

FINANCIAL STATEMENTS

OF

M/s AKARSHAK REALTY PRIVATE LIMITED

CIN:U45200KA2011PTC059903

FOR THE YEAR

2021-22

Auditors

M/s ABS & Co.,
Chartered Accountants
No.80/1, 11th Main,
Malleswaram
Bangalore-560003



INDEPENDENT AUDITOR'S REPORT

To
The Board of Directors of
M/s **AKARSHAK REALTY PRIVATE LIMITED**
Bangalore.

Report on the audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial Statements of M/s **AKARSHAK REALTY PRIVATE LIMITED** (the company) which comprise the standalone Balance Sheet as at March 31, 2022 and the standalone Statement of Profit and Loss, and the standalone Statement of Cash Flows for the year then ended on that date and notes to the standalone financial statements including a summary of the significant accounting policies and other explanatory information.(hereinafter referred to as the "Standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone financial statements, give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with the Accounting Standards prescribed under Section 133 of the Act read with the Companies (Accounting Standards) Rules, 2015, as amended ("AS") and other accounting principles generally accepted in India, of the Standalone state of affairs of the Company as at March 31, 2022 and its Profit; their Standalone Statement of affairs and their Standalone cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the standalone 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 standalone financial statements under the provisions of the Companies Act, 2013 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 standalone financial statements.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statement for the financial year ended 31st March 2022. These matters were addressed in the context of our audit of the financial statement as a whole and in forming our opinion thereon and we do not provide a separate opinion on these matters. We have not determined any matters described to be the key audit matters to be communicated in our report.

Information other than the standalone Financial Statements and Auditor's Report Thereon.

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Director's Report, but does not include the standalone financial statements and our auditor's report thereon.

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

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

Management's Responsibilities for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation and presentation of these Standalone financial statements that give a true and fair view of the Standalone financial position, Standalone financial performance, Standalone Statement of affairs and Standalone cash flows of the Company in accordance with the AS and other accounting principles generally accepted in India. The respective Boards of Directors of the Company is responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 standalone financial statements, the Board of Directors are 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.

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

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

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 judgement and maintain professional scepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, Under section 143(3)(i) of the Companies Act, 2013, we are responsible for expressing 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 the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' 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 standalone financial Statements, including the disclosures, and whether the financial Statements 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 Statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we given in 'Annexure-A' a statement on the matters specified in paragraphs 3 and 4 of the said order, to the extent applicable.

(A) 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 purposes of our audit.



- b. in our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- c. the standalone Balance Sheet, the standalone Statement of Profit and Loss and the standalone Cash Flows dealt with by this Report are in agreement with the books of account.
- d. in our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act.,
- e. on the basis of the written representations received from the Management as on March 31st 2022 taken on record by the Board of Directors, none of the directors is disqualified as on March 31st 2022 from being appointed as a director in terms of Section 164 (2) of the Act;
- f. With respect to the adequacy of the internal financial controls over financial reporting and the operating effectiveness of such controls, refer to our separate Report in "Annexure B" which is based on the auditors' reports of the Company.
- g. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:
In our opinion and to the best of our information and according to the explanations given to us, the remuneration not paid by the Company to its directors during the year.
- 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. The Company does not have any pending litigations which would impact its financial position.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; 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;

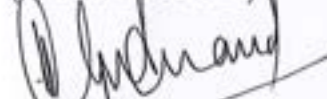
(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

- v. The company has neither declared nor paid any dividend during the year

For ABS & Co.

Chartered Accountants

(IRNo. 0008203S)



H G Anand

Partner

M No 206226

UDIN : 22906226AWU0Y0U177

Place : Bangalore

Date : 02.09.2022

Annexure-A to the Independent Auditors report

Referred to in Paragraph 1 under "Report on Other Legal and Regulatory Requirements" of the Auditors Report issued in terms of Section 143(11) of The Companies Act, 2013:

i. In respect of the Company's Property, Plant and Equipment and Intangible Assets:

According to the information and explanations given to us and on the basis of the examination of the records of the Company, the Company does not have any property plant and equipment (including Right of Use assets) or intangible assets. Accordingly, provisions of clauses 3(i)(a) to 3(i)(e) of the Order are not applicable to the Company.

ii. (a) The inventory has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable and procedures and coverage as followed by management were appropriate. No discrepancies were noticed on verification between the physical stocks and the book records that were more than 10% in the aggregate of each class of inventory.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been sanctioned any working capital limits in excess of five crore rupees in aggregate from banks and financial institutions on the basis of security of current assets at any point of time of the year. Accordingly, clause 3(ii)(b) of the Order is not applicable to the Company.

iii. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any investments, provided security or granted any advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships or any other parties during the year. The Company has Provided a guarantee to other parties. The Company has not granted any loans, secured or unsecured, to companies, firms or limited liability partnerships during the year.

(a) According to the information and explanations given to us and based on the audit procedures conducted by us, the Company has not provided loans or advances in the nature of loans or provided security to any other entity. The Company has Provided a guarantee to other parties. The aggregate amount of guarantees provided during the year and balance outstanding at the balance sheet date with respect to such guarantees for entities are as follows.



Assets under charge	Borrower	Transactions during the year in (Rs in Lakhs)	Balance outstanding on reporting date in (Rs in Lakhs)
Immovable property or any interest therein; As per the memorandum of entry recording mortgage	Shreshta Infra projects private limited	58,500.00	58,500.00
Immovable property or any interest therein; As per the memorandum of entry recording mortgage	Alekya properties private limited	31,500.00	31,500.00
Immovable property or any interest therein; Book debts; Movable property (not being pledge)	Akarsha realty private limited	7,152.00	7,152.00
Immovable property or any interest therein; Book debts; Movable property (not being pledge); Receivables and others as per attached documents	Akarsha realty private limited	17,500.00	17,500.00

- (b) In our opinion and according to information and explanations given to us, the investments made and guarantees provided during the year and the terms and conditions of the grant of such guarantees are prima facie not prejudicial to the company's interest. The company has not given any security or granted any loans and advances in the nature of loans during the year.
- (c) The company has not granted any loans and advances in the nature of loans during the year, Accordingly, clause 3(iii)© of the Order is not applicable to the Company.
- (d) The company has not granted any loans and advances in the nature of loans during the year, Accordingly, clause 3(iii) (d) of the Order is not applicable to the Company.
- (e) In our opinion and according to information and explanations given to us and based on the audit procedures performed by us, no loan or advance in the nature of loan granted which has fallen due during the year, which has been renewed or extended or fresh loans granted to settle the overdue of existing loans given to the same parties.
- (f) In our opinion and according to information and explanations given to us and based on the audit procedures performed by us, the company has not granted any loans or advances during the year in the nature of loans either repayable on demand or without specifying any terms or period of repayment.

iv. According to the information and explanations given to us and on the basis of examination of records of the Company, the Company has neither made



any investments nor has it given loans, The Company has provided a guarantee to other parties not in accordance with the provisions of section 186 of the company's act 2013. The maximum outstanding amount of guarantees during the year and balance outstanding at the balance sheet date with respect to such guarantees for other entities are as follows.

Assets under charge	Borrower	Sum of guarantee provided (Rs. In Lakhs)	Balance outstanding on reporting date in (Rs. In Lakhs)
Immovable property or any interest therein; As per the memorandum of entry recording mortgage	Shreshta Infra projects private limited	58,500.00	58,500.00
Immovable property or any interest therein; As per the memorandum of entry recording mortgage	Alekya properties private limited	31,500.00	31,500.00
Immovable property or any interest therein; Book debts; Movable property (not being pledge)	Akarsha realty private limited	7,152.00	7,152.00
Immovable property or any interest therein; Book debts; Movable property (not being pledge); Receivables and others as per attached documents	Akarsha realty private limited	17,500.00	17,500.00
Immovable property or any interest therein; Book debts; Movable property (not being pledge); project receivables, all cash flows and others	Adarsha developers	₹22,000.00	547.98
Movable property (not being pledge)	Orin Infra projects private limited	22,500.00	148.11
Immovable property or any interest therein; As per attached MOE	Adarsh heaven private limited	50,000.00/-	24,612.09

- v. The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable to the Company.
- vi. According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Act for the services provided by the Company. Accordingly, clause 3(vi) of the Order is not applicable to the Company.
- vii. In respect of statutory dues:

In our opinion, the Company has generally been regular in depositing undisputed statutory dues, including Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess



and other material statutory dues applicable to it with the appropriate authorities.

There were a undisputed amounts payable in respect of Income Tax, Tax deduction at source as a material statutory dues in arrears as at March 31, 2022 for a period of more than six months from the date they became payable details as per below table.

(a)

Sl.no	Nature of Due	Period which Dues relates	Due amount in Rs in lakhs.
1	Tax deduction at Source	PY 2021-22	1.70
	Total		1.70

(b) According to the information and explanations given to us, statutory dues relating to Sales Tax, Goods and Services Tax, Duty of Excise or Cess or other statutory dues which have not been deposited on account of any dispute are Nil. Accordingly, clause 3(vii)(b) of the Order is not applicable to the Company.

viii. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.

ix. (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not defaulted in repayment of loans and borrowings or in the payment of interest thereon to any lenders.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.

(c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not taken any term loans from any lender. Accordingly, clause 3(ix)(c) of the Order is not applicable to the Company.

(d) According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.



(e) According to the information and explanations given to us and on an overall examination of the financial statements of the company, we report that the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures. Accordingly, reporting under clause 3(ix)(e) of the Order is not applicable

(f) According to the information and explanations given to us and procedures performed by us, we report that the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Accordingly, reporting under clause 3(ix)(f) of the Order is not applicable

x. The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, clause 3(x)(a) 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 examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable to the Company.

xi. (a) Based on examination of the books and records of the Company and according to the information and explanations given to us, considering the principles of materiality as outlined in the Standards on Auditing, we report that no fraud by the Company or on the Company has been noticed or reported during the course of the audit.

(b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Companies Act, 2013 has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

xii. According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable to the Company.

xiii. The Company is not a listed public company or a company covered under rule 4 of the Companies (Appointment and Qualification of Directors) Rules, 2014 and accordingly the requirements as stipulated by the provisions of Section 177 of the Companies Act, 2013 are not applicable to the Company. According to the information and explanations given to us and on the basis of our examination of records of the Company, transactions with the related parties are in compliance with Section 188 of the Companies Act, 2013 where



applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

- xiv. Based on the information and explanations provided to us, the Company does not have an Internal Audit system and is required to form an internal audit system as per Section 138 of the Companies Act, 2013.
- xv. In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Companies Act, 2013 are 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. Accordingly, clause 3(xvi)(a) of the Order is not applicable to the Company.
- (b) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(b) of the Order is not applicable to the Company.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable to the Company.
- (d) According to the information and explanations provided to us during the course of audit, the Group (Group means companies in the Group as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) does not have any CIC.
- xvii. The Company has not incurred any cash losses during the financial year covered by our audit, and the Company has incurred cash losses during immediately preceding financial year is Rs. ₹ 7,11,25,243/-.
- xviii. There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable to the Company.
- 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, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We



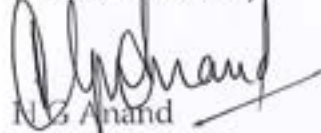
further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

- xx. The requirements as stipulated by the provisions of Section 135 of the Act are not applicable to the Company. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

For ABS & Co.

Chartered Accountants

(I:RNo. 00082035)



N G Anand

Partner

M No 206226

UDIN 22206226AWU0Y0U177

Place :Bangalore

Date :02.09.2022

Annexure B to the Independent Auditors report

Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of AKARSHAK REALTY PRIVATE LIMITED of even date)

Report on the Internal Financial Controls Over Financial Reporting under Clause (i) of sub-section 3 of Section 143 of the Companies Act, 2013 (the "Act")

In conjunction with our audit of the Standalone financial statements of the Company as of and for the year ended March 31, 2022, we have audited the internal financial controls over financial reporting of **AKARSHAK REALTY PRIVATE LIMITED** (hereinafter referred to as the "Company") and which is company incorporated in India, as of that date.

Management's Responsibility for Internal Financial Controls

The respective Boards of Directors of the Company and which is company incorporated in India, is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the respective Companies 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 "ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective 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.

Auditor's Responsibility

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Company and which is company incorporated in India, 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 the Institute of Chartered Accountants of India ("ICAI") 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. 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 judgement, 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 of the Company, which is company incorporated in India.

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 authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the Company which is company incorporated in India, have in all

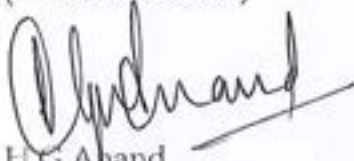


material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022, based on the criteria for internal financial control over financial reporting established by the respective companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

For ABS & Co.

Chartered Accountants

(FRNo. 0008203S)



H G Anand

Partner

M No 206226

UDIN: 22206226AWU0Y0477.

Place :Bangalore

Date :02.09.2022

AKARSHAK REALTY PRIVATE LIMITED
 No. 2/4, Langford Garden, Richmond Town Bangalore KA 560025
BALANCE SHEET AS AT 31ST MARCH, 2022
 CIN:U45200KA2011PTC059903

(Amount in lakhs) (Amount in lakhs)

Particulars	Note No	As at 31st March, 2022	As at 31st March, 2021
I. EQUITY AND LIABILITIES			
(1) Shareholder's Funds			
(a) Share Capital	II	4.00	4.00
(b) Reserves and Surplus	III	-589.67	-591.04
(c) Money received against share warrants		-	-
(2) Share Application money pending allotment			
(3) Non-Current Liabilities			
(a) Long-Term Borrowings	IV	42,062.81	51,833.38
(b) Deferred Tax Liabilities (Net)		-	-
(c) Other Long Term Liabilities		-	-
(d) Long Term Provisions		-	-
(4) Current Liabilities			
(a) Short-Term Borrowings		-	-
(b) Trade Payables	V	125.21	14.92
(c) Other Current Liabilities	VI	1,559.12	2,377.20
(d) Short-Term Provisions		-	-
Total Equity & Liabilities		43,161.47	53,638.45
II. ASSETS			
(1) Non-Current Assets			
(a) Fixed Assets			
(i) Tangible assets		-	-
(ii) Intangible assets		-	-
(iii) Capital work-in-progress		-	-
(iv) Intangible assets under development		-	-
(b) Non-current investments		-	-
(c) Deferred tax assets (net)		-	-
(d) Long term loans and advances		-	-
(e) Other non-current assets		-	-
(2) Current Assets			
(a) Current investments		-	-
(b) Inventories	VII	7,451.21	6,780.01
(c) Trade receivables		-	-
(d) Cash and cash equivalents	VIII	81.73	10.69
(e) Other balances with Bank	VIII	404.44	511.43
(f) Short-term loans and advances	XI	975.43	638.24
(g) Other current assets	X	34,248.66	45,698.09
Total Assets		43,161.47	53,638.45

NOTES TO ACCOUNTS

1

Notes referred to above and notes attached there to form an integral part of Balance Sheet

This is the Balance Sheet referred to in our Report of even date.

As per our report of even date attached
 FOR ABS & Co.

CHARTERED ACCOUNTANTS
 Bangalore
 U.G. ANAND
 Partner

Firm Registration No.0082035
 Membership No.206226

for and on behalf of the Board of Directors of
 FOR AKARSHA REALTY PRIVATE LIMITED.

Sudha Shanker
SUDHA SHANKER
 DIRECTOR
 DIN 00852735

B.M. Karunesh
B.M. KARUNESH
 DIRECTOR
 DIN 00693174

UDIN: 222-06226AWU0Y04177
 Date: 02-09-2022
 Place: Bangalore

AKARSHAK REALTY PRIVATE LIMITED				
No. 2/4, Langford Garden, Richmond Town Bangalore KA 560025				
CIN:U45200KA2011PTC059903				
STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH 2022				
			(Amount In lakhs)	(Amount In lakhs)
Sr. No	Particulars	Sch. No.	For the year ended 31st March, 2022	For the year ended 31st March, 2021
I	Revenue from operations	XI	19,980.84	1,419.00
II	Other Income	XII	13.04	93.28
III	III. Total Revenue (I + II)		19,993.88	1,512.28
	Expenses:			
	Material consumed	XIII	112.96	0.38
	Land cost	XIV	19,992.05	2,218.46
	Financial Costs	XV	0.15	0.07
	Other Administrative Expenses	XVI	515.07	169.19
	Depreciation and Amortization Expense		-	-
	Total Expenses (IV)		20,620.23	2,388.10
	Less Transferred to WIP		(628)	(165)
IV				
V	Profit before exceptional and extraordinary items and tax		1.83	(711.25)
VI	Exceptional Items			
VII	Profit before extraordinary items and tax (V - VI)		1.83	(711.25)
VIII	Extraordinary Items			
IX	Profit before tax (VII - VIII)		1.83	(711.25)
X	Tax expense: (1) Current tax (2) Previous tax (2) Deferred tax		0.46	(3.96)
XI	Profit(Loss) For the period from continuing operations	(IX-X)	1.37	(707.30)
XII	Profit/(Loss) from discontinuing operations			
XIII	Tax expense of discounting operations			
XIV	Profit/(Loss) from Discontinuing operations (XII - XIII)		0.00	0.00
XV	Profit/(Loss) for the period (XI + XIV)		1.37	(707.30)
XVI	Earning per equity share: (1) Basic (2) Diluted		3.43 3.43	(1,768.24) (1,768.24)

Schedules referred to above and notes attached there to form an integral part of Profit & Loss Statement
This is the Profit & Loss Statement referred to in our Report of even date.
As per our report of even date attached
FOR ABS & Co.

for and on behalf of the Board of Directors of
FOR AKARSHAK REALTY PRIVATE LIMITED.

CHARTERED ACCOUNTANTS
H.G. ANAND
Partner
Firm Registration No. 0092095
Membership No. 206226
UDIN: 22206226AWU0Y84177
Date: 02-09-2022
Place: Bangalore

SUDHA SHANKER
DIRECTOR
DIN 00852735

B.M. KARUNESH
DIRECTOR
DIN 00693174

AKARSHAK REALTY PVT LTD

No. 2/4, Langford Garden, Richmond Town Bangalore KA 560025

Cash Flow Statement for the year ended March 31, 2022

CIN U45200KA2011PTC059903

PARTICULARS	31-Mar-22		31-Mar-21	
A. Cash Flow From Operating Activities				
Net Profit Before Tax and extraordinary items		1.83		(711.25)
Adjustments For :				
Depreciation / Amortisation	-		-	
(Profit) / Loss on sale of investments	-		-	
(Profit) / Loss on sale of fixed assets	-		-	
Interest Paid	-		-	
		-		-
Cash Operating Profit before working capital changes		1.83		(711.25)
Adjustments For :				
Increase/(Decrease) in Short Term Borrowings	-		-	
Increase/(Decrease) in Trade Payables	110.29		14.92	
Increase/(Decrease) in Other Current Liabilities	(818.08)		(2,563.10)	
Increase/(Decrease) in Short Term Provisions	-		-	
(Increase) /Decrease in Trade Receivables	-		-	
(Increase) /Decrease in Inventories	(671.20)		(165.83)	
(Increase) /Decrease in Other Current Assets	11,556.41		(5,752.97)	
(Increase) /Decrease in Short term Loans and Advances	(337.19)		(26.99)	
		9,840.23		(8,493.96)
Cash Generated from Operating Activities		9,842.07		(9,205.21)
Interest Paid		-		-
Direct Taxes Paid		(0.46)		3.96
Net Cash From Operating Activities		9,841.60		(9,201.26)
B. Cash Flow From Investing Activities				
Purchase of Fixed Assets	-		-	
Sale of Fixed Assets	-		-	
Purchase of Investments	-		-	
Sale of Investments	-		-	
Interest Received	-		-	
Dividend Received	-		-	
Net Cash Used In Investing Activities		-		-
C. Cash Flow From Financing Activities				
Warrants	-		-	
Proceeds from Borrowings	(9,770.56)		9,210.09	
Proceeds from securities premium	-		-	
Receipts from Share warrants	-		-	
Equity Share Capital	-		-	
Dividend Paid (Including tax on dividend)	-		-	
Net Cash from Financing Activities		(9,771)		9,210.09
Net Change in cash and cash equivalents (A+B+C)		71.04		8.83
Net cash and cash equivalent at the beginning of the year		10.69		1.85
Net cash and cash equivalent at the closing of the year		81.73		10.69

As per our report of even date attached

FOR ABS & Co.

CHARTERED ACCOUNTANTS

H.C. MAND

Partner

Firm Registration No.0082004

Membership No.206226

Date:02-09-2022

Place: Bangalore

for and on behalf of the Board of Directors of
FOR AKARSHAK REALTY PRIVATE LIMITED.

Sudha Shanker

SUDHA SHANKER
DIRECTOR
DIN 00852735

B.M. Karunesh
B.M. KARUNESH
DIRECTOR
DIN 00693174

SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNTS:

Corporate Information :

M/s AKARSHAK REALTY PRIVATE LIMITED (*the Company*) is a private limited company incorporated and domiciled in India. The Company is engaged in the business of Property development & Land Acquisition.

Note -I: Significant Accounting Policies:

I.i) Basis of Preparation:

The Financial Statements are prepared in accordance with Indian Generally Accepted Accounting Principles (GAAP) under the historical cost convention on accrual basis. GAAP comprises of mandatory Accounting Standards as specified under Sec. 133 of the Companies Act 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014. Accounting Policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use. The accounts are prepared on going concern basis only

I.ii) Use of Estimates

The preparation of the financial statements is in conformity with Indian GAAP, which requires that the management make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent liabilities as at the date of financial statements and the reported amounts of revenue and expenses during the reported period. Although such estimates are made on a reasonable basis taking into account all available information, actual results could differ from these estimates and such differences are recognised in the period in which the results are ascertained.

I.iii) Cash Flow Statement:

Cash flow statement is reported using 'indirect method', whereby net profit before tax is adjusted for the effects of transaction of a non-cash nature. The cash flows from operating, investing & financing activities of the company are segregated.

I.iv) Revenue Recognition :

Revenue from real estate under development/ sale of developed property will be recognized upon transfer of all significant risks and rewards of ownership of such real estate/ property, as per the terms of the contracts/ agreements, except for contracts where the Company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards. In such cases, the revenue will be recognized on percentage of completion method, when the stage of completion of each project reaches a significant level which is estimated to be at least 25% of the total estimated construction cost of the Project. Revenue is recognized in proportion that the contract costs incurred for work performed up to the reporting date bear to the estimated total contract costs.

I.v) Fixed Assets & Depreciation:

As on date, the company does not own any fixed assets.

I.vi) Foreign Currency Transactions :

During the year, there were no foreign currency transactions.

I.vii) Borrowing costs:

Interest and other borrowing costs on specific borrowings attributable to qualifying assets are transferred to carrying cost of the assets. Other borrowing costs are charged to revenue over the tenure of loan.

I.viii) Inventories

Expenditure incurred during the year amounting to Rs.7,451.21 Lakhs. relating to construction activity or incidental thereto has been treated as Work in Progress under the head of 'Inventories'

I.ix) Earnings Per Share

Basic earnings per share will be calculated by dividing the net profit or loss for the year attributable to equity shareholders (after deducting preference dividends and taxes) by the average number of equity shares outstanding during the year. Presently, the company is not generating any revenues.

I.x) Taxation

Tax expenses for the year comprise current tax and deferred tax liability. Current tax is calculated in accordance with the provisions of section 115BAA of Income tax Act, 1961, where the income tax is calculated at the rate of 22%(Plus 10% Surcharges and 4 % education cess) of the taxable income by filing appropriate form 10 IC under Income Tax Act,1961.

I.xi) Impairment of Assets:

The Company assess at each Balance Sheet date whether there is any indication that any of the assets may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an Impairment loss and is recognized in the profit and loss account. As on the Balance Sheet date the Company assessed for impairment of assets and found no indication of impairment of assets as per Accounting Standard (AS-28).



Lxii) Provisions and Contingencies

The company creates a provision when there is present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. When there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made. No contingent liabilities/assets estimated as on the balance sheet date.

Contingent liabilities are not recognized and, if any, are adequately disclosed in the notes to accounts.

Lxiii) Cost Recharge:

The advances relating to their sister concern for furtherance of the business and accordingly the works were being executed by the sister concerns and company has charged the cost on those funds which are not utilized by the sister concerns on the assigned work as the same is interest bearing funds and vice versa in case of advances received by the Company.

Thus the company has charged cost of reimbursement on those unutilized advances in the execution of project works which compensate the excessive cost incurred by the company during the financial year against that of the revenue.

Since this arrangement is of the nature of reimbursement of the cost incurred by the company hence no Taxes are withheld in the form of Tax deducted at source by the sister concerns and thereby the company has maintained the accounting concept of appropriation of cost upon utilization of the sources in the business.



AKARSHAK REALTY PRIVATE LIMITED
CIN:U45200KA2011PTC059903
SCHEDULES TO BALANCE SHEET

Note 2: SHARE CAPITAL

(Amount in lakhs)

Particulars	As at 31st March, 2022		As at 31 March, 2021	
	Number of shares	Amount in lakhs	Number of shares	Amount in lakhs
(a) Authorised 100000 Equity shares of Rs.10/- each having voting rights	1,00,000	10.00	1,00,000	10.00
(b) Issued 40,000 Equity shares of Rs.10/- each having voting rights	40,000	4.00	40,000	4.00
Total	40,000	4.00	40,000	4.00

The Company has only one class of equity shares having par value of Rs.10/- per share. Each holder of equity share is entitled to one vote per share. In the event of liquidation of the company, the equity share holders will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the equity shareholders. The dividend proposed by the Board of Directors if any is subject to the approval of the shareholders in the ensuing annual general meeting except in the case of interim dividend

The company has neither allotted any bonus shares not allotted any shares against consideration other than cash till date.
The company has not bought back any shares till date.

Note 2.1 :Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting period:

Particulars	Opening Balance	Fresh issue	Buy Back	Closing Balance
Equity shares with voting rights				
Period ended 31st March, 2022				
- Number of shares	40,000	-	-	40,000
- Amount in Lakhs	4.00	-	-	4.00
Year ended 31 March, 2021				
- Number of shares	40,000	-	-	40,000
- Amount in Lakhs	4.00	-	-	4.00

Note 2.2 :Shareholders holding more than 5% Shares:

Name of shareholders	31st March, 2022	31st March 2021		
	Number of Shares	% holding	Number of Shares	% holding
Adarsh Developers rep. by B.M.jayeshankar	30,000	75%	30,000	75%
B.M.jayeshankar	9,999	25%	9,999	25%
	39,999	100%	39,999	100%

Note 2.3 :Details of equity shares held by Promoters in the Company at the End of the Year :

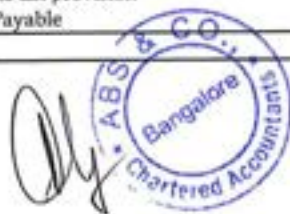
Name of the Pramoter	As at				
	31st March, 2022		31st March 2021		% changes during year
	Number of Shares	% holding	Number of Shares	% holding	
Adarsh Developers rep. by B.M.jayeshankar	30,000	75%	30,000	75%	-
B.M.jayeshankar	9,999	25%	9,999	25%	-
Nischay jayshankar	1	0.00	1	0.00	-
	40,000	100%	1	100%	-

2.4.: Aggregate number and class of shares allotted as fully paid pursuant to contract(s) without payment being received in cash, bonus shares and shares bought back for the period of 5 years immediately preceding the Balance Sheet date: Nil



AKARSHAK REALTY PRIVATE LIMITED
NOTES TO BALANCE SHEET AS AT 31st MARCH 2022

		(Amount in lakhs)	(Amount in lakhs)					
Note No	PARTICULARS	As at 31st March, 2022	As at 31st March, 2021					
III	Reserves and Surplus							
	Opening balance	591.04	116.25					
	(+) Net Profit/(Net Loss) For the current year	1.37	707.30					
	Total	599.67	591.04					
IV	Long Term Borrowings							
	Debentures (Secured)							
	Piramal Enterprises Ltd	-	14,774.82					
	[Secured by Movable properties and all the receivables arising out of the mortgaged properties/ projects implemented/to be implemented on the properties being all the Company revenues/receivables from buildings constructed/to be constructed on all those part and parcel of land admeasuring otally measuring All that piece and parcel of the land bearing Survey No. 201/1,217/1,217/10,217/11 measuring 7 Acres 32 guntas situated at situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk. (formerly Bangalore South Taluk), Bangalore.]							
	L&T Finance Ltd	-	10,709.52					
	[Secured by Movable properties and all the receivables arising out of the mortgaged properties/ projects implemented/to be implemented on the properties being all the Company revenues/receivables from buildings constructed/to be constructed on all those part and parcel of land admeasuring otally measuring All that piece and parcel of the land bearing Survey No. 97 measuring 3 Acres situated at situated at Doddakanalli Village, Varthur Hobli, Bangalore East Taluk. (formerly Bangalore South Taluk), Bangalore.]							
	Loans and advances from Related Parties (Unsecured)							
	Adarsh Developers	23,302.42	21,489.73					
	Akarsh Residence Private Limited	1,085.17	2,647.31					
	Adarsh Haven Private Limited	246.66	209.22					
	Akarsha Realty Private Limited	1,670.46	1,415.65					
	Shreshtha Infra Projects Private Limited	1,486.32	575.64					
	Vismaya Builders and Developers Private Limited	387.93	1.50					
	Adarsh Realty & Hotels Pvt Ltd	10.00	10.00					
	Alekhyia Property Developments Pvt Ltd	13,873.85	-					
	Total	42,062.81	51,833.38					
V	Trade Payables							
	Other than Acceptances							
	Sundry Creditors							
	Dues to Micro and Small Enterprises							
	Dues to Others	125.21	14.92					
	Total	125.21	14.92					
	Trade payables ageing schedule for the year ended as on March 31, 2022 and March 31, 2021:							
	Particulars	Unbilled Dues	Not Due	Less than One Year	1-2 years	2-3 years	More than 3 years	Total
	Outstanding dues to MSME	-	-	-	-	-	-	-
	Others	-	-	110.33	0.07	14.65	0.16	125.21
	Others (previous year)	-	-	0.12	14.65	0.16	-	14.92
	Disputed dues - MSME	-	-	-	-	-	-	-
	Disputed dues - Others	-	-	-	-	-	-	-
VI	Other Current Liabilities							
	TDS Payable					11.53		233.36
	Audit Fees Payable					0.75		0.50
	Indian Bank					633.65		532.97
	Vijaya Bank A/c No 0283					662.45		1,131.11
	Land Advances received					176.81		439.70
	Other Current Liabilities					73.02		39.57
	Income tax provision					0.46		-
	GST Payable					0.45		-
	Total					1,559.12		2,377.20



AKARSHAK REALTY PRIVATE LIMITED
NOTES TO BALANCE SHEET AS AT 31st MARCH 2022

VII	Inventories		
	Work in Progress		
	Opening Balance	6,780.01	6,614.18
	(+) Transfer during the year	628.19	164.57
		7,408.20	6,778.76
	(+) Stock in Hand (Raw Materials)	43.01	1.25
	Total	7,451.21	6,780.01
VIII	Cash & Cash Equivalent		
	Cash-in-Hand		
	Cash Balance	7.63	8.27
	Sub Total (A)	7.63	8.27
	Bank Balance		
	HDFC Bank Ltd-RR-CA-4920	74.00	2.32
	HDFC Bank-Escrow-4944	0.00	0.00
	HDFC Bank A/c - Retn Escrow A/c No 4937	0.10	0.10
	Sub Total (B)	74.09	2.42
	Total [A + B]	81.73	10.69
VIII	Short Term Loans and Advances		
	HDFC Bank FD	404.44	511.43
	Total	404.44	511.43
IX	Other balances with Bank		
	Land Advances	930.17	638.24
	Loans & Advances	45.26	-
	Total	975.43	638.24
X	Other Current Assets		
	Land	15,159.48	22,795.52
	Land Related Expenses	18,617.96	20,672.07
	TDS Receivable	203.10	11.58
	Income Tax Refundable	12.57	27.97
	GST Input credit	66.59	-
	Adarsh developers	138.10	138.10
	Alekhyia Property Developments Pvt Ltd	-	1,932.25
	L&T Short Term Opportunities Fund	-	53.64
	Other Advances	50.86	66.96
	Total	34,248.66	45,698.09



AKARSHAK REALTY PVT LTD

NOTES TO STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31st MARCH 2022

(Amount In lakhs) (Amount In lakhs)

SCH	Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
XI	Revenue from operations Income from sale of Land	19,980.84	1,419.00
	Total	19,980.84	1,419.00
XII	Other Income Interest Received Income From Mutual Fund	13.04	12.84
	Total	13.04	12.84
XIII	Material consumed Materials	112.96	0.38
	Total	112.96	0.38
XIV	Land cost Cost of Land	19,992.05	2,218.46
	Total	19,992.05	2,218.46
XV	Financial Cost Bank Charges Financial Charges	0.14 0.01	0.07 -
	Total	0.15	0.07
XVI	Other Administrative Expenses Audit Fees Consultancy Charges Donations Plan Approval & Conversion Charges Professional Charges Rates & Taxes Registration Charges GST Expenses TDS Late Payment Interest Round Off Petty Local Purchases Hire Charges Transportation Charges Power Charges Katha Charges Telephone Charges Rent (Lease) Labour Charges Internet Charges Printing & Stationery Vehicle Maintenance Security Charges Miscellaneous Expenses Conveyance Allowance Commissions Staff welfare Repair & Maintenance Property tax	0.25 177.01 0.00 197.54 3.34 0.70 2.00 0.17 - 0.00 0.23 0.08 1.55 0.92 3.35 0.04 0.60 0.26 0.03 1.28 0.06 3.23 0.40 0.00 5.00 0.27 98.84 17.94	0.25 5.58 2.50 130.37 28.16 1.03 0.02 0.06 1.23 -
	Total	515.07	169.19



XVII) Additional Information to the financial Statements

XVII.i) Contingent Liabilities and commitments (to the extent not provided for):

Particulars	2021-22	2020-21
Contingent Liabilities:		
A. Outstanding guarantees and Counter Guarantees to various banks, in respect of the guarantees given by those banks in favor of various government		
i. Guarantees given by the company on behalf of subsidiaries	Nil	Nil
ii. Aggregate value of other Guarantees outstanding as on the reporting date	Nil	Nil
1. Shresta infra private limited	58,500.00	-
2. Alekya properties private limited	31,500.00	-
3. Akarsha realty private limited	7,152.00	-
4. Akarsha realty private limited	17,500.00	-
5. Adarsha developers	547.99	543.10
6. Shreshta infra projects private limited	-	13,959.54
7. Varin Infra projects private limited	148.12	656.48
8. Akarsh realty & hotels private limited	24,612.09	42,266.13
B. Other Money for which the company is contingently liable	Nil	Nil
Guarantees given to associate companies as follows		
Claims against the company, not acknowledged as debts	Nil	Nil
Commitments :		
Estimated amount of contracts remaining to be executed on capital account and		
a. Tangible Assets	Nil	Nil
b. Intangible Assets	Nil	Nil

XVII.ii) Disclosures under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006 :

Particulars	2021-22	2020-21
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	125.21	14.92
ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-
(iii) The amount of interest paid /reversed/adjusted along with the amounts of the payment made to the supplier beyond the appointed day	-	-
(iv) The amount of interest due and payable for the year	-	-
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
(vi) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	-	-

Note: Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.

XVII.iii) Land & related costs:

Land owned by the company is classified under 'Other Current Asset' such land is held with an intention of development.

XVII.iv) Payment to Auditors

Payment to Auditors	31.03.2022	31.03.2021
Statutory Audit Fee	0.25	0.25
Certificate & Other Consultancy Fee	Nil	Nil



XVIII Accounting Ratios

The following are analytical ratios for the year ended March 31, 2022 and March 31, 2021

Particulars	Numerator	Denominator	March 31, 2022	March 31, 2021	Variance %
(a) Current ratio	Current assets	Current liabilities	25.63	10.86	136%
(b) Debt-equity ratio ⁽¹⁾	Total Debt	Shareholder's Equity	0.11	0.13	-19%
(c) Debt service coverage ratio ⁽²⁾	Earnings available for debt service	Debt Service	0.48	0.03	1529%
(d) Return on equity ratio ⁽³⁾	Net Profits after taxes	Average Shareholder's Equity	0.00	-176.82	-100%
(e) Inventory turnover ratio	Sales	Average Inventory	2.81	0.23	1144%
(f) Trade receivables turnover ratio ⁽²⁾	Net Credit Sales	Avg. Accounts Receivable	NA	NA	NA
(g) Trade payables turnover ratio	Net Credit Purchases	Average Trade Payables	5.83	5.12	14%
(h) Net capital turnover ratio ⁽³⁾	Net Sales	Working Capital	0.48	0.03	1452%
(i) Net profit ratio ⁽²⁾	Net Profit	Net Sales	0.00	-0.47	-100%
(j) Return on capital employed ^{(1) (2)}	Earning before interest and taxes	Capital Employed	NA	NA	NA
(k) Return on investment on Quoted Instruments	Difference of Market value at the end and beginning of the period	Market Value at the beginning of the Year	NA	NA	NA

⁽¹⁾ Share Application Money received during the year - Nil⁽²⁾ Growth in revenue there by Net profit has been increased. During the Previous Year the company made turnover of Rs.1,512.28 Lakhs Cr and in current Year the company made turnover of Rs.19,993.88 Lakhs⁽³⁾ Short Term Borrowings availed from Within a Group entity as Unsecured Loans & repaid during the current year and significant increase in customer advances for the year**XIX. Disclosures under accounting standards:****XIX.i) Related Party Disclosure AS 18**

As per Accounting Standard (AS-18) on "Related Party Disclosures", the disclosure of transactions with the related party as defined in the Accounting Standard are given below :-

i) List of Related parties with whom transactions have taken place and relationship:

Key Management Personnel :	Karunesh B M Sudha Shankar B V Ravikumar Nidhi Jayashankar
Enterprises owned or significantly influenced by KMP or their relatives:	M/s. Adarsh Developers (A Partnership Firm)
Associate Companies:	M/s. Alekhya Property Developments Pvt Ltd M/s. Akarsh Residence Private Limited M/s. Adarsh Haven Private Limited M/s Akarsha Realty Private Limited M/s Shreshtha Infra Projects Private ltd M/s Vismaya Builders and Developers Private Limited M/s Adarsh Realty & Hotels Pvt Ltd



II. Transactions during the year with related party;

Name of the Related Parties	Nature of Relationship	Nature of Transaction	2021-22	2020-21
Adarsh Developers	Firm in which partner is Director of the Company	Advance Given	444.00	4,440.13
Adarsh Developers	Firm in which partner is Director of the Company	Advance received	2,508.34	10,083.20
Adarsh Haven Private Limited	Common Key Manegirial Persons	Advance received	12.55	558.50
Akarsh Residence Private Limited	Common Key Manegirial Persons	Advance received	288.85	11,167.50
Akarsha Realty Private Limited	Common Key Manegirial Persons	Advance received	84.94	2,657.90
Alekhya Property Developments Pvt Ltd	Common Key Manegirial Persons	Advance received	27.47	1,141.10
Alekhya Property Developments Pvt Ltd	Common Key Manegirial Persons	Advance Given	114.29	3,306.60
Shreshta Infra Projects Private Limited	Common Key Manegirial Persons	Advance received	272.29	575.63
Vismaya Builders and Developers Private limited	Common Key Manegirial Persons	Advance received	346.98	0.00

III. Balance with related party;

Name of the Related Par	Nature of Relationship	Nature of Transaction	Closing Balance	
			2021-22	2020-21
	Firm in which partner is Director of the Company	Long Term Borrowings-unsecured	23,302.42	21,489.73
Adarsh Developers	Common Key Manegirial Persons	Long Term Borrowings-unsecured	1,085.17	2,647.31
Akarsh Residence Private Limited	Common Key Manegirial Persons	Long Term Borrowings-unsecured	246.66	209.22
Adarsh Haven Private Limited	Common Key Manegirial Persons	Long Term Borrowings-unsecured	1,670.46	1,415.65
Akarsha Realty Private Limited	Common Key Manegirial Persons	Long Term Borrowings-unsecured	1,486.32	575.64
Shreshta Infra Projects Private Limited	Common Key Manegirial Persons	Long Term Borrowings-unsecured	387.93	1.50
Vismaya Builders and Developers Private limited	Common Key Manegirial Persons	Long Term Borrowings-unsecured	10.00	10.00
Adarsh Realty & Hotels Pvt Ltd	Common Key Manegirial Persons	Long Term Borrowings-unsecured	13,873.85	0.00
Alekhya Property Developments Pvt Ltd	Common Key Manegirial Persons	Other Current Assets	138.10	138.10
Adarsh developers	Common Key Manegirial Persons	Other Current Assets	0.00	1,932.25

Note: Related parties are as identified by the Management and relied upon by the auditors.



XIX.ii) Computation of Earnings Per Equity Share [EPS] as required by AS 20

Particulars	2021-22	2020-21
Net Profit/(Loss) for the Year	1.37	-707.30
Add / (Less): Excess/ short Provision (written off) / Write Back	-	-
Less: Preference share dividend	-	-
Amount available for equity shareholders	1.37	-707.30
Weighted average number of shares	40,000.00	40,000.00
Earnings per Share - Basic & Diluted	3.43	-1,768.24
Face value per equity share	10	10

XIX.iii) Segment Reporting

The activity of the company is revolving around only one activity of business of Real Estate services. Hence no disclosure is required to be given as per the AS 17 "Segment Reporting" under business segment and Geographical Segment.

XIX.iv Expenditure in foreign Currency:

Particulars	2021-22	2020-21
Expenditure in foreign Currency:		
Earnings in foreign Currency:		
CIF Value of imports by the company During the financial year on account of capital goods		
Amounts to:		

XX) Events occurring after the date of Balance Sheet:

There are no Material Events occurring after the date of Balance Sheet. Hence the same has not been taken into cognizance.

XXI) Debtors/Advances and Creditors/Retentions:

The Company has not received the Confirmation of balances of Debtors, Creditors and Advances as on the date of this report and hence the same are subject to such confirmations and reconciliations.

XXII) In the opinion of the management, Current Assets, Loans and Advances have a value not less than what is stated in the accounts if realized in the ordinary course of business.

XXIII) Benami Transactions: There are no proceedings have been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

XXIV) Company Struck Off : The company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013

XXV).Undisclosed Income: The Company does not have any transactions not recorded in the books of accounts that has been surrendered or disclosed as income during the year 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)

XXVI).The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year

XXVII) Compliance with layer of companies: The company has made investments in Subsidiary Companies and Associate companies and had 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.

XXVIII).Previous year's figures have been recast / restated, wherever necessary, to conform to the current year's classification In terms of our report attached.

As per our report of even date attached
FOR ABS & Co.

CHARTERED ACCOUNTANTS
H.E. ANAND
Partner
Firm Registration No.008208
Membership No.206226



for and on behalf of the Board of Directors of
FOR AKARSHAK REALTY PRIVATE LIMITED.

Sudha Shanker
SUDHA SHANKER
DIRECTOR
DIN 00852735

B.M. Karunesh
B.M. KARUNESH
DIRECTOR
DIN 00693174

Date:02-09-2022
Place: Bangalore

AKARSHAK REALTY PRIVATE LIMITED

2/4, Langford Garden, Richmond Town, Bengaluru - 560 025, India.
Ph : 91-80-41343400 | E-mail : company@adarshdevelopers.com
CIN-U45200KA2011PTC059903

DIRECTORS' REPORT

To
The Members,
Akarshak Realty Private Limited

Your Directors hereby present the 11th Annual Report of the Company together with the Audited Statement of Accounts and the Auditors' Report for the financial year ended, 31st March, 2022.

1. FINANCIAL/ OPERATIONAL HIGHLIGHTS

Your Company's financial highlights for the year ended March 31, 2022 are summarized below:

(Amount in Rs)

Particulars	Year ended 31st March 2022	Year ended 31st March 2021
Total Revenue	1,99,93,88,100	15,12,27,662
Less: Total Expenses	2,06,20,23,341	23,88,10,318
Profit Before Tax	1,83,419	(7,11,25,243)
Less: Tax Expenses		(3,95,588)
Current Tax	46,163	
Deferred Tax		
Profit/(Loss) after tax	1,37,256	(7,07,29,655)

2. STATE OF COMPANY'S AFFAIRS AND FUTURE OUTLOOK

The Company has earned a profit of Rs 1,37,256/- as compared to loss of Rs 7,07,29,655/- for last year . There was no change in the nature of business of company.

3. TRANSFER TO RESERVE

The Board does not recommend any amount to be transferred to General Reserves for this Financial Year.

4. DIVIDEND

The Board does not recommend any dividend for the current year .

5. MEETINGS

The Company conducted 8 board meetings during the Financial Year 2021-22 in adherence with Section - 173 of Companies Act, 2013 which is summarized as below:

S. No.	Date of Meeting	Board Strength	No. of Directors Present
1.	16.06.2021	3	3
2.	03.09.2021	3	3
3.	26.10.2021	3	3
4.	08.11.2021	3	3
5.	24.11.2021	3	3
6.	30.11.2022	3	3
7.	11.02.2022	3	3
8.	10.03.2022	3	3

6. DIRECTORS AND KEY MANAGERIAL PERSONNEL

The present Directors of the Company are:

Sl. No	Directors	Designation
1.	Sudha Shanker	Director
2.	B V Ravikumar	Director
3	B.M. Karunesh	Director
4.	Ms Nidhi B J	Director

7. STATUTORY AUDITORS

M/s. H G Anand., Chartered Accountant, (Firm Registration No. 012893s) be and is hereby was appointed as the Statutory Auditors of the Company to hold the office for period of five years from the conclusion of Annual General Meeting held for the financial year 31st March 2021 till the conclusion of Annual General Meeting to be held for the Financial year to be ended on 31st March, 2026 pursuant to provisions of Section 139 of the Companies Act 2013 read with Companies (Audit and Auditors) Rules, 2014.

The Company has received a certificate from the above Auditors to the effect that their appointment is in the accordance with the provisions of Section 141 of the Companies Act, 2013.

8. DETAILS IN RESPECT OF FRAUDS REPORTED BY AUDITORS UNDER SUB-SECTION (12) OF SECTION 143 OTHER THAN THOSE WHICH ARE REPORTABLE TO THE CENTRAL GOVERNMENT

There are no frauds reported by the Auditors.

9. BOARD'S COMMENTS ON AUDITORS' REPORT

The observations of the Auditors in their report read together with the Notes on Accounts are self-explanatory and therefore, in the opinion of the Directors, do not call for any further explanation.

10. COMMENT ON QUALIFICATION, RESERVATION & ADVERSE REMARKS OR DISCLAIMER MADE BY:

Cost Audit and records:

As per the Cost Audit Rules, cost audit or maintenance of cost records is not applicable to the Company's any products/ business of the Company for F.Y. 2021-22.

11. RISK MANAGEMENT POLICY

The management of the Company has duly adopted the Risk Management Policy as per the requirement of the Companies Act, 2013. Further, they had taken adequate care in its implementation by identifying various element of risk which may cause serious threat to the existence of the Company.

12. THE DETAILS OR SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE

During the year under review there has been no any such significant and material orders passed by the regulators or courts or tribunals impacting the going concern status and company's operations in future.

13. INTERNAL FINANCIAL CONTROL AND ITS ADEQUACY

The Board of Directors of the company has adopted various policies, procedures and risk-based control measures for assurance of key procedures and efficient control of business, for

safeguarding of its assets, for prevention and detection of frauds and errors, the accuracy and completeness of the accounting statements and records.

In the opinion of the Board, the existing internal control measures and policies are adequate.

14. DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to Section 134(5) of the Companies Act, 2013 the Board of Directors of the Company confirms that-

1. In preparation of the Annual Accounts for the financial year ended 31st March 2022, the applicable Accounting Standards have been followed along with proper explanation to material departures;
2. The Directors have selected such Accounting Policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit or loss of the Company, for that period.
3. The Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.
4. The Directors have prepared the Annual Accounts on a going concern basis.
5. The Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

15. SHARE CAPITAL

The Company has not altered its Authorized Capital during the financial year.

a. BUY BACK OF SECURITIES

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

b. SWEAT EQUITY

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

c. BONUS SHARES

No Bonus Shares were issued during the year under review.

d. ISSUE OF SHARES WITH DIFFERENTIAL RIGHTS

The Company under the provision of Section 43 read with Rule 4(4) of the Companies (Share Capital and Debentures) Rules, 2014 [Chapter IV] has not issued any shares with Differential Rights.

16. DEPOSIT

During the year the Company has not accepted any deposits within the meaning of Section 73 of the Companies Act, 2013 from the public.

17. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186

The particulars of the loans, Guarantees or investments made by the Company forms part of the notes to Financial Statements. The Company being involved in providing infrastructural facilities read with Schedule VI of Companies Act, 2013, the provisions of Section 186 are not applicable.

18. PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES

There are no such related party transactions details of which are required to be disclosed under Section 134(3)(h) of the Companies Act, 2013 in form AOC-2.

All related party transactions that were entered into during the financial year ended 31st March, 2022 were in the ordinary course of business.

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

A. Conservation of Energy,

Particulars	Explanations
(i) the steps taken or impact on conservation of energy	The Company has adopted such technology to ensure maximum conservation of energy
(ii) the steps taken by the company for utilizing alternate sources of energy	It makes timely maintenance of accessories used in providing services to make optimum utilization of electricity.
(iii) the capital investment on energy conservation equipment's	No capital investment been made of conservation of equipment

B. Technology Absorption

Particulars	Explanations
(i) the efforts made towards technology absorption	NIL
(ii) the benefits derived like product improvement, cost reduction, product development or import substitution	NIL

(iii) in case of imported technology (imported during the last three years reckoned from the beginning of the financial year)- (a) the details of technology imported; (b) the year of import; (c) whether the technology been fully absorbed; (d) if not fully absorbed, areas where absorption has not taken place, and the reasons thereof;	NIL
(iv) the expenditure incurred on Research and Development	NIL

C. Foreign Exchange Earnings and Outgo

There was no foreign exchange inflow or Outflow during the year under review.

20. MANAGERIAL REMUNERATION

There were no employee remuneration falling under the provisions of the Companies (appointment and remuneration of Managerial Personnel) rules, 2014 and amendments made thereunder. The disclosure under the same is not required.

21. MATERIAL CHANGES AND COMMITMENT, IF ANY AFFECTING THE FINANCIAL POSITION OF THE COMPANY OCCURRED BETWEEN THE END OF THE FINANCIAL YEAR TO WHICH THIS FINANCIAL STATEMENT RELATES AND THE DATE OF THE REPORT

No material changes and commitments affecting the financial position of the Company occurred between the end of the financial year to which this financial statement relates and the date of this report.

22. CHANGE IN THE NATURE OF BUSINESS

No Change in the nature of the business of the Company

23. POLICY ON DIRECTORS APPOINTMENT

The provision of section 134(3) (e) relating to policy on Directors appointment and Remuneration is not applicable to the company.

24. EXTRACT OF ANNUAL RETURN

Pursuant to amendment in section 92 (3) of the Companies Act, 2013 on 28th August 2020 the Company is not required to upload the Annual Return as it does not have its website.

Pursuant to amendment in Rule 12 of the Companies (Management and Administration) Rules, 2014 on 05th March 2021, extract of Annual Return in MGT 9 is not required to be attached to the Directors Report.

25. CORPORATE SOCIAL RESPONSIBILITY

Company does not fall under the criteria of Section 135 of Companies Act, 2013 read with the Companies (Corporate Social Responsibility Policy) Rules, 2014. Hence complying with the provisions of this section does not apply. Therefore Annual Report of CSR is not required to be attached.

26. OBLIGATION OF COMPANY UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013 READ WITH THE RULES

Your Directors hereby 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 and no cases are pending for said year

27. COMMITTEES OF THE BOARD:

The details of composition of the Committees of the Board of Directors are as under:-

- a. **Audit Committee:** The Company being a Private Limited Company, the Audit Committee is not required to be constituted.
- b. **Vigil mechanism:** The Company is a Private Limited Company not accepting public deposits nor the Company has any borrowing more than Rs. 50 crores, therefore the establishment of Vigil Mechanism is not required.
- c. **Nomination & Remuneration Committee:** The Company being a Private Limited Company, the Nomination & Remuneration Committee is not required to be constituted.
- d. **Corporate Social Responsibility Committee (CSR Committee):** The Company is not required to constitute a CSR committee as the Net worth was less than Rs. 500 Crores/- , Turnover was less than Rs. 1000 Crores/- and / or Net Profits was less than Rs. 5 Crores/- in immediate preceding financial year.
- e. **Stakeholders Relationship Committee:** The Company was not required to constitute the Stakeholders Relationship Committee as the number of shareholders during the financial year were less than 1000.

28. OTHER DISCLOSURES

1. 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.
2. Provisions of Corporate Governance are not applicable to the Company.
3. Provisions of Vigil Mechanism under Section 177(9) and (10) of the Act are not applicable.
4. Provisions of Secretarial Audit Report under Section 204 of the Act are not applicable.
5. The Company does not have any subsidiary, joint venture or associate Company.
6. The Compliance of Secretarial Standards are being followed to an extent applicable.

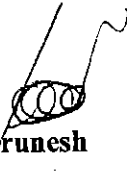
29. TRANSFER OF AMOUNTS TO INVESTOR EDUCATION AND PROTECTION FUND

Your Company did not have any funds lying unpaid or unclaimed for a period of seven years. Therefore, there were no funds which were required to be transferred to Investor Education and Protection Fund (IEPF).

30. ACKNOWLEDGEMENTS

We Director place on record their sincere appreciation for the assistance and guidance provided by the Government agencies, customers, vendors, and investors for their wholehearted support during the year and look forward to their continued support in the years ahead. We Directors' also express their gratitude to our Companies' Employees and Clients for their support. The Directors' also acknowledge the outstanding performance, dedicated hard work and co-operation of the employees at all levels and look forward to your continuing trust in us.

For and on behalf of the board of directors


B.M. Karunesh
Director

Din: 00693174

**Address :Villa No.46, Adarsh Palm
Meadows, Varthur Road,
Ramagondanahalli, Whitefiled,
Bangalore - 560066**

Place : Bangalore

Date: 02.09.2022



Sudha Shankar

Director

Din: 00852735

**Address :New No. 6, (Old No. 245),
18th Cross, Upper Palace Orchards,
Sadashivanagar, Bangalore-560080**