

FINANCIAL STATEMENTS

OF

**M/s SHRESHTA APARTMENTS PRIVATE
LIMITED**

CIN:U45201KA2008PTC046960

FOR THE YEAR

2022-23

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 SHRESHTA APARTMENTS PRIVATE LIMITED
CIN:U45201KA2008PTC046960
Bangalore.

Report on the audit of the Financial Statements

Opinion

We have audited the accompanying Financial statements of **M/s SHRESHTA APARTMENTS PRIVATE LIMITED** (the company) which comprise the Balance Sheet as at 31st March, 2023 and the Statement of Profit and Loss, and the Statement of Cash Flows for the year then ended on that date and notes to the financial statements including a summary of the significant accounting policies and other explanatory information.(hereinafter referred to as the " financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements, give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with the 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 state of affairs of the Company as at March 31, 2023 and its loss;their changes in equity and their 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 Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the 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 financial statements.

Information other than the 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 financial statements and our auditor's report thereon.

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



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

If, based on the work we have performed, 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 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 financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Group in accordance with the AS and other accounting principles generally accepted in India. The respective Boards of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, 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 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 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 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.

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.

2(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 Balance Sheet, the Statement of Profit and Loss and the Cash Flows dealt with by this Report are in agreement with the books of account.
- d. In our opinion, the aforesaid 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 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31st 2023 from being appointed as a director in terms of Section 164 (2) of the Act;
- f. With respect to the adequacy of the internal financial controls over financial reporting 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.
- 2(B) 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;

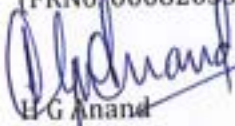
(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.



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

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, In our opinion and to the best of our information and according to the explanations given to us, the company is a private limited company and accordingly the matter to be reported under section 197(16) of the Companies Act 2013 are not applicable

For ABS & Co.
Chartered Accountants
(FRNo.00082035)


H.G. Anand



Partner

M No 206226

UDIN : 232062260600146431

Place : Bangalore

Date : 27-09-2023

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) 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 inventory and hence clause 3(ii)(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 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 provided guarantee or security and granted loans or advances in the nature of loans secured or unsecured, to companies, firms, limited liability partnerships or any other parties 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 provided loans or advances in the nature of loans and provided guarantees or security to other entity. The aggregate amount of guarantees and security provided and outstanding balance at the balance sheet date are as follows.

Amount in Lakhs

Particulars	Guarantee and security	Loans & Advances
Aggregate amount of Guarantee granted /provided during the year		
Subsidiaries	Nil	Nil
Others	Rs. 1,99,200.00	Rs.9977.84
Balance outstanding as at Balance sheet date in respect of above case		
Subsidiaries	Nil	Nil
Others	Rs.49,005.00	Rs.1922.52

(b) According to the information and explanations given to us and based on the audit procedures conducted by us, we are of the opinion that the terms and conditions of



the loans given and security or guarantee provided are not prejudicial to the interests of the company.

- (c) In respect of loans provided schedule of repayment of principal and interest is not stipulated and accordingly the question of regularity of recovery of the same does not arise.
- (d) As the repayment terms are not fixed the question of overdue amount does not arise.
- (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) The company has provided loan or advance in the nature of loan without specifying any terms or period of repayment during earlier years and no loan has been provided during the year. The closing balance of such loans as on 31.03.2023 is as detailed below

Amount in Rs. Lakhs

	All Parties	Subsidiary	Other related parties
Aggregate amount of loans/ advances in nature of loans			
- Repayable on demand (A)	Nil	Nil	Nil
- Agreement does not specify any terms or period of repayment (B)	1922.52	Nil	1922.52
Total	1922.52	Nil	1922.52
Percentage of loans/ advances in nature of loans to the total loans	100%		100%

- iv. According to the information and explanations given to us and on the basis of our examination of records of the Company, the Company has not complied with the provision of section 185 & 186 of the act
- 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, 2023 for a period of more than six months from the date they became payable details as per below table.

Sl.no	Nature of Due	Period which Dues relates	Due amount in lakhs
1	Tax deduction at Source	PY 2018-19	0.30
2	Tax deduction at Source	PY 2020-21	13.19
3	Tax deduction at Source	PY 2021-22	22.24
4	Tax deduction at Source	PY 2022-23	3.21
	Total		38.96

(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 term loans are applied for the purpose for which loans are obtained.

(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 is not required to form an internal audit system in accordance with section 138 of the companies act 2013, are not applicable to the Company.
- 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 incurred cash losses during the financial year covered by our audit is Rs. 21.68 Lakhs and the Company has incurred cash losses of Rs. 108.36 Lakhs during immediately preceding financial year.
- 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
(FRN: 00082035)



H C Anand
Partner

M No 206226

UDIN : 2320622606UDIV6431

Place : Bangalore

Date : 27.09.2023



Annexure B to the Independent Auditors report

Referred to in paragraph 2A(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of SHRESHTA APARTMENTS 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 financial statements of the Company as of and for the year ended 31st March, 2023, we have audited the internal financial controls over financial reporting of **SHRESHTA APARTMENTS 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, 2023, 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
(FRN. 00082035)




H G Anand
Partner

M No 206226

UDIN : 23206226 B6UD146431

Place : Bangalore

Date : 27.09.2023

SHRESHTA APARTMENTS PRIVATE LIMITED
CIN:U45201KA2008PTC046960
2/4,LANGFORD GARDEN RICHMOND TOWN BANGALORE 560025
BALANCE SHEET AS AT 31ST MARCH, 2023

(Rs. in lakhs)

(Rs. in lakhs)

Particulars	Note No	As at 31st March 2023	As at 31st March 2022
I. EQUITY AND LIABILITIES			
(1) Shareholder's Funds			
(a) Share Capital	II	1.00	1.00
(b) Reserves and Surplus	III	(934.09)	(912.41)
(c) Money received against share warrants		-	-
(2) Share Application money pending allotment			
(3) Non-Current Liabilities			
(a) Long-Term Borrowings	IV	22,538.01	18,474.59
(b) Deferred Tax Liabilities (Net)		-	-
(c) Other Long Term Liabilities		-	-
(d) Long Term Provisions		-	-
(4) Current Liabilities			
(a) Trade Payables	V	0.69	215.59
(b) Short-Term Borrowings	VI	-	121.24
(c) Other Current Liabilities	VII	98.32	1,607.90
(d) Short-Term Provisions	VIII	90.13	46.38
Total Equity & Liabilities		21,794.06	19,554.29
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		-	7,152.00
(b) Inventories	IX	35.72	-
(c) Trade receivables		-	-
(d) Cash and cash equivalents	X	2,351.34	227.92
(e) Short-term loans and advances	XI	2,791.75	346.97
(f) Other current assets	XII	16,615.24	11,827.40
Total Assets		21,794.06	19,554.29

Schedules referred to above and notes attached there to form an integral part of Balance sheet

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

Chartered Accountants


ABS & CO.
Bangalore
Chartered Accountants

H.G. ANAND
Partner

Firm Registration No.008203S

Membership No.206226

UDIN: 23206226 BGUDIY 6431

Date: 27.09.2023

Place: Bangalore



For and on behalf of the Board of Directors of
FOR Shreshtha Apartments Private Limited


B.M. JAYESHANKAR
DIRECTOR
DIN: 00745118


B.M. KARUNESH
DIRECTOR
DIN: 00693174

SHRESHTA APARTMENTS PRIVATE LIMITED
CIN:U45201KA2008PTC046960
2/4,LANGFORD GARDEN RICHMOND TOWN BANGALORE 560025
STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED ON 31st MARCH 2023

(Rs. in lakhs)

(Rs. in lakhs)

Sr. No	Particulars	Sch. No.	For the Year Ended 31st March 2023	For the Year Ended 31st March 2022
I	Revenue from operations			
II	Other Income	XIII	5.45	3.21
III	III. Total Revenue (I +II)		5.45	3.21
IV	Expenses:			
	Financial Costs	XIV	0.22	84.53
	Other Administrative Expenses	XV	62.63	27.04
	Total Expenses (IV)		62.85	111.57
V	Profit before exceptional and extraordinary items and tax	(III - IV)	(57.40)	(108.36)
VI	Less : Expenses Transferred to Work in progress		(35.72)	-
VII	Profit before extraordinary items and tax (V - VI)		(21.68)	(108.36)
VIII	Extraordinary Items		-	-
IX	Profit before tax (VII - VIII)		(21.68)	(108.36)
X	Tax expense:			
	(1) Current tax		-	-
	(2) Deferred tax		-	-
XI	Profit(Loss) from the period from continuing operations	(IX-X)	(21.68)	(108.36)
XII	Profit/(Loss) from discontinuing operations		-	-
XIII	Tax expense of discounting operations		-	-
XIV	Profit/(Loss) from Discontinuing operations (XII - XIII)		-	-
XV	Profit/(Loss) for the period (XI + XIV)		(21.68)	(108.36)
XVI	Total No of Shares		10,000	10,000
XVII	Earning per equity share:			
	(1) Basic (In Rs)		(216.80)	(1,083.63)
	(2) Diluted (In Rs)		(216.80)	(1,083.63)

Schedules referred to above and notes attached there to form an integral part of Profit & Loss Statement

As per our report of even date attached

FOR ABS & Co.

Chartered Accountants

(Signature)

H.G.ANAND

Partner

Firm Registration No.0082035

Membership No.206226

UDIN:- 2320622686005146431

Date:27.09.2023

Place: Bangalore



For and on behalf of the Board of Directors of
For Shresta Apartments Private Limited

(Signature)
B.M. JAYESHANKAR
DIRECTOR
DIN.00745118

(Signature)
B.M. KARUNESH
DIRECTOR
DIN.00693174

SHRESHTA APARTMENTS PRIVATE LIMITED
 CIN:U45201KA2008PTC046960
 2/4,LANGFORD GARDEN RICHMOND TOWN BANGALORE 560025
 Cash Flow Statement for the year ended 31st March 2023

(Rs. in lakhs)

(Rs. in lakhs)

PARTICULARS	For the Year Ended 31st March 2023		For the Year Ended 31st March 2022	
A. Cash Flow From Operating Activities				
Net Profit Before Tax and extraordinary items		(21.68)		(109.74)
Adjustments For :				
		-		-
Cash Operating Profit before working capital changes		(21.68)		(109.74)
Adjustments For :				
Increase/(Decrease) in Short Term Borrowings	(121.24)		121.24	
Increase/(Decrease) in Trade Payables	(214.90)		13.59	
Increase/(Decrease) in Short Term Provisions	43.75		23.30	
Increase/(Decrease) in Trade Receivables	-		-	
(Increase) /Decrease in Inventories	(35.72)		-	
(Increase) /Decrease in Short term Loans and Advances	(7,232.62)		(4,226.70)	
		(7,560.73)		(4,068.57)
Cash Generated from Operating Activities		(7,582.41)		(4,178.31)
Interest Paid				
Direct Taxes Paid		-		-
Net Cash From Operating Activities		(7,582.41)		(4,178.31)
B. Cash Flow From Investing Activities				
Purchase of Fixed Assets				
Investment in Long Term Loans, advances and Deposits	-			
Sale of Fixed Assets				
Purchase of Investments	7,152.00		(7,152.00)	
Sale of Investments				
Interest Received				
Dividend Received				
Net Cash Used In Investing Activities		7,152.00		(7,152.00)
C. Cash Flow From Financing Activities				
Proceeds from Borrowings	2,553.84		11,484.14	
Net Cash from Financing Activities		2,553.84		11,484.14
Net Change in cash and cash equivalents (A+B+C)		2,123.43		153.83
Net cash and cash equivalent at the beginning of the year		227.92		74.09
Net cash and cash equivalent at the closing of the year		2,351.34		227.92

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

Chartered Accountants

H.G. AMAND

H.G. AMAND
 Partner

Firm Registration No.008203S

Membership No.206226

UDIN:- 232062260600146431

Date:27.09.2023

Place: Bangalore



For and on behalf of the Board of Directors of
 For Shresta Apartments Private Limited

B M JAYESHANKAR

B M JAYESHANKAR
 DIRECTOR
 DIN: 00745118

B M KARUNESH

B M KARUNESH
 DIRECTOR
 DIN: 00693174

SHRESHTA APARTMENTS PVT LTD

CIN:U45201KA2008PTC046960

2/4, LANGFORD GARDEN RICHMOND TOWN BANGALORE 560025

NOTES TO BALANCE SHEET AS AT 31st MARCH 2023

(Rs in Lakhs)

(Rs in Lakhs)

Note No	PARTICULARS	As at 31st March 2023	As at 31st March 2022					
III	Reserves And Surplus							
	Opening Balance	(912.41)	(802.67)					
	(+) Net Profit/(Net Loss) For the current year	(21.68)	(109.74)					
	Total	(934.09)	(912.41)					
IV	Long Term Borrowings							
	Loans & Advances from Banks : Secured							
	Kotak Mahindra Investments Ltd -TL 1	-	3,652.00					
	RattanIndia Finance PL	-	3,500.00					
	(The tenure of the facility up to Twenty seven (27) months from the disbursement date and interest rate shall be payable at the 18% p.a on compounded on monthly rates on the total outstanding facility & payable on quarterly (inclusive TDS on the last business day of the month.)							
	(Secured by All that piece an parcel of land in Survey No.s 141/1,130/1,141/2,121/1,131/2,131/3,totally admeasuring 9 Acres, 29 Guntas along with constructed / to be constructed thereon situated at bhoganahalli Village , sarjapur hobli, Anekal Taluka,Bengaluru Urban District.)							
	HDFC Capital Affordable Real Estate	12,300.00	-					
	1230 (One thousand Two hundred and thirty) Unlisted, Secured, Redeemable, Non Convertible Debentures of Face Value INR 10,00,000 each aggregating to Rs. 123,00,00,000							
	Loans & Advances from Related Parties : Unsecured							
	Adarsh Developers	10,192.15	11,300.94					
	Adarsh Realty & Hotels Private Limited	10.00	10.00					
	Navaratna Infrastructure Private Limited	25.96	-					
	Adarsh Nest Private Limited	9.90	11.65					
	Total	22,538.01	18,474.59					
V	Trade Payables							
	Sundry Creditors							
	Dues to Micro and Small Enterprises							
	Dues to Others	0.69	215.59					
	Trade payables ageing schedule for the year ended as on March 31, 2023 and March 31, 2022:							
	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	-	-	0.69	-	-	-	0.69
	Others (previous year)	-	-	13.59	-	-	202	215.59
	Disputed dues - MSME	-	-	-	-	-	-	-
	Disputed dues - Others	-	-	-	-	-	-	-
		-	-	-	-	-	-	-
VI	Short-Term Borrowings							
	RattanIndia Finance PL	-	79.22					
	Kotak Mahindra Investments Ltd -TL 1	-	42.01					
	Total	-	121.24					
VII	Other Current Liabilities							
	Kotak Mahindra Bank A/c - CA	-	748.72					
	Vijaya Bank	-	859.18					
	Land Purchase outstanding							
	P.R.Muniraj (Bogalahalli)	6.66	-					
	VijayaKumar (bhoganahalli)	6.66	-					
	P.M.Jayarama(BGH)	35.00	-					
	Nagesh.P.M	22.00	-					
	P.M.Venkaresh	28.00	-					
	Total	98.32	1,607.90					



SHRESHTA APARTMENTS PVT LTD

CIN:U45201KA2008PTC046960

24, LANGFORD GARDEN RICHMOND TOWN BANGALORE 560025

NOTES TO BALANCE SHEET AS AT 31st MARCH 2023

VIII	Short-Term Provisions		
	TDS Payable	49.12	46.02
	Audit Fees Payable	0.35	0.35
	Interest Accrued but not due	40.30	-
	Outstanding Expenses	0.31	-
	GST Payable Account	0.05	-
	Total	90.13	46.38
IX	Inventory		
	Opening WIP		
	Add: During the Year	35.72	
	Total	35.72	
X	Cash and Cash Equivalents		
	Cash-in-Hand	3.29	6.14
	Sub Total (A)	3.29	6.14
	Bank Balance		
	Vijaya Bank	-	-
	HDPC-ES-4678 Main Account	2,133.41	
	Kotak Mahindra 4749	0.85	
	Vijaya Bank Ind -0665	7.67	
	Deposites		
	KMIL-ISRA	101.12	98.30
	Rattan India Finance-DSRA	105.00	123.47
	Sub Total (B)	2,348.06	221.77
	Total [A + B]	2,351.34	227.92
XI	Short Term Loans and Advances		
	Land Advance	844.19	240.81
	Other Advances	25.04	25.00
	Adarsh Ecstasy Projects Pvt Ltd	656.07	-
	Akarsha Realty Private Limited	1,170.48	-
	Adarsh Haven Pvt Ltd	95.98	81.16
	Total	2,791.75	346.97
XII	Other current assets		
	Land	8,643.12	7,582.28
	Land related expenses	7,930.05	4,211.55
	Land Joint Development Advances	20.00	20.00
	TDS Receivable	0.55	0.30
	Income Tax Refund Due	13.58	13.26
	Interest Receivable	2.07	-
	GST Input	5.87	-
	Total	16,615.24	11,827.40




SHRESHTA APARTMENTS PVT LTD

CIN:U45201KA2008PTC046960

2/4,LANGFORD GARDEN RICHMOND TOWN BANGALORE 560025

Schedules Forming Part of the Profit & Loss Accounts for the year ended 31st March 2023

(Rs. In Lakhs)

(Rs. In Lakhs)

SCH	Particulars	For the Year Ended 31st March 2023	For the Year Ended 31st March 2022
XIII	Other Income		
	Interest Received	5.45	3.21
	Total	5.45	3.21
XIV	Financial Cost		
	Bank charges	0.22	1.38
	Financial Charges	-	84.53
	Total	0.22	84.53
XV	Other Administrative Expenses		
	Audit Fees	0.18	0.15
	Building Work	8.25	-
	Documents & Other Expenses	0.56	-
	Plan Approval & Conversion Charges	11.44	-
	Postage & Courier	0.03	-
	Professional Charges	15.87	0.59
	Property Tax	-	26.07
	Rates & Taxes	0.28	0.23
	Security Charges	1.03	-
	TDS Late Payment Interest	25.00	-
	Total	62.63	27.04



SHRESHTA APARTMENTS PVT LTD

Break-up of Items appearing in Notes to Balance Sheet as at 31st March, 2023

Schedule : Short Term Loans and Advances

(Rs. In Lakhs)

(Rs. In Lakhs)

Sr. No	Particulars	As at 31st March 2023	As at 31st March 2022
	Land Adv - Bhoganahalli		
1	Ananda Kumar B K	70.75	20.75
2	Ashwathnarayana B K	20.75	20.75
3	Chandregowda B K	25.75	25.75
4	Manjunatha B K	75.75	45.75
5	P.V. Govindaraju	0.76	0.76
6	Prem Kumar P R	25.00	20.00
7	Somaprasad M P	81.72	10.00
8	Bharath P.R	18.30	18.30
9	Manjunath B K	-	30.00
10	P T Ramakrishnappa	18.00	18.00
11	P.M.Jayarama	-	5.00
12	P.M.Muniramaiah	0.05	5.00
13	Anasuyamma	4.00	-
14	Annayappa	40.00	-
15	B.Kushi Kumar	50.00	-
16	Bharathi.G	1.55	-
17	K.Srinivasa Gowda	176.91	-
18	Manikanta.P.A	11.00	-
19	Munaiah	14.85	-
20	Munesha .P.S.	7.00	-
21	Muniraja Gowda B K	20.75	20.75
22	Muniraju	15.00	-
23	Narayanswamy	3.00	-
24	P V Govindaraju	20.00	-
25	P.N.Manjunatha	11.15	-
26	P.N.Muniyappa	21.95	-
27	P.S.Ramamurthy	5.00	-
28	P S Ramesh	5.00	-
29	Prakash N	17.50	-
30	Puttamma	20.00	-
31	Raghavendra J	5.00	-
32	Rajanna.P.M	-	-
33	Sampangamma	4.00	-
34	Sarojamma	3.70	-
35	Srinivasa Reddy J	50.00	-
	Total	844.19	240.81



SHRESHTA APARTMENTS PVT LTD

Break-up of Items appearing in Notes to Balance Sheet as at 31st March, 2023

Schedule: Other Advances		(Rs. In Lakhs)	(Rs. In Lakhs)
Sr. No	Particulars	As at 31st March 2023	As at 31st March 2022
1	P G R Sindhia	25.00	25.00
2	NSDL	0.04	-
	Total	25.04	25.00
Schedule: Other Current Assets		(Rs. In Lakhs)	(Rs. In Lakhs)
Sr. No	Particulars	As at 31st March 2023	As at 31st March 2022
1	Land		
a	Land-Bhoganahalli	8,521.16	7,578.45
b	Land related expenses	7,930.05	4,211.55
c	Registration Charges (CA)	29.89	3.83
d	Land- GPA/Sale Agmt - B G Halli	92.07	-
	Total	16,573.17	11,793.83
2	GST Input	5.87	
	Total	16,579.04	11,793.83



Note I:

SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNTS:

Corporate Information :

M/s SHRESHTA APARTMENTS PVT LTD ('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. 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.

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.

iii. 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.

iv. Fixed Assets & Depreciation:

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

v. Foreign Currency Transactions :

During the year, there were no foreign currency transactions.

vi. 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.

vii. Inventories

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

viii. 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.

ix. Taxation

Tax expenses for the year comprise current tax and deferred tax liability. Current tax is calculated in accordance with the provisions of section of Income tax Act, 1961, where the income tax is calculated at the rate of 25% (4 % education cess) of the taxable income by filing appropriate form under Income Tax Act,1961.

x. 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).

xi. 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.

xii. 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 the 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, the cost incurred by the company on the works is not treated as an expense. Taxes are withheld in the form of Tax deducted at source by the sister concerns and the company has maintained the accounts on a concept of appropriation of cost upon utilization of the sources in the business.



XV. Additional Information to the financial Statements

XV.I Contingent Liabilities and commitments (to the extent not provided for):

(Rs. In Lakhs)

Particulars	2022-23	2021-22
<i>Contingent Liabilities:</i>		
A. Outstanding guarantees and Counter Guarantees to various banks, in respect of the guarantees given by those banks in favor of various government authorities and others :		
<i>Contingent Liabilities:</i>		
A. Outstanding guarantees and Counter Guarantees to various banks, in respect of the guarantees given by those banks in favor of various government authorities and others :		
i. Guarantees given by the company on behalf of subsidiaries	Nil	Nil
ii. Aggregate value of other Guarantees to Related Group Entities which is outstanding on reporting date	Nil	Nil
1 Adarsh Haven Private Limited		
Aggregate Value of Corporate Guarantee and Security given not acknowledged as debts	7,152.00	
Amount outstanding as on the reporting date		
a) Principal	15,956.00	-
b) Interest		
c) Premium	15,956.00	-
2 Shivakar Developers Private Limited		
Aggregate Value of Corporate Guarantee and Security given not acknowledged as debts	20,850.00	
Amount outstanding as on the reporting date		
a) Principal	5,000.00	-
b) Interest	259.00	-
c) Premium	5,259.00	-
3 Akarsha Realty Private Limited		
Aggregate Value of Corporate Guarantee and Security given not acknowledged as debts	1,06,800.00	
Amount outstanding as on the reporting date		
a) Principal	25,700.00	-
b) Interest	84.00	-
c) Premium	25,784.00	-
4) Adarsh Ecstasy Projects Private Limited		
Aggregate Value of Corporate Guarantee and Security given not acknowledged as debts	71,550.00	
Amount outstanding as on the reporting date		
a) Principal	2,000.00	-
b) Interest	6.00	-
c) Premium	2,006.00	-
B. Other Money for which the company is contingently liable		
Claims against the company, not acknowledged as debts	Nil	Nil
<i>Commitments :</i>		
Estimated amount of contracts remaining to be executed on capital account and not provided		
a. Tangible Assets	Nil	Nil
b. Intangible Assets	Nil	Nil



XV.II Disclosures under Section 22 of the Micro, Small and Medium Enterprises Development Act,2006 :

Particulars	2022-23	2021-22
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	-	-
(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	-	-
(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	-	-

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.

XV.III Payment to Auditors

(Rs. in lakhs)

Payment to Auditors	31.03.2023	31.03.2022
Statutory Audit Fee	0.18	0.15
Certificate & Other Consultancy Fee	Nil	Nil

XV.IV Accounting Ratios

The following are analytical ratios for the year ended March 31, 2023 and March 31, 2022

Particulars	Numerator	Denominator	March 31, 2023	March 31, 2022	Variance %
(a) Current ratio	Current assets	Current liabilities	115.23	9.07	1171%
(b) Debt-equity ratio	Total Debt	Shareholder's Equity	-24.15	-20.27	19%
(c) Debt service coverage ratio	Earnings available for debt service	Debt Service	0.00	-0.01	-84%
(d) Return on equity ratio	Net Profits after taxes	Average Shareholder's Equity	0.02	0.08	-81%
(e) Inventory turnover ratio	Sales	Average Inventory	NA	NA	NA
(f) Trade receivables turnover ratio ¹	Net Credit Sales	Avg. Accounts Receivable	NA	NA	NA
(g) Trade payables turnover ratio	Net Credit Purchases	Average Trade Payables	NA	NA	NA
(h) Net capital turnover ratio	Net Sales	Working Capital	0.00	0.00	NA
(i) Net profit ratio	Net Profit	Net Sales	NA	NA	NA
(j) Return on capital employed	Earning before interest and taxes	Capital Employed	NA	NA	NA
(k) Return on investment on Quoted Instruments	Income generated From Funds Invested	Avg. investments	NA	NA	NA

XV.V Land & related costs:

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

XVI. Disclosures under accounting standards:

XVII. 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 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 Shreshta Infra Projects Private Ltd M/s Vismaya Builders and Developers Private Limited M/s Adarsh Nest Private Limited M/s Adarsh Realty & Hotels Pvt Ltd



II. Transactions during the year with related party;			(Rs. in lakhs)	
Name of the Related Parties	Nature of Relationship	Nature of Transaction	Closing Balance	
			2022-23	2021-22
Adarsh Developers	Partner in firm in which director of the company	Advance given	7,729.15	1,056.50
Adarsh Developers	Partner in firm in which director of the company	Advance Received	5,104.92	5,165.01
ADARSH ECSTASY PROJECTS PVT LTD	Common key menegirial pesons	Advance given	644.71	-
Adarsh Haven Private Limited	Common key menegirial pesons	Advance Received	7,678.72	-
Adarsh Haven Private Limited	Common key menegirial pesons	Advance given	7,678.72	81.16
Adarsh Nest Private Limited	Common key menegirial pesons	Advance given	0.10	-
Adarsh Nest Private Limited	Common key menegirial pesons	Advance Received	-	11.65
Akarsha Realty Private Limited	Common key menegirial pesons	Advance Received	540.90	-
Akarsha Realty Private Limited	Common key menegirial pesons	Advance given	1,654.41	-
Navaratna Infrastructure Private Limited	Common key menegirial pesons	Advance Received	25.00	-
Shivakar Infra Private Limited	Common key menegirial pesons	Advance given	-	634.00
Shivakar Infra Private Limited	Common key menegirial pesons	Advance Received	-	634.00

Reimbursement of Expenses are not considered for reporting

III. Balances with related party;

			(Rs. in lakhs)	
Name of the Related Parties	Nature of Relationship	Nature of Transaction	Closing Balance	
			2022-23	2021-22
Adarsh Developers	Partner in firm in which director of the company	Loans & Advances from Related Parties : Unsecured	10,192.15	11,300.94
Adarsh Realty & Hotels Private Limited	Common key menegirial pesons	Loans & Advances From Related Parties:	10.00	10.00
Navaratna Infrastructure Private Limited	Common key menegirial pesons	Loans & Advances From Related Parties:	25.96	-
Adarsh Ecstasy Projects Pvt Ltd	Common key menegirial pesons	Loans & Advances From Related Parties:	656.07	-
Akarsha Realty Private Limited	Common key menegirial pesons	Loans & Advances From Related Parties:	1,170.48	-
Adarsh Nest Private Limited	Common key menegirial pesons	Loans & Advances From Related Parties:	9.90	-
Adarsh Haven Pvt Ltd	Common key menegirial pesons	Short Term Loans and Advances	95.98	81.16
Total			12,160.54	11,392.11

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

XVI.II Computation of Earnings Per Equity Share [EPS] as required by AS 20

			(Rs. in lakhs)	
Particulars	2022-23	2021-22		
Net Profit/(Loss) for the Year	(21.68)	(108.36)		
Add / (Less): Excess/ short Provision (written off) / Write Back	-	-		
Less: Preference share dividend	-	-		
Amount available for equity shareholders	(21.68)	(108.36)		
Weighted average number of shares	10,000.00	10,000.00		
Earnings per Share - Basic & Diluted	(216.80)	(1,083.63)		
Face value per equity share	(216.80)	(1,083.63)		



XVI.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.

XVI.IV Expenditure in foreign Currency:

Particulars	2022-23	2021-22
Expenditure in foreign Currency:	Nil	Nil
Earnings in foreign Currency:	Nil	Nil
CIF Value of imports by the company During the financial year on account of capital goods Amounts to:	Nil	Nil

XVII 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.

XVIII 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.

XIX 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.

XX. 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.

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

XXII. 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)

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

XXIV. 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

[Signature]
M.S. Anand

Partner

Firm Registration No.0082035

UDIN: 23206226B6U0I46431

Date: 27.09.2023

Place: Bangalore



For and on behalf of the Board of Directors of
For Shrestha Apartments Private Limited

[Signature]
B.M. JAYESHANKAR
Director
DIN:00745118

[Signature]
B.M. KARUNESH
Director
DIN: 00693174

