

RAM KANTA PROPERTIES PRIVATE LIMITED
ANNUAL ACCOUNTS
2020-21

INDEPENDENT AUDITOR'S REPORT

To the Members of Ram Kanta Properties Private Limited

Report on Audit of the Financial statements

Opinion

We have audited the financial statements of Ram Kanta Properties Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2021, the Statement of Profit and Loss, the Statement of Cash Flows and Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of the significant accounting policies and other explanatory information (herein after referred to as "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 Indian Accounting standards prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended ("Ind AS"), and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2021, and its profit, its cash flows and the changes in equity for the year ended on that date.

Basis of Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act (SAs). 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 (ICAI) together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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 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 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 therein, we are required to communicate the matter to those charged with governance. We have nothing to report in this regard.



Management's Responsibility 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 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 Indian Accounting Standards (Ind AS) and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, 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.

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

Auditor's Responsibilities for the Audit of the Financial statements

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, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Company 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.

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

Report on Other Legal and Regulatory Requirements

1. 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 Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. 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 including other comprehensive income, the Statement of Changes in Equity and the Statement of 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 Indian 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 March 31, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2021 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 statements of the company and the operating effectiveness of such controls, refer to our separate report in "Annexure B".
- g) 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 litigation which would impact its financial position;
 - ii. The Company has made provision, as required under the applicable law or Accounting Standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.;
 - iii. There were no amount which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended March 31, 2021.
- h) The company has not paid/ provided any remuneration to its directors, provisions of section 197 of the Act are not applicable on the company, Hence, no comment has been offered under section 197(16).

For Lodha & Co.
Chartered Accountants
Firm's Registration No. 301051E



(Gaurav Lodha)
Partner
M. No. 507462

UDIN: 21507462AAAAJK8905



Place: New Delhi
Date : 15th May 2021

Annexure A to the Independent Auditors' Report

Annexure "A" referred to in paragraph 1 under the heading 'Report on Other Legal and Regulatory Requirements' of our report of even date on the financial statements of Ram Kanta Properties Private Limited for the year ended 31st March, 2021.

- (i) (a) The Company is maintaining proper records showing full particulars, including quantitative details and situation of fixed assets;
- (b) All the fixed assets have not been physically verified by the Management during the year but there is a regular programme of verification which, in our opinion, is reasonable having regard to the size of the Company and their nature of its assets. No material discrepancies were noticed on such verification.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties are held in the name of the Company.
- (ii) The Company does not have any inventory. Accordingly, the provisions of clause (ii) of the order are not applicable.
- (iii) The Company has not granted loans, secured or unsecured, to companies, firms and limited liability partnerships or other parties covered in the register maintained under section 189 of the Act. Therefore sub - clauses (iii) (a), (iii) (b) & (iii) (c) of the Order are not applicable.
- (iv) According to the information, explanations and representation provided by the management and based on audit procedures performed, the Company has not given loans, guarantees and security and has not made any investment under the provision of section 185 and 186 of the Companies Act, 2013.
- (v) As per information and explanation provided to us, the Company has not accepted any public deposits during the year. Further, we have not come across any such deposit(s) nor the management has reported any such deposit(s), therefore the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the rules framed there under are not applicable.
- (vi) According to the information and explanations given to us, the company is not required to maintain cost records under section 148(1) of the Companies Act, 2013.
- (vii) (a) The Company is generally regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, duty of customs, cess and any other statutory dues applicable to it except goods and service Tax (refer to the appropriate authorities. There are no arrears of outstanding statutory dues as at the last day of the financial year concerned for a period of more than six months from the date, they became payable as at 31st March, 2021.
- (b) According to the information and explanations given to us, there are no dues in respect of Income Tax, Goods & Service Tax, Duty of Custom, Value Added Tax, Cess payable that have not been deposited with the authorities on account of any dispute.



- (viii) The Company does not have any loans or borrowing from financial institutions or Banks or debenture holders or Government (both Central and state) during the year. Accordingly, we are not offering any comment under Clause (viii) of the order.
- (ix) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loan during the year. Accordingly, we are not offering any comment under Clause (ix) of the order.
- (x) During the course of our examination of the books and records of the Company carried out in accordance with the generally accepted auditing practices in India, no fraud by the company and no fraud on the company by its officers or employees has been noticed or reported during the course the audit.
- (xi) The Company is a private limited company and accordingly the requirements as stipulated by the provision of Section 197 read with Schedule V to the Act are not applicable to the company. Accordingly, paragraph 3(xi) of the order is not applicable.
- (xii) The Company is not a Nidhi Company, hence clause (xii) of para 3 of the Order is not applicable to the Company.
- (xiii) According to the information and explanations given to us and based on our examination of the records of the company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- (xiv) The company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under audit.
- (xv) According to the information and explanations given to us and based on our examination of the records of the company, the company has not entered into non-cash transactions with directors (read with footnote to note no. 2 of the Financial Statements) or persons connected with him. Accordingly, clause (xv) of para 3 of the Order is not applicable.
- (xvi) The Company is not required to be registered under section 45-1A of the Reserve Bank of India Act, 1934.

For Lodha & Co.
Chartered Accountants
Firm's Registration No. 301051E



(Gaurav Lodha)
Partner
M. No. 507462

Place: New Delhi
Date : 15th May 2021



Annexure “B” to the Independent Auditor’s Report

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”)

We have audited the internal financial controls over financial reporting of Ram Kanta Properties Private Limited (“the Company”) as of 31st March 2021 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 issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors’ Responsibility

Our responsibility is to express an opinion on the Company’s internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) issued by the Institute of Chartered Accountants of India 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 judgment, including the assessment of the risks of material misstatement of the Ind AS 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:

- a) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- b) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and
- c) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 2021, 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 Lodha & Co

Chartered Accountants

Firm's Registration No. 301051E



(Gaurav Lodha)

Partner

M. No. 507462

Place: New Delhi

Date: 15th May 2021



To,
The Board of Directors,
Ram Kanta Properties Private Limited

Dear Sirs,

We have been appointed as statutory auditor to conduct the statutory audit of the Indian Accounting Standards (Ind AS) financial statements of **Ram Kanta Properties Private Limited** ('the Company') as at 31st March 2021. We have already confirmed our acceptance and are writing this letter to indicate our understanding of the engagement. Our audit will be conducted with the objective of expressing an opinion on the Ind AS financial statements in conformity with the Indian GAAP.

Our audit will be conducted with the objective of our expressing an opinion if the aforesaid financial statements give the information required by the Companies Act, 2013 ('2013 Act') in the manner so required, and give a true and fair view in conformity with the applicable accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2021, and its profit/loss (including Other Comprehensive Income), its cash flows and the statement of changes in Equity for the year ended on that date which, inter alia, includes reporting in conjunction whether the Company has an adequate internal financial controls system over financial reporting in place and the operating effectiveness of such controls.

We will conduct our audit in accordance with the Standards on Auditing (SAs), issued by the Institute of Chartered Accountants of India (ICAI) and deemed to be prescribed by the Central Government in accordance with Section 143(10) of the 2013 Act. We are independent of the Company in accordance with the Code of Ethics issued by ICAI, and we have fulfilled our other ethical responsibilities in accordance with the provisions of the Companies Act, 2013. Our objectives will be 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. It is the responsibility of the management to disclose all material facts and Key matters which are relevant/material/required to be disclosed for the understanding of the financial statements.

The terms of reference for our audit w.r.t. internal financial controls over financial reporting carried out in conjunction with our audit of the Company's Ind AS financial statements, we are required to conduct additional audit/test; however, to maintain financial records and disclose information complete and correct is primary of the Company's management.

An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of accounting estimates made by the Management, as well as evaluating the overall presentation of the Ind AS financial statements.



We will conduct our audit of the internal financial controls over financial statements in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting ("the Guidance Note") and the Standards on Auditing issued by the Institute of Chartered Accountants of India (ICAI) and deemed to be prescribed by the Central Government in accordance with Section 143(10) of the 2013 Act, to the extent applicable to an audit of internal financial controls over financial statements. The Guidance Note and Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about the adequacy of the internal financial controls system over financial statements and their operating effectiveness as at the balance sheet date.

Because of the inherent limitations of an audit, including the possibility of collusion or improper management override of controls, there is an unavoidable risk that material misstatement due to fraud or error may occur and not be detected, even though the audit is properly planned and performed in accordance with the SAs. 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.

Our audit will be conducted on the basis that the Management and those charged with governance (Audit Committee/ Board) acknowledge and understand that they have the responsibility:

(a) With regard to the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of the Ind AS financial statements that give a true and fair view of the state of affairs (financial position), profit or loss (financial performance including other comprehensive income), cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act. This includes:

- Compliance with the applicable provisions of the 2013 Act;
- Proper maintenance of accounts and other matters connected therewith;
- The responsibility for the preparation of the Ind AS financial statements on a going concern basis;
- The preparation of the annual accounts in accordance with, the applicable accounting standards and providing proper explanation relating to any material departures from those accounting Standards;
- Selection of accounting policies and applying them consistently and making judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit and loss of the Company for that period;
- Taking proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the 2013 Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- Laying down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively; and
- Devising proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.
- In preparing the financial statements, management is responsible for assessing the entity'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 entity or to cease operations, or has no realistic alternative but to do so.



- Those charged with governance are responsible for overseeing the entity's financial reporting process.

(b) Identifying and informing us of financial transactions or matters that may have any adverse effect on the functioning of the Company.

(c) Identifying and informing us of:

- All the pending litigations and confirming that the impact of the pending litigations on the Company's financial position has been disclosed in its Ind AS financial statements;
- All material foreseeable losses, if any, on long term contracts including derivative contracts and the accrual for such losses as required under any law or accounting standards; and
- Any delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
- The remuneration paid by the Company to its director's which is not in accordance with the 2013 Act and timeline within which to be complied with the provisions of the 2013 Act.

(d) Informing us of facts that may affect the Ind AS financial statements, of which Management may become aware during the period from the date of our report to the date the Ind AS financial statements are issued.

(e) Identifying and informing us as to whether any director is disqualified as on March 31, 2021 from being appointed as a director in terms of Section 164 (2) of the 2013 Act. This should be supported by written representations received from the directors as on March 31, 2021 and taken on record by the Board of Directors.

(f) To provide us, *inter alia*, with:

(i) Access, to the company's information, including the books, accounts, vouchers and other records and documentation of the Company, whether kept at the Head Office or factory, of which the Management is aware that are relevant to the preparation of the Ind AS financial statements such as records, documentation and other matters. This will include books of account maintained in electronic mode;

(ii) Access, to the records of all the Subsidiary of the Company in so far as it relates to the consolidation of its Ind AS financial statements, as envisaged in the 2013 Act, if any;

(iii) Access to reports, if any, relating to internal reporting on frauds (e.g., vigil mechanism reports etc.), including those submitted by cost accountant or company secretary in practice to the extent it relates to their reporting on frauds in accordance with the requirements of Section 143(12) of the 2013 Act;

(iv) Additional information that we may request from the Management for the purposes of our audit;

(v) Unrestricted access to persons within the Company from whom we deem it necessary to obtain audit evidence. This includes our entitlement to require from the officers of the Company such information and explanations as we may think necessary for the performance of our duties as the auditors of the Company; and

(vi) All the required support to discharge our duties as the statutory auditors as stipulated under the Companies Act, 2013/ ICAI standards on auditing and applicable guidance.

(vii) Management's evaluation and assessment of the adequacy and effectiveness of the company's internal financial controls, based on the control criteria "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" and all deficiencies, significant deficiencies and material weaknesses in the design or operations of internal financial controls identified as part of management's evaluation.

Informing us of significant changes in the design or operation of the Company's internal financial controls



that occurred during or subsequent to the date being reported on, including proposed changes being considered.

Materiality:

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

Based on our professional judgment, we shall determine materiality for the financial statements as a whole.

We shall 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 shall 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 shall determine those matters that are of most significance in the audit of the financial statements of the current period and will be therefore the key audit matters. We shall 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 shall 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.

We shall also communicate significant findings from the audit which include: (i) our views about the significant qualitative aspects of the Company's accounting practices, including accounting policies, accounting estimates, and financial statement disclosures; (ii) significant difficulties, if any, encountered during the audit; (iii) uncorrected misstatements, other than those we believe are trivial; (iv) disagreements with management, if any, whether or not satisfactorily resolved; and (v) other matters, if any arising from the audit that are, in our professional judgement, significant and relevant to those charged with governance or the Board of Directors/ Audit Committee of the Company regarding the oversight of the financial reporting process, including significant matters in connection with the Company's related parties.

As part of our audit process, we will request from the Management written confirmation concerning representations made to us in connection with our audit.

Our report prepared in accordance with relevant provisions of the 2013 Act would be addressed to the shareholders of the Company for adoption of the accounts at the Annual General Meeting. In respect of other services, our report would be addressed to the Board of Directors. The form and content of our report may need to be amended in the light of our audit findings.

CARO Reporting:

Also as required by the Companies (Auditor's Report) Order, 2016 (The Order) issued by the Central Government in terms of section 143(11) of the Act. We to submit/give statement on the matters specified in paragraph 3 and 4 of the Order. To give statement, we would be needing details and information and company's management will submit us true and correct information/details/data.



Fraud Reporting:

In accordance with the requirements of Section 143(12) of the 2013 Act, if in the course of performance of our duties as auditor, we have reason to believe that an offence involving fraud is being or has been committed against the Company by officers or employees of the Company, we will be required to report to the Central Government, in accordance with the rules prescribed in this regard which, *inter alia*, requires us to forward our report to the Board or Audit Committee, as the case may be, seeking their reply or observations, to enable us to forward the same to the Central Government.

As stated above, given that we are required as per Section 143(12) of the Act to report on frauds, such reporting will be made in good faith and, therefore, cannot be considered as breach of maintenance of client confidentiality requirements or be subject to any suit, prosecution or other legal proceeding since it is done in pursuance of the 2013 Act or of any rules or orders made there under.

We also wish to invite your attention to the fact that our audit process is subject to 'peer review' / 'quality review' under the Chartered Accountants Act, 1949. The reviewer(s) may inspect, examine or take abstract of our working papers during the course of the peer review/quality review.

Use Services of Expert/Specialist:

We may involve specialists and staff from our affiliated network firms to perform certain specific audit procedures during the course of our audit. Sometime, if necessary, we to seek service of an expert on some critical/technical matter and for that we are required to share data/information.

Auditing (SA) 720 (Revised) – “The Auditor’s Responsibilities Relating to Other Information”

In Terms of Standard on Auditing (SA) 720 (Revised) issued by the ICAI, we have responsibilities for other information included in document(s) comprising an annual report (but does not include the financial statements and our auditor’s report thereon) or other information. We will include another Information section in our auditor’s report that identifies the documents subject to our responsibilities and a description of our responsibilities to read and consider the other information in connection with our audit. We are required, for documents that are available prior to our audit report date, to include a statement that we have nothing to report regarding any uncorrected material misstatements of the other information.

The Company shall provide us with final draft(s) of its annual report or other information, and when possible, prior to our audit report date, in order to perform the procedures required for our audit. The Company Board of Director will be responsible for the preparation of the other information and to ensure the document(s) are free of material misstatements.

If we conclude that a material misstatement exists in other information obtained prior to the date of the audit report, and the other information is not corrected after communicating with those charged with governance, we shall take appropriate action, including considering the implications for our report and communicating with those charged with governance about how we plan to address the material misstatement in the audit report.

If we concludes that a material misstatement exists in other information obtained after the date of our report, We shall If the other information is corrected, perform the procedures necessary in the circumstances or If the other information will not corrected after communicating with those charged with governance, take appropriate action considering our legal rights and obligations, to seek to have the uncorrected material misstatement appropriately brought to the attention of users for whom the auditor’s report is prepared.




We look forward to full cooperation from your staff during our audit.

Our fees for the audit will be as decided by Board of Directors (excluding applicable taxes) as per in terms of our appointment. All expenses relating to travel and stay as well as any other expenditure incidental thereto, incurred by us in connection with the performance of our duties as auditors, will be reimbursable to us.

Please sign and return the attached copy of this letter to indicate your acknowledgement of, and agreement with, the arrangements for our audit of the Ind AS financial statements including our respective responsibilities.

For Lodha & Co.
Chartered Accountants
FRN: 301051E



Partner

Place: New Delhi

Date: 27/08/2020



Acknowledged on behalf of

Ram Kanta Properties Private Limited

(Authorised Signatory)

Place: New Delhi

Date:

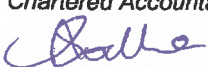
Ram Kanta Properties Private Limited
Balance Sheet as at 31st March, 2021

	Note No.	As At 31st March, 2021	(Rs.in Thousand) As At 31st March, 2020
ASSETS			
(1) Non-Current Assets			
(a) Property, Plant & Equipment	2	-	10,75,090.35
(b) Investment Property	2A	11,52,560.45	-
(c) Capital work-in-progress	3	-	72,242.07
(d) Financial Assets			
(i) Loans	4	660.75	607.97
		11,53,221.20	11,47,940.39
(2) Current Assets			
(a) Financial Assets			
(i) Investments	5	801.48	3,092.55
(ii) Cash and Cash Equivalents	6	109.04	112.35
(iii) Others	7	-	1,876.24
(b) Current Tax Assets	8	141.57	-
		1,052.09	5,081.14
TOTAL ASSETS		11,54,273.29	11,53,021.53
EQUITY AND LIABILITIES			
Equity			
(a) Equity Share Capital	9	9,340.02	9,340.02
(b) Other Equity		11,43,101.83	11,42,540.34
		11,52,441.85	11,51,880.36
LIABILITIES			
(1) Non-Current Liabilities			
(a) Security Deposit	10	1,050.00	-
		1,050.00	-
(2) Current Liabilities			
(a) Financial Liabilities			
(i) Other Financial Liabilities	11	779.00	1,092.71
(b) Other Current Liabilities	12	2.44	48.46
		781.44	1,141.17
TOTAL EQUITY AND LIABILITIES		11,54,273.29	11,53,021.53



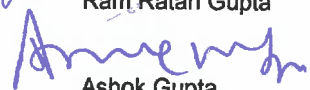
Significant Accounting Policies 1
Notes on financial statements 2-28

For and on behalf of the board

Directors

As per our report of even date
For **Lodha & Co.**
Chartered Accountants

Gaurav Lodha
(Partner)
Membership No. 507462
Firm Registration No. 301051E
New Delhi
Date: 15th May 2021




Chiranjiv Kumar Bagga

Ram Ratan Gupta

Ashok Gupta



Ram Kanta Properties Private Limited
Statement of Profit & Loss for the year ended 31st March 2021

	Note No.	For the year ended 31st March 2021	(Rs.in Thousand) For the year ended 31st March 2020
I Revenue from Operations	13	1,050.00	-
II Other Income	13A	115.25	-
III Total Income (I+II)		1,165.25	-
IV Expenses			
a) Employee Benefits Expense	14	50.00	-
b) Depreciation		314.33	-
c) Other Expenses	15	41.30	-
Total Expenses (IV)		405.63	-
V Profit/(Loss) before Exceptional Items and Tax (III-IV)		759.62	-
VI Exceptional Items		-	-
VII Profit/(Loss) before tax (V-VI)		759.62	-
VIII Tax Expense			
(1) Current Tax		198.13	-
(2) Deferred Tax		-	-
(3) Tax Adjustments for Earlier Years		-	-
IX Profit/(Loss) for the Year		561.49	-
X Other Comprehensive Income (net of tax)		-	-
XI Total Comprehensive Income for the Year (IX+X)		561.49	-
Earnings per Equity Share:	16		
Basic and Diluted Earnings per Equity Share		0.60	-
Significant Accounting Policies and Notes on Financial Statements	1 2-28		

As per our report of even date
For Lodha & Co.
Chartered Accountants

For and on behalf of the board

Directors

Chiranjiv Bagga
Chiranjiv Kumar Bagga

R. Gupta
Ram Ratan Gupta

Ashok Gupta
Ashok Gupta

Lodha
Gaurav Lodha
(Partner)
Membership No. 507462
Firm Registration No. 301051E
New Delhi
Date: 15th May 2021



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Ram Kanta Properties Private Limited
Statement of Change in Equity for the year ended 31st March 2021

(A) Equity Share Capital

(Rs.in Thousand)

Particulars	As at 01st April 2019	Change during the year	As at 31st March 2020	Change during the year	As at 31st March 2021
Equity Shares	9,340.02	-	9,340.02	-	9,340.02
Total	9,340.02	-	9,340.02	-	9,340.02

(B) Other Equity

(Rs.in Thousand)

Particulars	Reserves & Surplus			
	Retained Earnings	Fair Value Reserves	Securities Premium Reserves	Total
Balance as at 1st April '2019	(7,334.95)	10,33,315.29	1,16,560.00	11,42,540.34
Profit for the Year 2018-19	-	-	-	-
Balance as at 31st March '2020	(7,334.95)	10,33,315.29	1,16,560.00	11,42,540.34
Profit for the Year 2020-21	561.49	-	-	561.49
Balance as at 31st March '2021	(6,773.46)	10,33,315.29	1,16,560.00	11,43,101.83

For and on behalf of the board

As per our report of even date
For Lodha & Co.
Chartered Accountants






Gaurav Lodha
(Partner)

Membership No. 507462
Firm Registration No. 301051E
New Delhi
Date: 15th May 2021



Directors


Chiranjiv Kumar Bagga

Ram Ratan Gupta

Ashok Gupta



Ram Kanta Properties Private Limited

CASH FLOW STATEMENT

For the Year Ended 31st March 2021

(Rs.in Thousand)

	2020-21	2019-20
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit/(Loss) before Tax	759.62	-
Adjustments for :		
Depreciation	314.33	-
Profit on Sale of Current Investments	(115.25)	-
Income From Rent	-	-
Operating Profit before Working Capital Changes	958.70	-
Adjustment for :		
Trade and Other Receivables	1,823.46	(922.81)
Trade and Other Payables	690.27	(1,177.40)
Cash Generated from Operations	3,472.43	(2,100.21)
Direct Tax Paid (Net)	(339.70)	52.53
Net Cash from Operating Activities	3,132.73	(2,047.68)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Profit on Sale of Current Investments	115.25	-
Interest Income	-	0.86
Rent	-	-
Investments in Mutual Fund	2,291.07	20,382.42
Purchase of Fixed Assets & CWIP (Only cash items considered)	(5,542.36)	(18,296.02)
Net Cash from / (used in) Investing Activities	(3,136.04)	2,087.26
C. CASH FLOW FROM FINANCING ACTIVITIES		
Issue of Share Capital	-	-
Net Cash from / (used in) Financing Activities	-	-
D. Increase / (Decrease) in Cash & Cash Equivalents	(3.31)	39.59
E. Cash & Cash Equivalents as at the beginning of the year	112.35	72.76
F. Cash & Cash Equivalents as at the close of the year	109.04	112.35

Notes:-

1 Closing Cash and Cash Equivalents include: (Note no 6)

-Cash on hand

9.63

2.13

-Balance with Scheduled Bank

99.41

110.22

Total

109.04

112.35

2 Previous year's figures have been re-arranged and re-cast wherever necessary.

For and on behalf of the board

As per our report of even date

For Lodha & Co.

Chartered Accountants

Gaurav Lodha

Gaurav Lodha

(Partner)

Membership No. 507462

Firm Registration No. 301051E

New Delhi

Date: 15th May 2021



Directors

Chiranjiv Bagga

Chiranjiv Kumar Bagga

R. Gupta

Ram Ratan Gupta

Ashok Gupta

Ashok Gupta

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RAM KANTA PROPERTIES PRIVATE LIMITED

Note 1

Company Overview, Basis of Preparation & Significant Accounting Policies.

1.1 Corporate & General Information.

Ram Kanta Properties Private Limited ("RKPPPL" or "the company") is a private company domiciled in India and is incorporated under the provision of the Companies Act applicable in India. Subsequent to the balance sheet date registered office of the company has been shifted to 4th Floor, Nehru House, 4, Bahadur Shah Zafar Marg, New Delhi-110002 as per certificate issued by the registrar of company, New Delhi, dated 06th April'2018.

The Company is primarily engaged in the Business of Acquiring, Developing, Constructing and Maintaining the Land & Buildings, Flats, Apartments etc.

These Financial Statements were approved and adopted by the Board of Directors of the Company in their meeting held 15th May, 2021.

1.2 Basis of Preparation of Financial Statements.

(i) Statement of Compliance:

The Financial Statements have been prepared in accordance with Indian Accounting Standards (IND AS) as prescribed under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) (Amendment) Rules, 2016 and relevant provisions of the Companies Act, 2013. The Financial Statements comply with IND AS notified by Ministry of Company Affairs ("MCA"). The Company has consistently applied the accounting policies used in the preparation for all periods presented.

(ii) Basis of Preparation:

The significant accounting policies used in preparing the Financial Statements are set out in Note No. 1.3 of the Notes to the Financial Statements.

(iii) Basis of Measurement.

The financial statements have been prepared on accrual basis (₹ in thousand upto 2 decimal places) and under the historical cost convention except for the items that have been measured at fair value as required by relevant IND AS.

(iv) Current & Non-Current Classifications.

All Assets and Liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013. Based on the nature of product & activities of the Company and their realization in cash and cash equivalent, the Company has determined its operating cycle as twelve months for the purpose of current and non-current classification of assets and liabilities. Deferred tax assets and liabilities are classified as non-current assets and liabilities.



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(v) Significant Accounting Judgements, Estimates and Assumptions.

The preparation of these Financial Statements requires management judgements, estimates and assumptions that affect the application of Accounting Policies, the Accounting disclosures made and the reports amounts of Assets, Liabilities, Income and Expenses. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to Accounting estimates are recognized in the period in which the estimates are revised and any future periods effected pursuant to such revision.

1.3 Significant Accounting Policies

(i) Property, Plant and Equipment.

Property, Plant and Equipment are stated at cost less accumulated depreciation and accumulated losses, if any. Cost includes expenses directly attributable to bringing the Asset to their location and conditions necessary for it to be capable of operating in the manner intended by the management.

Subsequent cost are included in the asset's carrying amount or recognized as separate asset, as appropriate, only when it is probable that is future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognized when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Assets in the course of construction are capitalized in capital work in progress account. At the point when an asset is capable of operating in the manner intended by the management, the cost of erection/ construction is transferred to the appropriate category of property, plant and equipment cost (net of income and including pre-operative cost / expenses) associated with the commissioning of an asset are capitalized until the period of commissioning has been completed and the asset is ready of its intended use.

Property, Plant and Equipment are eliminated from financial statement, either on disposal or when retired from active use. Losses arising in the case of retirement of Property, plant and equipment and gains or losses arising from disposal of property, plant and equipment are recognized in Statement of Profit and Loss in the year of occurrence.

Deprecation is calculated using the Straight-Line Method (SLM) to allocate their cost, net of their residual values, over their estimated useful lives as specified in Schedule II to Companies Act, 2013.

(ii) Investment Properties

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the group, is classified as investment property. Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs. Subsequent expenditure is capitalized to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. Freehold land is stated at historical cost and Leasehold land is stated at historical cost less amortization. Leasehold land is amortized over the period of lease as per lease agreement. Though the Company measures investment property using cost-based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on annual evaluation performed by an external independent valuer/Internal assessment. Deprecation is calculated using



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the Straight-Line Method (SLM) to allocate their cost, net of their residual values, over their estimated useful lives as specified in Schedule II to Companies Act, 2013.

(iii) Cash and Cash Equivalents.

Cash and Cash Equivalents includes cash on hand, deposits held at call with Banks/Financial Institutions, other short-term, highly liquid investments which are subject to an insignificant risk of change in value.

(iv) Equity Share Capital

Ordinary shares are classified as equity. Incremental costs net of taxes directly attributable to the issue of new equity shares are reduced from retained earnings, net of taxes.

(v) Financial Instruments.

A Financial Instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

1. Financial Assets.

1.1 Definition:

Financial Assets include Cash and Cash Equivalents, Trade and Other Receivables, Investments in Securities and other eligible Current and Non-Current Assets.

At initial recognition, all financial assets are measured at fair value. The classification is reviewed at the end of each reporting period.

(i) Financial Assets at Amortized Cost:

At the date of initial recognition, Financial Assets are held to collect contractual cash flows of principal and interest on principal amount outstanding on specified dates. These financial assets are intended to be held until maturity. Therefore, they are subsequently measured at amortized cost by applying the Effective Interest Rate (EIR) method to the gross carrying amount of the financial asset. The EIR amortization is included as interest income in the profit or loss. The losses arising from impairment are recognized in the Statement of Profit or Loss.

(ii) Financial Assets at Fair value through Other Comprehensive Income:

At the date of initial recognition, Financial Assets are held to collect contractual cash flows of principal and interest on principal amount outstanding on specified dates, as well as held for selling. Therefore, they are subsequently measured at each reporting date at fair value, with all fair value movements recognized in Other Comprehensive Income (OCI). Interest income calculated using the effective interest rate (EIR) method, impairment gain or loss and foreign exchange gain or loss are recognized in the Statement of Profit and Loss. On derecognition of the asset, cumulative gain or loss previously recognized in Other Comprehensive Income is reclassified from the OCI to Statement of Profit and Loss.

(iii) Financial Assets at Fair value through Profit or Loss (FVTPL):



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At the date of initial recognition, Financial assets are held for trading, or which are measured neither at Amortized Cost nor at Fair Value through OCI. Therefore, they are subsequently measured at each reporting date at fair value, with all fair value movements recognized in the Statement of Profit and Loss.

1.2 Derecognition of Financial Assets.

A Financial Asset is primarily derecognized when:

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

When the Company has transferred its right to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognize the transferred asset to the extent of the Company’s continuing involvement. In that case, the Company also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

2. Financial Liabilities.

2.1 Definition:

Financial liabilities include Long-term and Short-term Loans and Borrowings, Trade and Other payables and Other eligible Current and Non-current Liabilities.

(a) Initial Recognition and Measurement.

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company’s financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, and derivative financial instruments.

(b) Subsequent Measurement.

The measurement of financial liabilities depends on their classification, as described below:

i) Financial Liabilities at Fair Value through Profit or Loss.



Financial liabilities at fair value through profit or loss include financial liabilities held for trading. The Company has not designated any financial liabilities upon initial measurement recognition at fair value through profit or loss. Financial liabilities at fair value through profit or loss are at each reporting date at fair value with all the changes recognized in the Statement of Profit and Loss.

ii) Financial Liabilities measured at Amortized Cost.

After initial recognition, interest bearing loans and borrowings are subsequently measured at amortized cost using the effective interest rate method ("EIR") except for those designated in an effective hedging relationship. The carrying value of borrowings that are designated as hedged items in fair value hedges that would otherwise be carried at amortized cost are adjusted to record changes in fair values attributable to the risks that are hedged in effective hedging relationship.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fee or costs that are an integral part of the EIR. The EIR amortization is included in finance costs in the Statement of Profit and Loss.

2.2 Trade and Other Payables.

A payable is classified as trade payable if it is in respect of the amount due on account of goods purchased or services received in the normal course of business. These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognized initially at their fair value and subsequently measured at amortized cost using the effective interest method.

2.3 De-recognition of Financial Liability.

A Financial Liability is derecognized when the obligation under the liability is discharged or cancelled or expires. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognized in profit or loss as other income or finance costs.

(vi) Provisions, Contingent liabilities, Contingent Assets and Commitments.

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate of the amount of the obligation. When the Company expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognized as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

Contingent liability is disclosed in the case of:



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- A present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation.
- A present obligation arising from past events, when no reliable estimate is possible:
- A possible obligation arising from past events, unless the probability of outflow of resources is remote.

Commitments include the amount of Purchase Order (net of Advances) issued to parties for Completion of Assets.

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each balance sheet date.

(vii) Revenue Recognition.

Revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services.

Interest Income.

Income from interest is accounted for on time proportion basis taking into account the amount outstanding and applicable rate of interest. Interest income is included in other income in statement of profit and loss.

(viii) Employees Benefits.

Short-term Employee Benefits.

Short term benefits are charged off at the undiscounted amount in the year in which the related service is rendered.

(ix) Taxes on Income.

a) Current Tax.

- i) Tax on income for the current period is determined on the basis on estimated taxable income and tax credits computed in accordance with the provisions of the relevant tax laws and based on the expected outcome of assessments / appeals.
- ii) Current income tax relating to items recognized directly in equity is recognized in equity and not in the statement of profit and loss. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

b) Deferred Tax.

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



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The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are reassessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognized outside the statement of profit and loss is recognized outside the statement of profit and loss.

Deferred tax items are recognized in correlation to the underlying transaction either in other comprehensive income or directly in equity.

The break-up of the major components of the deferred tax assets and liabilities as at balance sheet date has been arrived at after setting off deferred tax assets and liabilities where the Company have a legally enforceable right to set-off assets against liabilities and where such assets and liabilities relate to taxes on income levied by the same governing taxation laws.

(x) Earnings Per Share (EPS).

i) Basic earnings per share.

Basic earnings per share is calculated by dividing:

- The Profit or Loss attributable to Equity Shareholders of the Company.
- By the Weighted Average number of equity shares outstanding during the financial year, adjusted for bonus elements in equity shares issued during the year.

ii) Diluted earnings per share.

Diluted earnings per share adjusts the figures used in the determination of basic earnings per share to take into account:

- The after-income tax effect of interest and other financing costs associated with dilutive potential equity shares, and
- The Weighted Average number of additional equity shares that would have been outstanding assuming the conversion of all dilutive potential equity shares.

(xi) Segment Accounting.

The Company is engaged primarily into providing of servicing. The Company has only one business segment as identified by management namely servicing.

1.4 Significant Accounting Judgments, Estimates and Assumptions.



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The preparation of Company's Financial Statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

i) Income Taxes.

Management judgment is required for the calculation of provision for income taxes and deferred tax assets and liabilities. The Company reviews at each balance sheet date the carrying amount of deferred tax assets. The factors used in estimates may differ from actual outcome which could lead to significant adjustment to the amounts reported in the standalone financial statements.

ii) Fair Value Measurement of Financial Instruments.

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the Discounted Cash Flow (DCF) model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair values. Judgments include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

iii) Defined Benefit Plans.

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

iv) Contingencies.

Management judgment is required for estimating the possible outflow of resources, if any, in respect of contingencies/claim/litigations against the Company as it is not possible to predict the outcome of pending matters with accuracy.



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RAM KANTA PROPERTIES PRIVATE LIMITED

Notes to Financial Statements

Note 2
Property, Plant & Equipment

(Rs. in Thousand)

Particulars	Freehold Land	Furniture & Fixtures	Total
Gross Block			
As at 01st April'2019	10,75,000.00	113.99	10,75,113.99
Additions/Adjustments	-	-	-
Disposals/Adjustments	-	-	-
As at 31st March'2020	10,75,000.00	113.99	10,75,113.99
Additions/Adjustments	-	-	-
Disposals/Adjustments	10,75,000.00	113.99	10,75,113.99
As at 31st March 2021	-	-	-
Accumulated Depreciation			
As at 01st April'2019	-	12.81	12.81
Charged For the Year	-	10.83	10.83
Disposal	-	-	-
As at 31st March'2020	-	23.64	23.64
Charged For the Year	-	-	-
Disposal	-	-	-
As at 31st March 2021	-	-	-
Net Carrying Amount			
As at 31st March'2020*	10,75,000.00	90.35	10,75,090.35
As at 31st March'2021	-	-	-

*During the year, the management of the Company has decided to earn revenue by leasing the Building and related assets on long term basis as per the object clause of the Company and accordingly, has reclassified the Property, Plant and Equipment to Investment properties.

Note 2 A
Investment Property

(Rs. in Thousand)

Particulars	Freehold Land	Furniture & Fixtures	Building	Total
Gross Block				
As at 01st April'2019	-	-	-	-
Additions/Adjustments	-	-	-	-
Disposals/Adjustments	-	-	-	-
As at 31st March'2020	-	-	-	-
Additions/Adjustments	10,75,000.00	113.99	77,784.43	11,52,898.42
Disposals/Adjustments	-	-	-	-
As at 31st March 2021	10,75,000.00	113.99	77,784.43	11,52,898.42
Accumulated Depreciation				
As at 01st April'2019	-	-	-	-
Charged For the Year	-	-	-	-
Disposal	-	-	-	-
As at 31st March'2020	-	23.64	-	23.64
Charged For the Year	-	10.65	303.68	314.33
Disposal	-	-	-	-
As at 31st March 2021	-	34.29	303.68	337.97
Net Carrying Amount				
As at 31st March'2020	-	-	-	-
As at 31st March'2021	10,75,000.00	79.70	77,480.75	11,52,560.45
Fair value *				Rs. (in thousand)
As at 31st March'2020				-
As at 31st March. 2021				11,81,485.26
Rental Income				
For the FY 2019-20				-
For the FY 2020-21 (for 3 months)				1,050.00

*Based upon realisation value as calculated by independent valuer.



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Ram Kanta Properties Private Limited

Notes to Financial Statements

(Rs.in Thousand)

Note 3

**Capital work in progress (CWIP) includes Pre Operative Expenses
(Pending Allocation/Capitalisation)**

	As at 31st March 2021	As at 31st March 2020
Capital Work in Progress- Steel /Cement /Contractors	3,979.37	17,880.74
Salaries	917.18	1,397.19
Consultancy Charges	286.15	109.15
General Charges	109.57	249.04
Repair & Maintenance- Office	-	6.49
Electricity Charges	-	616.26
Rates & Taxes	3,446.71	-
Other pre-operative expenses	0.89	98.57
Tax Adjustments for Earlier Years	-	52.53
	8,739.86	20,409.97
Add: Expenses upto previous year	72,242.07	52,404.39
Less: Profit on value of investments*	(47.51)	(571.43)
Interest on income tax refund	-	(0.86)
Income From Rent	(3,150.00)	-
Transfer to Investment Property	(77,784.42)	-
	-	72,242.07

* Includes fair valuation of investements of Nil (Previous Year Rs.152.04 thousand)

Note 4

Non Current Assets - Loans

Unsecured, considered good

Security Deposits	660.75	607.97
	660.75	607.97

Note 5

Current Investments

Investments in Mutual Funds

	Number	Amount	Number	Amount
Aditya Birla Sun Life Liquid Fund - Growth - Direct Plan	1,877.720	801.48	9,677.545	3,092.55
	1,877.720	801.48	9,677.545	3,092.55
Aggregate book value of quoted investments		801.48		3,092.55
Aggregate market value of quoted investments		801.48		3,092.55
Aggregate amount of unquoted investments		-		-
Aggregate amount of impairment in value of investments		-		-



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Ram Kanta Properties Private Limited

Notes to Financial Statements

(Rs.in Thousand)

Note 6

Cash and Cash Equivalents

	As at 31st March 2021	As at 31st March 2021
Balance with Bank		
In Current Accounts	99.41	110.22
Cash on Hand	9.63	2.13
	109.04	112.35

Note 7

Other Current Financial Assets

Capital Advances	-	1,876.24
	-	1,876.24

Note 8

Current Tax Assets

Advance Income Tax - Net of Provision (including TDS receivable)	141.57	-
	141.57	-

Note 9

Equity Share Capital

Authorised

Equity Shares - 12,50,000 (Previous year 12,50,000) of Rs. 10 each	12,500.00	12,500.00
Preference Share - 42,50,000 (Previous year 42,50,000) of Rs. 10 each	42,500.00	42,500.00
	55,000.00	55,000.00

Issued, Subscribed and Paid up

Equity Shares - 9,34,002 of Rs. 10 each (Previous year 9,34,002 of Rs. 10 each) fully paid up	9,340.02	9,340.02
	9,340.02	9,340.02

Reconciliation of Number of Shares Outstanding :

A. Equity Share

	Number	Number
Opening Balance	9,34,002	9,34,002
Shares Issued during the year	-	-
Shares brought back during the year	-	-
Shares Outstanding at the end of the year	9,34,002	9,34,002

B. Details of shareholders holding more than 5% shares in the Company.

Equity Shares :

	Number	Number
Hansdeep Industries & Trading Company Ltd. (100% Holding Company)	9,34,002	9,34,002

C. Terms / Rights attached to Each Class of shareholders :

Equity Share : - having a par value of Rs.10 each per share, each holder of Equity Share is entitled to one vote per share.



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Ram Kanta Properties Private Limited

Notes to Financial Statements

(Rs.in Thousand)

Note 10

Non-Current Liabilities

Security Deposit (From a Related Party)

As at 31st March 2021	As at 31st March 2020
1,050.00	-
1,050.00	-

Note 11

Other Financial Liabilities

Audit Fees

Other Payable

Capital Creditors

27.63	27.00
57.50	300.00
693.86	765.71
779.00	1,092.71

Note 12

Other Current Liabilities

Statutory Dues Payable

2.44	48.46
2.44	48.46



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RAM KANTA PROPERTIES PRIVATE LIMITED

Notes to Financial Statements

	For the year ended 31st March 2021	(Rs.in Thousand) For the year ended 31st March 2020
Note 13		
Other Income		
Income From Rent	1,050.00	-
	1,050.00	-
Note 13 A		
Other Income		
Profit on Sale of Current Investment	115.25	-
(Includes fair valuation of Investments of Rs. 21.77 thousand)		
	115.25	-
Note 14		
Employee Benefit Expense		
Salaries & Wages	50.00	-
	50.00	-
Note 15		
Other Expenses		
Bank Charges	0.42	-
Statutory Audit Fee	38.35	-
General Charges	2.53	-
	41.30	-
Note 16		
Earning Per Share (Basic / Diluted)		
Net profit/(Loss) as per Statement of Profit and Loss	561.49	-
Net profit/(Loss) attributable to equity shareholders	561.49	-
Weighted average number of Equity Shares outstanding during the period	9,34,002	9,34,002
Earnings per Equity Share (Rs.) (face value of Rs. 10/- each)	-	-
Basic and Diluted	0.60	-



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Ram Kanta Properties Private Limited
Notes accompanying the Financial Statements

17. . Financial Risk Management Objectives and Policies

The Company's Financial Risk Management is an integral part of how to plan and execute its Business Strategies. The Company's Financial Risk Management Policy is set by the Board. The Company's activities are exposed to a variety of financial risks from its operations. The key financial risks include market risk (including foreign currency risk, interest rate risk and commodity risk etc.), credit risk and liquidity risk.

17.1 Market Risk:

Market risk is the risk of loss of future earnings, fair values or future cash flows that may results from change in the price of a financial instrument. The value of a financial instrument may change as result of change in the interest rates, foreign currency exchange rates, equity prices and other market changes may affect market risk sensitive instruments.

At present there is no risk related to foreign currency risk, interest rate risk and commodity price risk in the Company.

17.2 Credit Risk:

Credit Risk arises from the possibility that counter party may not be able to settle their obligations as agreed. The Company is exposed to credit risk from its operating activities (primarily trade receivables).

At present there is no credit risk in the Company.

Financial Instruments and Deposits with Banks:

The Company considers factors such as track record, size of institution, market reputation and service standards to select the bank with which balances and deposits are maintained. Generally, balances are maintained with the institutions with which the Company will avail borrowings, if required. The Company does not maintain significant cash and deposit balances other than those required for its day-to-day operation.

17.3 Liquidity Risk:

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when due.

The Company monitors rolling forecasts of its liquidity requirements to ensure it has sufficient cash to meet operational and other needs.



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Maturity Profile of Financial Liabilities:

The following Table provides undiscounted cash flows towards financial liabilities into relevant maturity based on the remaining period at the balance sheet to the contractual maturity date.

(Rs. In Thousand)						
S No.	Particulars	Carrying Amount	Due within 1 Year	Due between 1-5 Years	Due after 5 Years	Total
1	As on 31st March, 2021					
	- Trade Payables	-	-	-	-	-
	- Other Liabilities	1,829.00	779.00	1050.00	-	1,829.00
	Total	1,829.00	779.00	1050.00	-	1,829.00
2	As on 31st March, 2020					
	- Trade Payables	-	-	-	-	-
	- Other Liabilities	1,092.71	1,092.71	-	-	1,092.71
	Total	1,092.71	1,092.71	-	-	1,092.71

18. Fair Value of Financial Assets and Liabilities:

Set out below, is a comparison by class of the carrying amounts and fair value of the financial instruments of the companies: -

Particulars	(Rs. In Thousand)			
	31 st March '21		31 st March '20	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
A. Financial Assets				
(i) At Fair Value through Profit and Loss:				
Investments				
- Mutual Funds	801.48	801.48	3,092.55	3,092.55
(ii) At Amortized Cost:				
a) Cash & Bank Balances	109.04	109.04	112.35	112.35
b) Loans	660.75	660.75	607.97	607.97
c) Others	-	-	1,876.24	1,876.24
Total	1,571.27	1,571.27	5,689.11	5,689.11
B. Financial Liabilities				
(i) At Amortized Cost				
- Security Deposit	1,050.00	1,050.00	-	-
- Other Financial Liabilities	779.00	779.00	1092.71	1092.71
Total	1,829.00	1,829.00	1092.71	1092.71



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Fair value hierarchy

The following table provides the fair value measurement hierarchy of the Company's assets and liabilities:

Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly.

Level 3 - Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

The following table presents the fair value measurement hierarchy of financial assets/liabilities, which have been measured subsequent to initial recognition at fair value as at 31st March 2021 and 31st March 2020.

Particulars	(Rs. in thousands)		
	Fair value measurement at end of the reporting year using		
	Level 1	Level 2	Level 3
Financial Assets			
' - Investments in Mutual Funds			
As at 31 st March, 2021	801.48	-	-
As at 31 st March, 2020	3,092.55	-	-
Financial Liabilities			
' - Security Deposits			
As at 31 st March, 2021	-	-	1,829
As at 31 st March, 2020	-	-	-

*The fair value of other non-current financial assets and liabilities (security deposit taken/given and advance to employees) carried at amortized cost is approximately equal to fair value. Hence carrying value and fair value is taken same.

19. Income Tax Expense:

(i). Amount recognized in the statement of profit and loss: -

Particulars	(Rs. In Thousand)	
	2020-21	2019-20
Current Tax	198.13	-
Deferred Tax (Relating to origination and reversal of temporary difference)	-	-
Adjustments in respect of income tax of previous year	-	-
MAT		
MAT Credit Entitlement	-	-
MAT Credit Utilization	-	-



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(ii) Reconciliation of effective tax rate.

Particulars	(Amt in thousand)	
	2020-21	2019-20
Accounting profit/(loss) before income tax	759.62	-
At applicable Statutory Income tax rates (25.17%)	191.19	-
Increase/Reduction in taxes on account of previous year tax adjustments	-	-
Deferred Tax Liability	-	-
Other adjustments (House property income adjustment due to standard deduction of 30% and others)	6.94	-
Income Tax expense (Income) reported to profit & loss	198.13	-
Effective tax rate	26.08%	-

20. a) Contingent Liabilities - Nil (Previous Year – Nil)
b) Estimated amount of Contracts remaining to be executed on capital account is Nil net of Capital Advances of Nil (Previous year Rs 2,929.15 Thousand - and Rs. 1,876,24 Thousand, respectively.)
21. The Company has not paid/ proposed any dividend during the Financial Year 2020-21. (Previous Year - Nil).
22. Based on information available with the Company in respect of MSME ('The Micro Small & Medium Enterprises Development Act 2006'). The details are as under (as certified by Management)
- Principal and Interest amount due and remaining unpaid as at 31st March 2021 - Nil (Previous year - Nil).
 - Interest paid in terms of section 16 of the MSME Act during the year - Nil (Previous year - Nil).
 - The amount of Interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified – Nil (Previous year - Nil).
 - Payment made beyond the appointed day during the year - Nil (Previous year - Nil).
 - Interest Accrued and unpaid as at 31st March 2021- Nil (Previous year - Nil).

23. Amount paid to Auditors:

Particulars	(Rs. In Thousand)	
	2020-21	2019-20
Statutory Audit Fees	29.50	29.50
Other Services	8.85	8.85



24. Till December 2020 the Company was in process of developing a building & same has been completed. Hence in the year 2019-20 there are no figure in Statement of Profit & Loss account & in the current year the operations are for the period from January to March 2021 (three months) has been shown in profit and loss account.

25. The Company has only one business segment namely **Servicing**

26. Related Parties Disclosure:

List of related parties:

JK Lakshmi Cement Limited (JKLCL)	Ultimate Holding Company
Hansdeep Industries and Trading Company Limited (HITCL)	Holding Company
Udaipur Cement Works Ltd (UCWL)	Subsidiary of Ultimate Holding Company

Key Management Personnel (KMP) :

Shri Ram Ratan Gupta	Director
Shri Ashok Gupta	Director
Shri Chiranjiv Kumar Bagga	Director

The following transactions were carried out with related parties in the ordinary course of business:

(Rs. In Thousand)

Nature of Transaction	2020-21		2019-20	
	JKLCL	UCWL	JKLCL	UCWL
Security Deposit Received	-	1,050.00	-	-
Rent Received	-	4,200.00	-	-
Reimbursement of payments	5,153.25	1,846.42	2,120.82	-
Balance (payable) / receivable	-	(1,050.00)	-	-

27. The Company has considered the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of property, plant and equipment, investment property, investments and other current assets. In developing the assumptions relating to the possible future uncertainties in the economic conditions because of this pandemic, the Company, as at the date of approval of these financial statements has used internal and external sources on the expected future performance of the Company. The Company has performed analysis on the assumptions used and based on current indicators of future economic conditions, the Company expects the carrying amount of these assets will be recovered and sufficient liquidity is available to fund the business operations for at least another 12 months. Given the uncertainty because of COVID-19, the final impact on the Company's assets in future may differ from that estimated as at the date of approval of these financial statements.



28. Previous year's figures have been regrouped/recast, wherever considered necessary.

As per our report of even date
For Lodha & Co.
Chartered Accountants




Gaurav Lodha
(Partner)
Membership No. 507462
Firm Registration No. 301051E
New Delhi
Dated: 15th May 2021



For & on behalf of the board .

Directors


Chiranjiv Kumar Bagga
Ram Ratan Gupta
Ashok Kumar Gupta