: 28th May 2024

JESSIE
KURUVIL
LA

Jessie Kuruvilla
Director
DIN: 02290242

Neelkamal Shantinagar Properties Private Limited
Notes Forming Part of Financial Statements
CIN: U45200MH2005PTC155150

1 Company Background

Neelkamal Shantinagar Properties Private Limited (the "Company") is incorporated and domiciled in India. The company is subsidiary of Valor Estate Limited, which is listed with National Stock Exchange and Bombay Stock Exchange. The company has its Registered Office at 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai-400020. The company has its corporate office at 4th Floor, Wing 15, Gate No.2, Ten BKC, off. N. Dharmadhikari Marg, Kalanagar, Bandra (East), Mumbai - 400 051.

The Company is established with an object of Real Estate Development. The Company has entered into a Joint Venture agreement with Shankala Realtors Private

Limited for development and construction of a residential complex at Lower Parel, Mumbai in the name and style M/s. Shree Shantinagar Venture (AOP).

The Company is a subsidiary of Valor Estate Limited (formerly known as D B Realty Limited), which has become a "Public company" w.e.f. 23rd September 2009.

The Company's financial statements were authorised for issue in accordance with a resolution of the Board of Directors on 28th May, 2023 in accordance with the provisions of the Companies Act, 2013 and are subject to the approval of the shareholders at the Annual General Meeting.

The Company's financial statements are reported in Indian Rupees, which is also the Company's functional currency.

2 Material Accounting Policies Accounting Judgements, Estimates and Assumptions:

(A) Material Accounting Policies

2.1 Basis of Preparation & Measurement:

a) Basis of Preparation-

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

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

The financial statements are presented in Indian Rupee ("INR"), the functional currency of the Company and all the values are rounded to the nearest INR lacs, 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-

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

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

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

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

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest

and best use or by selling it to another market participant that would use the asset in its highest and best use.

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

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

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

2.2 Current and non-current classification of assets and liabilities and operating cycle:

An asset is considered as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle,
- Held primarily for the purpose of trading,
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is considered as current when:

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

2.3 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.

Neelkamal Shantinagar Properties Private Limited
Notes Forming Part of Financial Statements
CIN: U45200MH2005PTC155150

(i) Financial Assets:

(a) Initial Recognition and Measurement:

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

(b) Subsequent Measurement :

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

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

Financial Assets at Amortized Cost:

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

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

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized 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:

(c) Derecognition

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

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

(d) Impairment of financial assets

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

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

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

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

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

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

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

(ii) Financial Liabilities:

(a) Initial Recognition and Measurement:

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

(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 amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the

(c) Derecognition:

A financial liability is derecognized 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 recognized in the statement of profit or loss.

Neelkamal Shantinagar Properties Private Limited

Notes Forming Part of Financial Statements

CIN: U45200MH2005PTC155150

(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 recognized amounts and there is an intention to settle on a net basis, to realise an asset and settle the liabilities simultaneously.

(iv) Equity Instruments:

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

(v) Compound Financial Instruments:

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

On the date of the issue, the fair value of the liability component is estimated using the prevailing market rate for similar non-convertible instruments and 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.

2.4 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 & Loss in the year in which they are incurred.

2.5 Taxes on Income:

(i) Current Income Taxes:

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

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

(ii) Deferred Taxes:

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

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

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

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are re-assessed at each reporting date and are recognized 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 recognized outside profit or loss is recognized outside profit or loss. Deferred tax items are recognized 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.

2.6 Provisions and Contingent Liabilities:

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

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

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

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

2.7 Earnings Per Share:

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

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

Neelkamal Shantinagar Properties Private Limited

Notes Forming Part of Financial Statements

CIN: U45200MH2005PTC155150

2.8 Cash and Cash Equivalent:

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

2.9 Cash Flow Statement

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

2.10 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.

2.11 Segment Reporting

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

(B) Material 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 following judgements, which have the most significant effect on the amounts recognized in the financial statements:

- a) Assessment of the status of various legal claims and other disputes where the company does not expect any material outflow of resources and hence these are reflected as contingent liabilities
- b) Assessment of the management regarding executability of the project undertaken.
- c) Assessment of the recoverability of various financial assets.

Estimates and Assumptions:

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

(a) Project estimates

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

(b) 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.

(c) Measurement and classification of loans to subsidiaries

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

Neelkamal Shantinagar Properties Private Limited
Notes Forming Part of Financial Statements
All amount are in INR (lakhs) unless otherwise stated
CIN: U45200MH2005PTC155150

3 Non Current Investment

Particulars	As at March 31, 2024	As at March 31, 2023
(Trade, unquoted, at cost)		
In Joint Venture		
Shree Shantinagar Joint Venture	7,070.35	7,023.57
Add: Contribution during the year	131.12	47.75
Less: Share of loss	(2.02)	(0.97)
Total	7,199.46	7,070.35

4 Other Non Financial Assets

Particulars	As at March 31, 2024	As at March 31, 2023
<u>Non-Current</u>		
Balance with Government Authority	-	0.08
Security Deposits	0.01	0.01
Total	0.01	0.09

5 Cash and Cash Equivalent

Particulars	As at March 31, 2024	As at March 31, 2023
Cash on hand	5.62	5.50
Balances with banks	1.29	3.54
Total	6.91	9.04

Neelkamal Shantinagar Properties Private Limited
Notes Forming Part of Financial Statements
All amount are in INR (lakhs) otherwise stated
CIN: U45200MH2005PTC155150

6 Equity Share Capital

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

Particulars	As at March 31, 2024		As at March 31, 2023	
	Number	Amount in Rs.	Number	Amount in Rs.
Authorized Capital Equity Shares of Rs. 10/- each	50,000	5.00	50,000	5.00
	50,000	5.00	50,000	5.00
Issued Capital Equity Share Capital Equity Shares of Rs. 10/- each	16,000	1.60	16,000	1.60
	16,000	1.60	16,000	1.60
Subscribed and Paid up Equity Share Capital Equity Shares of Rs.10/- each fully paid	16,000	1.60	16,000	1.60
Total	16,000	1.60	16,000	1.60

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

6.2 Reconciliation of the outstanding number of shares

Particulars	Equity Shares		Equity Shares	
	As at March 31, 2024		As at March 31, 2023	
	Number	Amount in Rs.	Number	Amount in Rs.
Shares outstanding at the beginning of the year	16,000	1.60	16,000	1.60
ADD: Shares Issued during the year	-	-	-	-
LESS: Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	16,000	1.60	16,000	1.60

6.3 Details of number of shares held by Holding Company.

Particulars	As at March 31, 2024		As at March 31, 2023	
	No. of Shares	% holding	No. of Shares	% holding
Valor Estate Limited (formerly known as D B Realty Limited)	1,000	100%	1,000	100%

6.4 The details of shareholders holding more than 5% shares.

Name of Shareholder	As at March 31, 2024		As at March 31, 2023	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Valor Estate Limited (formerly known as D B Realty Limited) and its nominees	16,000	100%	16,000	100%

6.5 The details of share holders holding by promoters

Name of Shareholder	No. of shares		% of Total share		% change
	31/03/2024	31/03/2023	31/03/2024	31/03/2023	31/03/2023
Valor Estate Limited (formerly known as D B Realty Limited) and its nominees	16,000	16,000	100%	100%	-

Neelkamal Shantinagar Properties Private Limited
Notes Forming Part of Financial Statements
All amount are in INR (lakhs) unless otherwise stated
CIN: U45200MH2005PTC155150

7 Other Equity

Particulars	As at March 31, 2024	As at March 31, 2023
(Deficit) in Statement of Profit and Loss		
Opening balance	(2,553.99)	(2,552.09)
Add: (Loss) for the year	(2.95)	(1.90)
	(2,556.94)	(2,553.99)
Equity Component of Security Deposit	1,797.86	1,797.86
Total	(759.08)	(756.13)

8 Short-term Borrowings

Particulars	As at March 31, 2024	As at March 31, 2023
<u>Current (measured at amortised cost)</u>		
a) Loan from Holding company	7,932.78	7,803.51
b) Loan from Other related party	29.50	29.50
<u>Borrowing Terms :</u>		
The above loans are Interest free, unsecured and repayable on demand .		
Total	7,962.28	7,833.01

9 Trade Payables

Particulars	As at March 31, 2024	As at March 31, 2023
<u>Current (measured at amortised cost)</u>		
Micro and Small Enterprise (Refer Note No. 9.1)	0.51	0.45
Others	0.01	0.01
Total	0.52	0.46

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

Particulars	As at March 31, 2024	As at March 31, 2023
Principal Amount outstanding to suppliers under MSMED Act, 2006 beyond the appointed date.	0.51	0.45
Interest accrued on the amount due to suppliers under MSMED Act on the above amount.	-	-
Payment made to suppliers (Other than interest) beyond the appointed date during the year .	-	-
Interest paid to suppliers under MSMED Act (other than Section 16).	-	-
Interest paid to suppliers under MSMED Act (Section 16)	-	-
Interest due and payable to suppliers under MSMED Act for payments already made.	-	-
Interest accrued and remaining unpaid at the end of the year to suppliers under MSMED.	-	-
Total	0.51	0.45

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

9.2 Trade payables ageing schedule for the year ended as at March 31, 2024 and March 31, 2023:

Particulars	< 1 year	1-2 years	2-3 years	> 3 years	Total
(i) Undisputed dues - MSME	0.05	0.16	0.30	-	0.51
Previous year	0.16	0.30	-	-	0.46
(i) Undisputed dues - Others	-	-	-	0.01	0.01
Previous year	-	-	-	-	-
Total	0.05	0.16	0.30	0.01	0.52
(Previous Year)	0.16	0.30	-	-	0.46

10 Other Current Liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Statutory Liabilities *	0.01	0.00
Total	0.01	0.00

* Rs 200 is the amount of liability which has been reported as nil in previous year due to rounding off convention

11 Provisions

Particulars	As at March 31, 2024	As at March 31, 2023
Provision for Expenses	1.05	0.53
Total	1.05	0.53

Neelkamal Shantinagar Properties Private Limited
Notes Forming Part of Financial Statements
All amount are in INR (lakhs) otherwise stated Except EPS
CIN: U45200MH2005PTC155150

12 Share of Profit / (Loss) From Joint Venture

Particulars	As at March 31, 2024	As at March 31, 2023
Share of Profit / (Loss) From Joint Venture	(2.02)	(0.97)
Total	(2.02)	(0.97)

13 Other Expenses

Particulars	As at March 31, 2024	As at March 31, 2023
Payment to Auditors (Refer Note 13.1)	0.55	0.63
Conveyance Expenses	-	0.04
Bank Charges	0.18	0.14
Miscellaneous Expenses	0.19	0.12
Total	0.93	0.93

13.1 Breakup of Payment to Auditors

Particulars	As at March 31, 2024	As at March 31, 2023
Audit Fees	0.50	0.61
Taxation/Other Matters	0.05	0.02
Total	0.55	0.63

14 Earnings per Share:

As per Ind AS 33, " Earning Per Share", the Disclosure of Company's EPS is as follows :

Particulars	As at March 31, 2024	As at March 31, 2023
Net (Loss) after tax	(2.95)	(1.90)
Weighted average number of equity shares outstanding	16,000	16,000
Basic and Diluted Earnings per share (in absolute INR)	(18.43)	(11.89)
Face Value per Equity Share	10.00	10.00

Neelkamal Shantinagar Properties Private Limited
Notes Forming Part of Financial Statements
All amount are in INR (lakhs) unless otherwise stated
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- 15 The Company is a subsidiary of Valor Estate Limited (formerly known as D B Realty Limited) , which has become a “Public Company” w.e.f. 23rd September 2009. Therefore, w.e.f. the said date, the Company has become a private company which is a subsidiary of a public company and accordingly, by virtue of provision of Section 2 (71) of the Companies Act, 2013, the Company is a public company. The Company continues to use the word “Private Limited” as permitted by law.
- 16 In the absence of any timing difference, no provision for deferred tax needs to be made. In view of loss, no provision for current tax has been provided for.
- 17 The Company has entered into a Joint Venture agreement with Shankala Realtors Private Limited for development and construction of a residential complex at Lower Parel, Mumbai in the name and style M/s. Shree Shantinagar Venture (AOP).
The details of amount invested in AOP are as follows.

Particulars	for the year ended March 31, 2024	for the year ended March 31, 2023
Opening Balance	7,070.35	7,023.57
Add: Net amount invested / (withdrawn) during the year	131.12	47.75
Add: Share of Profit/(Loss)	(2.02)	(0.97)
Closing balance	7,199.46	7,070.35

18 Particular of Investments

18.1 Disclosure of financial interest in Venture.

Name of Venture	Co venture's Capital	
	As at 31st March, 2024	As at 31st March, 2023
Shree Shantinagar Venture		
Name of Partners		
Shankala Realtors Private Limited	368.29	368.29
Neelkamal Shantinagar Properties Private Limited	7,199.46	7,070.35
Total	7,567.75	7,438.64

- 18.2 Company's share of interest in the assets, liabilities, incomes and expenses with respect to Joint Venture on the basis of audited financial statements of Joint Venture as at and for the year ended March 31, 2024 are as under :

Name of Venture	Company's Share of			
	Assets	Liabilities	Income	Expenditure*
Shree Shantinagar Venture	10,178.12 (10,162.70)	2,610.38 (2,724.06)	0.21 (25.47)	2.23 (26.44)

Figures in the brackets denote figures belonging to the previous year.

* Includes Tax Expense

- 19 a) Neelkamal Shantinagar Properties Pvt. Ltd. (“Neelkamal”) and Shankala Properties Pvt. Ltd. (“Shankala”) entered in an Agreement dated 28.06.2006 to form this Joint Venture (“JV”). Neelkamal and Shankala has now entered into a Supplemental Deed of Joint Venture dated 16.10.2012 whereby the members have agreed to carry out substantive modification to the terms and conditions of the functionality of the JV. One of modification is that Shankala will now share the free sale premises to be constructed by the JV and the entire day to day control of the JV will now vest with Neelkamal. Further, it has been agreed that the JV will pay a sum of Rs. 35 crore in six equal monthly instalments to Shankala from 16.10.2012 onwards. The share of Shankala in the Free Sale premises and the amount of Rs.35 Crore has been arrived at after adjusting / considering the capital amount of Rs.15,94,57,558. It has also been provided that in the event the JV fails to make the payment and/or give the agreed premises to Shankala the modifications as stipulated in the Supplemental Deed shall stand cancelled and both the members shall continue to be governed by the original deed of agreement dated 28.06.2006. Till date the JV has paid a sum of Rs. 11 crore only to Shankala and Rs. 24 crore is still payable to Shankala.

b) Present Status of Joint Venture :

On the completion of the plinth, the Developer applied for CC beyond plinth. However, MCGM insisted on further Home Department NOC for grant of further CC beyond plinth. The same was challenged by the Developer in the High Court under Writ Petition (L) No. 790 of 2013. The High Court by its order dated 1st April, 2013 was pleased to direct the MCGM to re-consider the application of the Developer.

On 9th July 2013, the MCGM rejected the application for the Developer for further CC beyond plinth.

In view of the letters dated 17 January 2013, 25 February 2013 and the rejection dated 9 July 2013, the MCGM effectively stayed the construction of the project.

The aforesaid letters dated 17 January 2013, 25 February 2013 and the rejection dated 9 July 2013, were challenged in the High Court by way of a Writ Petition No. 1734 of 2013 and the High Court was pleased to permit the construction of the Rehab Premises, however, the construction of the Sale Premises was not permitted and effectively the stay granted by the MCGM still stands.

Since the construction of the sale premises has been effectually stayed, there is no generation of cash flow from the Sale Premises.

The above event is a force majeure event and hence, the provisions of Clause 6 and 22 of the aforesaid Supplemental JV Agreement stand suspended and the obligations to make further payment and handover the Shankala Premises stands deferred till such time the stay on the construction of the Sale Premises is not lifted.

The Society has sought to terminate the Development Agreement and we have commenced Arbitration Proceedings and the Ld. Arbitrator has directed status quo to be maintained by the Society on the termination notice.

20 Segment Reporting

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

Neelkamal Shantinagar Properties Private Limited
Notes Forming Part of Financial Statements
All amount are in INR (lakhs) unless otherwise stated
CIN: U45200MH2005PTC155150

21 Contingent Liability

Particulars	31/03/2024	31/03/2023
Income Tax Appeal pending at CIT(A) level for A.Y. 2022-23	7,571.68	-

22 Financial Instruments

The material accounting policies, including the criteria of recognition, the basis of measurement and the basis on which income and expenses are recognized, in respect of each class of financial asset, financial liability, and equity instrument are disclosed in note 2.3 of the Ind AS financial statements.

(a) Financial assets and liabilities

The carrying value of financial instruments by categories as at March 31, 2024 is as follows:

Particulars	Note no.	Amortized Cost	Total carrying value
Financial Assets:			
Investments	3	7,199.46	7,199.46
Cash and cash equivalent	5	6.91	6.91
Loans	6	-	-
Total		7,206.37	7,206.37
Financial Liabilities:			
Other Financial Liabilities	8	-	8.00
Borrowings	8	7,962.28	7,962.28
Trade payables	9	0.52	0.52
Total		7,962.80	7,970.80

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

Particulars	Note no.	Amortized Cost	Total carrying value
Financial Assets:			
Investments	3	7,070.35	7,070.35
Cash and cash equivalent	5	9.04	9.04
Loans	6	0.00	0.00
Total		7,079.39	7,079.39
Financial Liabilities:			
Other Financial Liabilities	8	-	-
Borrowings	8	7,833.01	7,833.01
Trade payables	9	0.46	0.46
Total		7,833.47	7,833.47

(b) Financial Risk Management:

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

(i) Market Risk:

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

(ii) Interest Risk

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

(iii) Credit risk and default risk

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

(iv) Liquidity risk

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

(v) Equity price risk

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

Neelkamal Shantinagar Properties Private Limited
Notes Forming Part of Financial Statements
All amount are in INR (lakhs) unless otherwise stated
CIN: U45200MH2005PTC155150

23 Related Parties Disclosure:

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

Name of the related party	Relationship
Valor Estate Limited (Formerly known as DB Realty Limited)	Holding Company
DB View Infracon Pvt Ltd	Fellow Subsidiary
Marine Drive Hospitality and Realty Private Limited	Enterprise owned or significantly influenced by KMPs or their relatives
Shree Shantinagar Venture	Subsidiary Company
Mr. Hifzurrehman Kadiwal	Key Management Personnel (Director)
Mrs Jessie Kuruvilla	Key Management Personnel (Director)

Note: The above related parties are identified by the management and relied upon by the auditors.

23.2 Transactions with the other related parties

Particulars	HOLDING COMPANY	Enterprise owned or significantly influenced by KMPs or their relatives	Investment	Fellow Subsidiary
	Valor Estate Ltd	Marine Drive Hospitality & Realty Private Ltd	Shree Shantinagar Venture (AOP)	DB View Infracon Pvt Ltd
i. Loan Taken				
Opening Balance	7,753.51 (7,748.95)	29.50 (29.50)	- (-)	- (-)
Loans taken during the year	179.27 (17.59)	- (-)	- (-)	- (-)
Loans repaid during the year	- (9.01)	- (-)	- (-)	- (-)
Closing Balance	7,932.78 7,757.53	29.50 (29.50)	- (-)	- (-)
ii. Security Deposit Taken				
Opening Balance	- (6,225.00)	- (-)	- (-)	- (-)
Deposit recived during the year	-	- (-)	- (-)	- (-)
Deposit paid during the year	- (6,225.00)	- (-)	- (-)	- (-)
Closing Balance	- (-)	- (-)	- (-)	- (-)
iii. Investment				
Opening Balance	- (-)	- (-)	7,070.34 (7,023.57)	- (-)
Investment made during the year	- (-)	- (-)	131.12 (55.87)	- (-)
Investment withdraw during the year	- (-)	- (-)	- (8.13)	- (-)
Share of Loss	- (-)	- (-)	2.02 (0.97)	- (-)
Closing Balance	- (-)	- (-)	7,199.46 (7,070.34)	- (-)
iv. Loan Granted				
Opening Balance	- (-)	- (-)	- (-)	0.00 6,225.00
Loans granted during the year	- (-)	- (-)	- (-)	- (-)
Loans received during the year	- (-)	- (-)	- (-)	0.00 (6,225.00)
Closing Balance	- (-)	- (-)	- (-)	- (-)
v. Equity Component of Security Deposit				
Closing Balance	1,798 (1,798)	- (-)	- (-)	- (-)

Figures in brackets denote figures belonging to previous year.

Neelkamal Shantinagar Properties Private Limited
Notes Forming Part of Financial Statements
CIN: U45200MH2005PTC155150

24 Financial Ratios

The following are analytical ratios for the year ended March 31, 2024 and March 31, 2023.

Sr.no.	Particulars	Formula used	Amounts		Amounts		Variance	Explanation for variance in excess of 25%
			31.03.2024	31.3.2023	31.03.2024	31.3.2023		
1	Current ratio (in times)	Current assets	6.91	9.04	0.09%	0.12%	-24.75%	During the year, the company has taken loan from the holding company which has resulted in increased in the current liabilities. Consequently Current ratio has decreased at the year ended.
		Current liabilities	7,963.85	7,834.00				
2	Debt equity ratio (in times)	Total debt	7,962.28	7,833.01	-1051.15%	-1038.13%	1.25%	During the year, the company has taken loan from the holding company which has resulted in increased in the Total debt. Consequently Debt equity ratio has decreased at the year ended.
		Share capital	(757)	(755)				
3	Debts services coverage ratio (in times)	Earning available for debt services	-	-	-	-	NA	NA since debt represents loan taken from Parent Company which is repayable on demand and as such does not carry strict repayment terms from which debt services can be quantified.
		Debt services	-	-				
4	Return on equity (in %)	Net profit after taxes less Preference dividend (including unrecognised)	(2.95)	(1.90)	0.39%	0.25%	54.46%	In the Previous year, company had adjusted the Ind AS interest expenses which has resulted in decreased in the net loss after taxes less preference dividend. Consequently Return on equity ratio has decreased at the year ended.
		Average equity	(756.01)	(753.58)				
5	Inventory turnover ratio (in times)	Cost of goods sold or Sales	NA	NA	NA	NA	NA	NA since project under development
		Average inventory						
6	Trade receivable turnover ratio (in times)	Net credit sales	NA	NA	NA	NA	NA	NA since no sales.
		Average accounts receivables						
7	Trade payable turnover ratio	Net credit purchase + Other expense	0.93	0.93	189.68%	245.01%	-22.58%	There is increase in expenses which led to increase in Trade payable Turnover ratio
		Average trade payable	0.49	0.38				
8	Net capital turnover ratio (in times)	Net sales	NA	NA	NA	NA	NA	NA since no sales
		Working capital						
9	Net profit ratio (in %)	Net profit (after tax)	NA	NA	NA	NA	NA	NA since no sales
		Net sales						
10	Return on capital employed (in %)	Earning before interest and taxes	(2.95)	(1.90)	-0.04%	0.03%	-253.56%	During the year, the company has taken loan from the holding company also during the year company has losses which has resulted in decreased in the capital employed. Consequently Return on capital employed ratio has decreased at the year ended.
		Capital employed	7,141.64	(7,077.15)				
11	Return on investment (in %)	Profit/(Loss) from invested funds	(2.02)	(0.97)	-0.03%	-0.01%	105.10%	During the year, the company has loss from the invested party which has resulted in the decreased in the Return on investment.
		Average invested funds	7,134.90	7,046.96				

Neelkamal Shantinagar Properties Private Limited
Notes Forming Part of Financial Statements
All amount are in INR (lakhs) unless otherwise stated
CIN: U45200MH2005PTC155150

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

26 Other Disclosures with respect to Schedule III

i. Title deeds of Immovable Property not held in name of the Company

The Company does not hold any immovable property as on March 31, 2024

ii. Revaluation of Property, Plant and Equipment

There is no revaluation of Property, Plant and Equipment during the year ended March 31, 2024

iii. Loans or Advances in the nature of loans

The Company has not granted any loans or advances in the nature of loans to any party.

viii. Registration of charges or satisfaction with Registrar of Companies

As on March 31, 2024 no charge has been created against the asset of the Company.

ix. Compliance with number of layers of companies

The Company has not made any kind of investment in any other Companies.

x. Compliance with approved Scheme(s) of Arrangements

The Company has not approved any scheme of arrangement in accordance with sections 230 to 237 of the Companies Act, 2013.

xi. Utilisation of Borrowed funds and share premium

A. The Company has not advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Intermediary shall:

- (1) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
- (2) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

B. The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the company shall:

- (1) 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
- (2) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

xii. Undisclosed Income

The Company has not recorded any transactions in the books of accounts that has been surrendered or disclosed as income during the period ended March 31, 2024 in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

xiii. Corporate Social Responsibility (CSR)

The provision of Section 135 of the Companies Act 2013 is not applicable to the Company.

xiv. Details of Crypto Currency or Virtual Currency

The Company has not traded or invested in Crypto currency or Virtual Currency during the year ended March 31, 2024

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

Material accounting policies and notes on Financial statements

1 to 27

As per our attached report of even date

For Mehta Chokshi & Shah LLP

Chartered Accountants

Firm Registration No. 106201W/W100598

CHETAN
MAHENDR
A SHAH

Name : Chetan M Shah

Partner

Membership No. : 047178

Place: Mumbai

Date: 28th May, 2024

For and on Behalf of the Board

HIFZURRE
HMAN
ABDULLAH
KADIWAL

Digitally signed
by
HIFZURREHMAN
ABDULLAH
KADIWAL
Date: 2024.05.28
17:30:29 +05'30'

Hifzurrehman Kadiwal

Director

DIN: 02254751

Place :Mumbai

Date: 28th May 2024

JESSIE
KURUVI
LLA

Digitally signed
by JESSIE
KURUVILLA
Date: 2024.05.28
17:30:47 +05'30'

Jessie Kuruvilla

Director

DIN: 02290242