

### INDEPENDENT AUDITOR'S REPORT

To the Members of

M/s. ALEKHYA PROPERTY DEVELOPMENTS PVT LTD

CIN: U45200KA2011PTC059904

Bangalore.

#### **Report on the Financial Statements**

#### **Opinion**

We have audited the accompanying financial statements of *M/s.ALEKHYA PROPERTY DEVELOPMENTS PVT LTD., ("the Company")* which comprises the Balance Sheet as at March 31, 2022 the Statement of Profit and Loss, and statement of Cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information

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 Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, Loss and its 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.



### **Key audit matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the for the financial year ended 31<sup>st</sup> 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 Financial Statements and Auditor's Report Thereon**

- The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexure to Board'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 during the course of our 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.

### **Responsibility of Management for the Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, (changes in equity) and cash-flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.



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

That Board of Directors is also responsible for overseeing the company's financial reporting process

### **Auditor's Responsibility 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 judgment and maintain professional skepticism throughout the audit. We also:

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



of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We communicate with those charged with governance of the company 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 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**

As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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 Flow Statement dealt with by this Report are in agreement with the books of account and with the returns received from the branches not visited by us.
- d. In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e. On the basis of the written representations received from the directors as on 31st March, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.
- f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". "
- g. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of Section 197(16) of the Act:

In our opinion and to the best of our information and according to the explanations given to us, the company has not paid any managerial remuneration during the year, accordingly the question of compliance with the provisions of section 197 of the Act does not arise.

- 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 has no pending litigation which could impact on the financial position in its financial statements.



- ii The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii The company is not required to transfer any amount to the Investor Education and Protection Fund.

For P D Sarang & Associates  
Chartered Accountants  
Firm No: 013423S



P D SARANG  
Proprietor  
M. No. 127268



Place: Bangalore  
Date: 30/05/2022  
UDIN:22127268AJWKXM7883

### Annexure to the Auditor's Report

The Annexure referred to in our Independent Auditors' Report to the members of the Company on the financial statements for the year ended 31 March 2022, we report that:

- (i) The company has no fixed assets. Thus the clause 3(i)(a), (b) & (c) of the order regarding physical verification of fixed assets and maintenance of records is not applicable
- (ii) In our opinion and according to the information and explanations given to us, the Company has maintained proper records of its inventories and no material discrepancies were noticed on physical verification of stocks as compared to book records.
- (iii) In respect of the loans, secured or unsecured granted by the companies to companies, firms or other parties covered in the register maintained under section 189 of the Act.
  - a. In our opinion and according to the information given to us the terms and conditions of the loan given by the company are prima facie, not prejudicial to the interest of the company
  - b. The schedule of repayment of principal has been stipulated and repayment of the principal amount has been regular as per stipulation
  - c. There is no overdue amount as at the yearend in respect of principle
- (iv) In our opinion and according to the information and explanation given to us, the company has complied with the provision of section 185 and 186 of the Act with respect to loan and investment made
- (v) During the year the company has not accepted any deposits from the public to which the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 of the Companies Act 2013 and the rules framed there under apply.
- (vi) The maintenance of cost records has not been prescribed by the Central Government under sub sec. (1) of sec 148 of the Companies Act, 2013 for the year under report for any of the products of the Company



(vii) The Company is generally regular in depositing with appropriate authorities undisputed statutory dues including Provident Fund, Employees State Insurance, Income Tax, Sales Tax and other material statutory dues applicable to it.

According to the information and explanations given to us, no undisputed amounts payable in respect of Income Tax, Goods & Service Tax, were in arrears as 31<sup>st</sup> March 2022 for a period of more than six months from the date they became payable.

(viii) The company has not defaulted in repayment of dues to a financial institution or bank.

(ix) The company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loan availed during the year have been applied for the purpose for which they were availed.

(x) According to the information and explanations given to us, no material fraud by the company or on the company by its officers or employees has been noticed or reported during the course of our audit.

(xi) According to the information and explanation given to us and based on examination of the records of the company, the company has not paid/provided for managerial remuneration.

(xii) In our opinion and according to the information and explanation given to us, the company is not a nidhi company. Accordingly paragraph 3 (xii) of the order is not applicable

(xiii) According to the information and explanation given to us and based on examination of the records of the company, the transaction with the related parties are in compliance with section 177 & 188 of the act where applicable and details of such transaction has been disclosed in the financial statement as required by the applicable accounting standards.

(xiv) According to the information and explanation given to us and based on examination of the records of the company, the company has not made any private placement of shares and the requirement of section 42 of companies act 2013 have been complied with and the amount raised has been used for the purpose for which the funds were raised.





- (xv) According to the information and explanation given to us and based on examination of the records of the company, the company has not entered into non cash transaction with directors or person connected with him. Accordingly, paragraph 3 (xv) of the order is not applicable
- (xvi) The company is not required to register under section 45 IA of the Reserve bank of India Act 1934

For P D Sarang & Associates  
Chartered Accountants  
Firm No: 013423S



P D SARANG  
Proprietor  
M. No. 127268



Place: Bangalore  
Date: 30/05/2022  
UDIN: 22127268AJWKXM7883-

## **Annexure B to the Independent Auditors' Report**

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

We have audited the internal financial controls over financial reporting of *M/s.ALEKHYA PROPERTY DEVELOPMENTS PVT LTD.,("the Company")* as of 31 March 2022 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

### **Management's Responsibility for Internal Financial Controls**

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting ("Guidance Note") issued by the Institute of Chartered Accountants of India ('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 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 and presentation of reliable financial information, as required under the Act.

### **Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the ICAI. 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 Company's internal financial controls system over financial reporting.

#### **Meaning of Internal Financial Controls Over Financial Reporting**

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with 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, based on the test checks conducted by us, the Company has, in all material respects, reasonably adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were prima facie operating effectively as at 31 March 2022, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For P D Sarang & Associates  
Chartered Accountants  
Firm No: 013423S



P D SARANG  
Proprietor  
M. No. 127268



Place: Bangalore  
Date: 30/05/2022  
UDIN:22127268AJWKXM7883

**ALEKHYA PROPERTY DEVELOPMENTS PVT LTD**  
 CIN : U45200KA2011PTC059904  
 No. 2/4 3rd Floor Langford Garden Richmond Town Bangalore-560025  
**BALANCE SHEET AS AT 31ST MARCH 2022**

(Amount in Lakhs) (Amount in Lakhs)

| Particulars  | Note No | As at 31st March,<br>2022 | As at 31st March,<br>2021 |
|--|---------|---------------------------|---------------------------|
| <b>ASSETS</b>  |         |                           |                           |
| <b>(1) Non-Current Assets</b>                        |         |                           |                           |
| <b>(a) Fixed Assets</b>                              |         |                           |                           |
| (i) Tangible assets                                  | II      | 87.94                     | -                         |
| (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                         | III     | -                         | -                         |
| <b>(2) Current Assets</b>                            |         |                           |                           |
| (a) Current investments                              | IV      | 36,458.80                 | 28,115.40                 |
| (b) Inventories                                      | V       | 5,964.20                  | 1,570.02                  |
| (c) Trade receivables                                | VI      | 4,443.51                  | 800.11                    |
| (d) Cash and cash equivalents                        | VII     | 23,698.26                 | 277.02                    |
| (e) Short-term loans and advances                    | VIII    | 4,489.20                  | 45.02                     |
| (f) Other current assets                             |         | -                         | -                         |
| <b>Total Assets</b>                                  |         | <b>75,141.91</b>          | <b>30,807.57</b>          |
| <b>I. EQUITY AND LIABILITIES</b>                     |         |                           |                           |
| <b>(1) Shareholder's Funds</b>                       |         |                           |                           |
| (a) Share Capital                                    | IX      | 4.00                      | 4.00                      |
| (b) Reserves and Surplus                             | X       | 171.29                    | 455.91                    |
| (c) Money received against share warrants            |         | -                         | -                         |
| <b>(2) Share Application money pending allotment</b> |         |                           |                           |
|  |         |                           |                           |
| <b>(3) Non-Current Liabilities</b>                   |         |                           |                           |
| (a) Long-Term Borrowings                             | XI      | 36,144.06                 | 25,285.72                 |
| (b) Deferred Tax Liabilities (Net)                   |         | -                         | -                         |
| (c) Other Long Term Liabilities                      |         | -                         | -                         |
| (d) Long Term Provisions                             |         | -                         | -                         |
| <b>(4) Current Liabilities</b>                       |         |                           |                           |
| (a) Short-Term Borrowings                            |         | -                         | -                         |
| (b) Trade Payables                                   | XII     | 23,451.57                 | 1,449.31                  |
| (c) Other Current Liabilities                        | XIII    | 15,362.29                 | 3,565.48                  |
| (d) Short-Term Provisions                            | XIV     | 8.70                      | 47.16                     |
| <b>Total Equity &amp; Liabilities</b>                |         | <b>75,141.91</b>          | <b>30,807.57</b>          |

**NOTES TO ACCOUNTS**

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.

For P D Sarang & Associates  
 Chartered Accountants  
 Firm Registration No.0134238

P D SARANG  
 Proprietor  
 Membership No. : 127244

Date: 30-05-2022  
 Place: Bangalore



for and on behalf of the Board of Directors of  
 ALEKHYA PROPERTY DEVELOPMENTS PVT LTD

  
 B.M. JAYESHANKAR  
 DIRECTOR  
 DIN:00745118

  
 B.M. KARUNESH  
 DIRECTOR  
 DIN:00693174

**ALEKHYA PROPERTY DEVELOPMENTS PVT LTD**  
 CIN : U45200KA2011PTC059904  
 No. 2/4 3rd Floor Langford Garden Richmond Town Bangalore-560025  
**PROFIT & LOSS STATEMENT FOR THE PERIOD ENDED ON 31ST MARCH 2022**  
 (Amount in Lakhs) (Amount in Lakhs)

| SL.NO | Particulars   | Note No.  | For the period ended 31.03.2022 | For the year ended 31.03.2021 |
|-------|---|-----------|---------------------------------|-------------------------------|
| I     | Revenue from operations                                   | XIII      | 926.96                          | 1,462.19                      |
| II    | Other Income  | XIV       | 42.24                           | 0.84                          |
|       | <b>III. Total Revenue (I + II)</b>                        |           | <b>969.20</b>                   | <b>1,463.03</b>               |
|       | <b>Expenses:</b>  |           |                                 |                               |
| I     | Cost of materials   | XV        | 1,362.98                        | 197.81                        |
| II    | Direct Expenses   | XVI       | 22.10                           | 2.96                          |
|       | Purchase of Stock-in-Trade                                |           | -                               | -                             |
|       | Employee Benefit Expense                                  |           | -                               | -                             |
| III   | Financial Costs   | XVII      | 5,481.24                        | 3,164.57                      |
| IV    | Other Administrative Expenses                             | XVIII     | 2,107.45                        | 1,059.77                      |
|       | Preliminary & Preoperating Expenses Written off           |           | -                               | 0.36                          |
|       | Depreciation  |           | 0.91                            | -                             |
|       | <b>Total Expenses (IV)</b>                                |           | <b>8,974.68</b>                 | <b>4,425.47</b>               |
|       | <b>Less: Transfer to WIP(IV-III)</b>                      |           | <b>7,732.97</b>                 | <b>3,135.72</b>               |
| V     |   |           | <b>1,241.70</b>                 | <b>1,289.75</b>               |
| VI    | Profit before exceptional and extraordinary items and tax | (III - V) | (272.50)                        | 173.28                        |
| VII   | Exceptional Items   |           | -                               | -                             |
| VIII  | Profit before extraordinary items and tax (VI - VII)      |           | (272.50)                        | 173.28                        |
| IX    | Extraordinary Items                                       |           | -                               | -                             |
| X     | Profit before tax (VIII - IX)                             |           | (272.50)                        | 173.28                        |
| XI    | Tax expense:<br>(1) Current tax<br>(2) Deferred tax       |           | 12.11<br>-                      | 65.77<br>-                    |
| XII   | Profit/(Loss) from the period from continuing operations  | (X-XI)    | (284.61)                        | 107.51                        |
| XIII  | Profit/(Loss) from discontinuing operations               |           | -                               | -                             |
| XIV   | Tax expense of discontinuing operations                   |           | -                               | -                             |
| XV    | Profit/(Loss) from Discontinuing operations (XIII - XIV)  |           | -                               | -                             |
| XVI   | Profit/(Loss) for the period (XII + XV)                   |           | (284.61)                        | 107.51                        |
| XVII  | Earning per equity share:<br>(1) Basic<br>(2) Diluted     |           | (0.01)<br>(0.01)                | 15.76<br>15.76                |

Notes 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.

For P D Sarang & Associates  
 Chartered Accountants  
 Firm Registration No.0134235



P D SARANG  
 Proprietor  
 Membership No. : 12726

Date: 30-05-2022  
 Place: Bangalore



for and on behalf of the Board of Directors of  
**ALEKHYA PROPERTY DEVELOPMENTS PVT LTD**



B.M. JAYESHANKAR  
 DIRECTOR  
 DIN:00745118



B.M. KARUNESH  
 DIRECTOR  
 DIN:00693174

**ALEKHYA PROPERTY DEVELOPMENTS PVT LTD**  
 No. 2/4 3rd Floor Langford Garden Richmond Town Bangalore-560025  
 Cash Flow Statement for the year ended March 31, 2022

| PARTICULARS  | (Amount in Lakhs) |            |
|--|-------------------|------------|
|  | 31-Mar-22         | 31-Mar-21  |
| <b>A. Cash Flow From Operating Activities</b>                  |                   |            |
| Net Profit Before Tax and extraordinary items                  | [284.61]          | 107.51     |
| Adjustments For :  |                   |            |
| Depreciation / Amortisation                                    | -                 | -          |
| Provision for gratuity / leave encashment                      | -                 | -          |
| Miscellaneous expenditure written off                          | -                 | -          |
| Provision for Doubtful Debts and Advances                      | -                 | -          |
| (Profit) / Loss on sale of investments                         | -                 | -          |
| (Profit) / Loss on sale of fixed assets                        | -                 | -          |
| Dividend Income  | -                 | -          |
| Adjustment for opening profit                                  | -                 | -          |
| Interest Paid  | -                 | -          |
| <b>Cash Operating Profit before working capital changes</b>    | (284.61)          | 107.51     |
| Adjustments For :  |                   |            |
| Trade and Other Receivables                                    | (8,343.39)        | (3,146.01) |
| Inventories  | (4,394.15)        | (384.88)   |
| Other Current Assets   | (27,865.42)       | (62.17)    |
| Non Current Liability  |                   |            |
| Trade Payable  | 22,002.28         | 939.77     |
| Current Liability  | 11,758.36         | 807.70     |
|  | (6,842.38)        | (1,845.58) |
| <b>Cash Generated from Operating Activities</b>                | (7,127.00)        | (1,738.07) |
| Interest Paid  | -                 | -          |
| Direct Taxes Paid  | -                 | -          |
| <b>Net Cash From Operating Activities</b>                      | (7,127.00)        | (1,738.07) |
| <b>B. Cash Flow From Investing Activities</b>                  |                   |            |
| Purchase of Fixed Assets                                       | (87.94)           | -          |
| Sale of Fixed Assets   | -                 | -          |
| Purchase of Investments  | -                 | -          |
| Sale of Investments  | -                 | -          |
| Interest Received  | -                 | -          |
| Dividend Received  | -                 | -          |
| <b>Net Cash Used in Investing Activities</b>                   | (87.94)           | -          |
| <b>C. Cash Flow From Financing Activities</b>                  |                   |            |
| Warrants   |                   |            |
| Proceeds from Borrowings                                       | 10,858.34         | 2,471.17   |
| Proceeds from securities premium                               | -                 | -          |
| Receipts from Share warrants                                   | -                 | -          |
| Equity Share Capital   | -                 | -          |
| Foreign currency Transaction Reserve                           | -                 | -          |
| Miscellaneous expenditure (Net)                                | -                 | -          |
| Minority Interest  | -                 | -          |
| Dividend Paid (Including tax on dividend)                      | -                 | -          |
| <b>Net Cash from Financing Activities</b>                      | 10,858.34         | 2,471.17   |
| <b>Net Change in cash and cash equivalents (A+B+C)</b>         | 3,643.40          | 733.09     |
| Net cash and cash equivalent at the beginning of the year      | 800.11            | 67.01      |
| <b>Net cash and cash equivalent at the closing of the year</b> | 4,443.51          | 800.11     |

For P D Sarang & Associates  
 Chartered Accountants  
 Firm Registration No.0154235

P D SARANG  
 Proprietor  
 Membership No. : 127268

Date: 30-05-2022  
 Place: Bangalore



for and on behalf of the Board of Directors of  
 ALEKHYA PROPERTY DEVELOPMENTS PVT LTD

S.M. JAYESHANKAR  
 DIRECTOR  
 DIN:00745118

B. S. KANUNESH  
 DIRECTOR  
 DIN:00693174

**ALEKHYA PROPERTY DEVELOPMENTS PVT LTD**  
**CIN : U45200KA2011PTC059904**

**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH 2022**

**A EQUITY SHARE CAPITAL**

|   | No of Shares | Amount.<br>Rs. In Lakhs |
|---|--------------|-------------------------|
| Equity shares of Rs 10 each issued, subscribed and fully paid |              |                         |
| As at 31.03.2021  | 40,000       | 4.00                    |
| Changes in Equity share capital during the year               | Nil          | Nil                     |
| As at 31.03.2022  | 40,000       | 4.00                    |

**B OTHER EQUITY**  
 For the year ended 31st March 2022

| Attributable to Equity Holder of the Company |                     |        |
|--|---------------------|--------|
| Particulars                                  | Retained<br>Earning | Total  |
| As on 1st April 2021                         | 455.91              | 456    |
| Profit for the year                          | 284.61              | 284.61 |
| Restatement as per INDAS 115                 | -                   | -      |
| Other Comprehensive Income                   | -                   | -      |
| Transfer to Other Reserves                   | 171.29              | 171.29 |
| Total Comprehensive Income                   | 171.29              | 171.29 |
| As on 31st March 2022                        |                     |        |

*Notes referred to above and notes attached there to form an integral part of financial statement*

*As per our report of even date attached*  
 For P D Sarang & Associates

Chartered Accountants



**P D SARANG**  
 Proprietor  
 Membership No. : 127268  
 Firm Registration No.013423S  
 Date: 30-05-2022  
 Place: Bangalore



for and on behalf of the Board of Directors of  
**FOR ALEKHYA PROPERTY DEVELOPMENTS PRIVATE  
 LIMITED.**

*[Signature]*  
**B.M. JAYESHANKAR**  
 DIRECTOR  
 DIN:00745118

*[Signature]*  
**B.M. KARUNESH**  
 DIRECTOR  
 DIN:00693174



## SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNTS

### Corporate Information:

M/s. Alekhya Property Developments 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 -1: Significant Accounting Policies:

#### Li) 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.

#### Li(i) 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.

#### Li(ii) 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.

#### Li(v) 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.

#### Li(v) Fixed Assets & Depreciation:

Fixed Assets are stated at cost of acquisition, less accumulated depreciation and impairments, if any. Cost of acquisition is inclusive of freight, duties, levies and all incidentals attributable to bringing the asset to its present location and working condition including the cost of finance specifically borrowed for acquisition or construction of the asset. Depreciation on Fixed Assets is calculated on a written down value method, at the rates prescribed in Schedule II of the Companies Act 2013. Depreciation on additions to fixed assets is provided proportionate to the number of days put into use.

#### Li(vi) Foreign Currency Transactions:

During the year, there were no foreign currency transactions.

#### Li(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.

#### Li(viii) Inventories

Expenditure incurred during the year amounting to Rs.7732.97/-Lakhs, relating to construction activity or incidental thereto has been treated as Work in Progress under the head of 'Inventories'

#### Li(x) 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.

#### Li(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.

#### Li(ii) 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).

#### Li(ii) 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. Contingent liabilities are not recognized and, if any, are adequately disclosed in the notes to accounts.

#### Li(ii) Cost Recharge

The advances relating to their sister concerns 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 not followed the accounting concept of appropriation of cost towards utilization of the sources in the business.



XVII Additional Information to the Financial Statements  
 XVII.2 Contingent Liabilities and commitments (to the extent not provided for):

(Amount in Lakhs)

| Particulars  | 2021-22   | 2020-21 |
|--|-----------|---------|
| <b>Contingent Liabilities:</b>   |           |         |
| <b>A. Outstanding guarantees and Counter Guarantees to various banks, in respect of the guarantees given by those banks in favor of various government</b> |           |         |
| 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 | -       |
| <b>B. Other Money for which the company is contingently liable</b>   | Nil       | Nil     |
| <b>Guarantees given to associate companies as follows</b>  |           |         |
| Claims against the company, not acknowledged as debts  | Nil       | Nil     |
| <b>Commitments :</b>   |           |         |
| 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:

(Amount in Lakhs)

| Particulars   | 2021-22 | 2020-21 |
|---|---------|---------|
| (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 made to | -       | -       |
| (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      | -       | -       |

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

| Particulars                         | 2021-22 | 2020-21 |
|-------------------------------------|---------|---------|
| Statutory Audit Fee                 | 0.18    | 0.58    |
| 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                       | 1.93           | 6.09           | -68%       |
| (b) Debt-equity ratio <sup>(i)</sup>                 | Total Debt  | Shareholder's Equity                      | 9036.01        | 6321.43        | 43%        |
| (c) Debt service coverage ratio <sup>(ii)</sup>      | Earnings available for debt service                               | Debt Service                              | 0.03           | 0.06           | -56%       |
| (d) Return on equity ratio <sup>(iii)</sup>          | Net Profit after taxes  | Average Shareholder's Equity              | -71.13         | 26.88          | -365%      |
| (e) Inventory turnover ratio                         | Sales   | Average Inventory                         | 0.03           | 0.06           | -48%       |
| (f) Trade receivables turnover ratio <sup>(iv)</sup> | Net Credit Sales  | Avg. Accounts Receivable                  | NA             | NA             | NA         |
| (g) Trade payables turnover ratio                    | Net Credit Purchases  | Average Trade Payables                    | 0.37           | 2.60           | -86%       |
| (h) Net capital turnover ratio <sup>(v)</sup>        | Net Sales   | Working Capital                           | 0.03           | 0.06           | -56%       |
| (i) Net profit ratio <sup>(vi)</sup>                 | Net Profit  | Net Sales                                 | -0.29          | 0.12           | -348%      |
| (j) Return on capital employed <sup>(vii)</sup>      | Earnings 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         |

<sup>(i)</sup> Share Application Money received during the year - Nil

<sup>(ii)</sup> Growth in revenue there by Net profit has been increased during the Previous Year. The company made turnover of Rs.1483.03 Lakhs and in current Year the company made turnover of Rs.969.33 Lakhs.

<sup>(iii)</sup> Short Term Borrowings availed from Within a Group entity as Loans and Debts & during the current year and significant increase



XXX. Disclosures under accounting standards  
 XXXI. 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 List of Related parties with whom transactions have taken place and relationship.

|  |   |
|--|---|
| Key Management Personnel:  | Karunesh B M<br>Jayshankar B M  |
| Enterprises owned or significantly influenced by KMP or their relatives: | M/s. Adarsh Developers (A Partnership Firm)   |
| Associate Companies:   | M/s. Akarsh Residence Private Limited<br>M/s. Adarsh Haven Private Limited<br>M/s. Akarshak Realty Private Limited<br>M/s. Adarsh Nivasa Private Limited<br>M/s. Shreshtha Infra Projects Private Limited<br>M/s. Varin Infra Projects Private Limited<br>M/s. Shivakar Infra Private Limited<br>M/s. Vismaya Builders and Developers Pvt Ltd<br>M/s. Orchid Apartments Private Limited |

**II. Transactions during the year with related parties:**

| 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         | 7,537.37  | 417.70   |
| Adarsh Developers                        | Firm in which partner is Director of the Company | Advance received      | 4,681.11  | 1,271.41 |
| Akarsh Residence Private Limited         | Common Key Managerial Persons                    | Advance received      | 1,035.44  | 2,090.40 |
| Akarsh Residence Private Limited         | Common Key Managerial Persons                    | Advance Given         | 450.40    | 1,084.74 |
| Adarsh Haven Private Limited             | Common Key Managerial Persons                    | Advance received      | 1.92      | 10.87    |
| Adarsh Haven Private Limited             | Common Key Managerial Persons                    | Advance Given         | 70.31     | 24.45    |
| Adarsh Nivasa Private Limited            | Common Key Managerial Persons                    | Advance received      | 0.19      | 0.00     |
| Adarsh Nivasa Private Limited            | Common Key Managerial Persons                    | Advance Given         | 0.00      | 20.00    |
| Shreshtha Infra Projects Private Limited | Common Key Managerial Persons                    | Advance Given         | 1,027.67  | 0.00     |
| M/s Varin Infra Projects Private Limited | Common Key Managerial Persons                    | Advance Given         | 16,240.62 | 590.99   |
| Akarshak Realty Private Limited          | Common Key Managerial Persons                    | Advance received      | 434.52    | 295.08   |
| Akarshak Realty Private Limited          | Common Key Managerial Persons                    | Advance Given         | 32.80     | 0.00     |
| Shreshtha Infra Projects Private Lim     | Common Key Managerial Persons                    | Advance received      | 22,149.18 | 0.00     |
| Shreshtha Infra Projects Private Lim     | Common Key Managerial Persons                    | Advance Given         | 1,030.92  | 0.00     |
| Shivakar Infra Private Limited           | Common Key Managerial Persons                    | Advance Given         | 3,944.53  | 0.00     |
| Vismaya Builders and Developers Pvt Ltd  | Common Key Managerial Persons                    | Advance Given         | 0.07      | 0.00     |
| Orchid Apartments Private Limited        | Common Key Managerial Persons                    | Advance Given         |           |          |

**III. Balance with related parties:**

| Name of the Related Parties                     | Nature of Relationship                           | Nature of Transaction                                  | Closing Balance |          |
|---|--|--|-----------------|----------|
|   |  |  | 2021-22         | 2020-21  |
| Adarsh Developers                               | Firm in which partner is Director of the Company | Loans and  | 1,611.00        | 1,345.24 |
| Akarsh Residence Private Limited                | Common Key Managerial Persons                    | Advances payable<br>Long Term Borrowings-<br>unsecured | 4,644.06        | 4,059.02 |
| Adarsh Haven Private Limited                    | Common Key Managerial Persons                    | Loans and  | 160.74          | 92.36    |
| Adarsh Nivasa Private Limited                   | Common Key Managerial Persons                    | Advances payable<br>Loans and                          | 0.10            | 0.28     |
| Shreshtha Infra Projects Private Limited        | Common Key Managerial Persons                    | Advances payable<br>Loans and                          | 22,155.90       | 19.43    |
| M/s Varin Infra Projects Private Limited        | Common Key Managerial Persons                    | Advances payable<br>Loans and                          | 1,026.85        | 0.82     |
| M/s Akarshak Realty Private Limited             | Common Key Managerial Persons                    | Advances payable<br>Loans and                          | 13,875.65       | 1,952.25 |
| Shivakar Infra Private Limited                  | Common Key Managerial Persons                    | Advances payable<br>Loans and                          | 1,030.92        |          |
| Vismaya Builders and Developers Private Limited | Common Key Managerial Persons                    | Advances payable<br>Loans and                          | 3,944.53        |          |
| Orchid Apartments Private Limited               | Common Key Managerial Persons                    | Advances payable<br>Loans and                          | 0.07            |          |

Note: Related parties are as identified by the Management and listed in the list of related parties.



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                                   | (272.50)  | 173.25    |
| Add / (Less): Excess/ short Provision (written off) / Write Back | -         | -         |
| Less: Preference share dividend                                  | -         | -         |
| Amount available for equity shareholders                         | (284.61)  | 107.51    |
| Weighted average number of shares                                | 40,000.00 | 40,000.00 |
| Earnings per Share - Basic & Diluted                             | (0.01)    | 0.00      |
| Face value per equity share                                      | 10.00     | 10.00     |

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

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 |         |         |

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.



XXV) 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.

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

XXVII) 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)

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

XXIX) 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.

XXX) 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 P.D. Sarang & Associates  
CHARTERED ACCOUNTANTS



P D SARANG  
Proprietor  
Membership No. : 127866



Date: 30-05-2022  
Place: Bangalore

for and on behalf of the Board of Directors of  
FOR ALEKHYA PROPERTY DEVELOPMENTS PRIVATE  
LIMITED.

  
B.M. JAYESHANKAR  
DIRECTOR  
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