

ASHIANA DWELLINGS PRIVATE LIMITED
BALANCE SHEET
F.Y. 2021 - 2022

INDEPENDENT AUDITOR'S REPORT

To the Members of Ashiana Dwellings Private Limited

Report on the Audit of the Financial Statements

OPINION

We have audited the accompanying financial statements of M/s **Ashiana Dwellings Private Limited** ('the Company'), which comprises the Balance Sheet as at 31 March 2022, the Statement of Profit and Loss, the Statement of Cash Flow 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 financial statements give the information required by the Companies Act, 2013 ('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 (financial position) of the Company as at March 31, 2022, its 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 Act. 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 standalone financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

EMPHASIS OF MATTER

We draw attention to the following matters in the Notes to the financial statements:

- a) Note No. 23(9) in the financial statements which indicates that Secured Debenture Holder of the Company, through their Debenture Trustee IDBI Trusteeship Services Limited, has filed an application against the company before the Hon'ble National Company Law Tribunal (NCLT), Kolkata to initiate Corporate Insolvency Resolution Process, which is pending admittance by NCLT as on the date of this audit report. These condition casts doubt about the Company's ability to continue as a going concern. However, the financial statements of the Company have been prepared on a going concern basis for the reasons stated in the said Note.



- a) Note No. 23(10) in the financial statements relates to the resignation of the erstwhile directors and appointment of new director's u/s 168(3) of the Companies Act, 2013 by the promoter of the Company which has been informed to the Registrar of Companies, West Bengal (ROC) but not yet taken on record by the ROC till the date of approval of these financial statements. Due to above technical problem, the company is not been able to file any ROC forms relating to changes in directors and relating to annual compliances since December, 2019.

Our Opinion is not modified in respect of the above matters.

INFORMATION OTHER THAN THE FINANCIAL STATEMENTS AND AUDITOR'S REPORT THEREONs

The Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual 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 identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The Company's Board of Directors are 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 state of affairs(financial position), profit or loss(financial performance) 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, read with Rule 7 of the Companies (Accounts) Rules, 2014. 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 statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.



In preparing the financial statements, the Board of Directors 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF 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 Standards on Auditing 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 Standards on Auditing, 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 internal financial controls with reference to Financial Statements 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 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.

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

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

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

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

(A) As required by Section 143 (3) of the Act, we report that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
- (b) In our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- (c) The financial statements dealt with by this report are in agreement with the books of account;
- (d) In our opinion, the aforesaid financial statements comply with the Accounting Standard 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 and taken on record by the Board of Directors, we report that *one of the directors having DIN No- 08839860 has become disqualified from being re-appointed as a director of this company or appointed as a director in any other company in terms of sub-section (2) of section 164 of the Companies Act, 2013.*



- (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 B**". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting; and
- (B) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company has, to the extent ascertainable, disclosed the impact of pending litigations on its financial position in its financial statements – Refer Note 23(3) to the financial statements;
 - ii. The Company does not have any material foreseeable losses on long term contracts including derivative contracts which would impact its financial position;
 - iii. There are no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. (a) The Management has represented that, to the best of its knowledge and belief, as disclosed in Note 23(14) to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - (b) The Management has represented, that, to the best of its knowledge and belief, as disclosed in Note 23(14) to the financial statements, no funds have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - (c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) above, contain any material misstatement.
 - v. The Company has not declared or paid any dividend during the year and has not proposed final dividend for the year.



(C) With respect to the matter to be included in the Auditors' Report under Section 197 (16) of the Act, we report that:

The Company is a Private Limited Company and hence, the provision of section 197 read with Schedule V to the Act is not applicable to the company.

For **B. CHHAWCHHARIA & CO.**
Chartered Accountants
Firm Registration No. 305123E



Abhishek Gupta
Partner

Membership No. 529082

UDIN - 22529082 ARAM102271

Date: 02nd September, 2022
Place: New Delhi



Annexure - A to the Independent Auditors' Report

Based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best to our knowledge and belief, we report that:

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

(B) The Company does not own any intangible assets, hence reporting under this clause is not required.

(b) According to the information and explanations given to us, all the assets have not been physically verified by the management during the year but there is a regular program of verification which, in our opinion, is reasonable having regard to the size of the company and the nature of its assets. No material discrepancies were noticed on such verification.

(c) The Company does not own any immovable property as property, plant and equipment, hence reporting under this clause is not required.

(d) The Company has not revalued its Property, Plant and Equipment during the year;

(e) No proceedings have been initiated during the year or are pending against the company as at March 31, 2022 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder;

- (ii) (a) According to the information and explanations given to us, the management has conducted physical verification of inventory at reasonable intervals during the year which, in our opinion, is reasonable having regard to the size of the company and nature of its business. No material discrepancies were noticed on such verification.

(b) According to the information and explanations given to us, the Company has not been sanctioned any working capital limits in excess of Rs 5 crores on the basis of security of current assets at any point of time during the year, and hence reporting under this clause is not required.

- (iii) According to the information and explanations given to us, the Company has not made any investments in, provided any guarantee or security and granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, Limited Liability Partnerships or any parties during the year, and hence reporting under clause (iii) of the Order is not applicable.



- (iv) The Company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 in respect of loans, investments, guarantees and securities made by the company, if any.
- (v) The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause (v) of the Order is not applicable.
- (vi) The Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act, for any of the products/services sold/rendered by the Company.
- (vii) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the company is generally not regular in depositing with appropriate authorities undisputed statutory dues including Provident fund, Employees' State Insurance, Income-tax, Custom Duty, Goods & Services Tax, cess and other material statutory dues.

The undisputed statutory dues which were outstanding as of 31st March, 2022 for a period of more than six months from the date they became payable are as follows:

1. *External Development Charges (Including Additional Interest) to the tune of ₹ 3041.58 Lacs,*
2. *Construction Cess to the tune of ₹ 18.32 Lacs*
3. *Tax Deducted at source (TDS) to the tune of ₹ 17.26 Lacs.*

b) According to the information and explanations given to us, there are no dues of Income-tax, Goods and Service Tax, duty of customs and cess, as applicable, which have not been deposited on account of any dispute.

- (viii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year by the company in the tax assessments under the Income Tax Act, 1961.
- (ix) a) In our opinion and according to the information and explanations given to us, the company has defaulted in repayment of loans or other borrowings or in the payment of interest to lenders, financial institutions, banks and Government, as following:



Particulars	Amount of Default as at 31 st March 2022 (In Lacs)	Period of default	Remarks (if any)
Secured Debentures (Including interest and redemption premium)	Rs 9,004.54	31 st December, 2018	Refer Note 3 & 23(9)
Secured Debentures (Including interest and redemption premium)	Rs. 9,934.55	19 th February, 2019	Refer Note 3 & 23(9)
Secured Debentures (Including interest and redemption premium)	Rs. 9,174.55	19 th February, 2020	Refer Note 3 & 23(9)

(b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

(c) To the best of our knowledge and belief and according to the information and explanations given to us, terms loans availed by the Company were, applied by the Company for the purposes for which the loans were obtained.

(d) On an overall examination of the financial statements of the Company, funds raised on short term basis have, prima facie, not been used during the year for long term purposes by the company.

(e) The Company does not have any subsidiary, associates or joint ventures and hence reporting on clause 3(ix) (e) of the Order is not applicable.

(f) The Company does not have any subsidiary, associates or joint ventures and hence reporting on clause 3(ix) (f) of the Order is not applicable.

(x) (a) The Company has not issued any of its securities (including debt instruments) during the year and hence reporting under clause (x) (a) of the Order is not applicable.

(b) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year under review.

(xi) (a) To the best of our knowledge, no material fraud by the Company or on the Company have been noticed or reported during the year under review.

(b) No report has been filed by us under sub-section (12) of section 143 of the Companies Act, 2013.



- (c) The Company is not required to establish whistle-blower mechanism as per the Companies Act, 2013. Hence, reporting under this clause is not applicable.
- (xii) The Company is not a Nidhi Company and hence reporting on clause (xii) of the Order is not applicable.
- (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 is in compliance with sections 177 and 188 of the Companies Act, 2013 wherever applicable and the details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- (xiv) (a) According to the information and explanations given to us, the company has an internal audit system, which in our opinion, is commensurate with the size of the company and the nature of its business.
- (b) Since the internal audit is not applicable on the company. Hence, reporting under clause is not required.
- (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 any non-cash transactions with directors or persons connected with him during the year.
- (xvi) (a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.
- (b) The Company has not conducted any non-banking financial or housing finance activities during the year. Accordingly, the reporting under Clause 3(xvi)(b) of the Order is not applicable to the company.
- (c) In our opinion, the company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.
- (d) Based on the information and explanations provided by the management of the Company, the Group does not have any CICs, which are part of the Group. We have not, however, separately evaluated whether the information provided by the management is accurate and complete. Accordingly, the reporting under Clause 3(xvi)(d) of the Order is not applicable to the Company.
- (xvii) The Company has incurred cash losses of ₹ 56.11 lakhs in the financial year and of ₹ 45.01 lakhs in the immediately preceding financial year.



- (xviii) There has been no resignation of the statutory auditors during the year and hence reporting on clause 3(xviii) of the Order is not applicable.
- (xix) On the basis of the financial ratios disclosed in Note 23(13) to the financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, we are unable to form an opinion on material uncertainty as on the date of this audit report that the company is capable of meeting its liabilities existing at the date of balance sheet as and when they fallen due within a period of one year from the balance sheet date.
- (xx) The provisions relating to Corporate Social Responsibility under Section 135 of the Act are not applicable to the Company. Accordingly, reporting under clause 3(xx) of the Order is not applicable to the Company.

For **B. CHHAWCHHARIA & CO.**

Chartered Accountants

Firm Registration No. 305123E



Abhishek Gupta

Partner

Membership No. 529082

UDIN - 22529082 ARAMV 2271

Date: 02nd September, 2022
Place: New Delhi



**Annexure - B to the Independent Auditors' Report
(Referred to in paragraph A(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)**

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 **Ashiana Dwellings Private Ltd.** ("the Company") as of 31 March 2022 in conjunction with our audit of the standalone 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 ('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 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") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, 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 Institute of Chartered Accountants of India. 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 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, 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 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 **B. CHHAWCHHARIA & CO.**

Chartered Accountants

Firm Registration No. 305123E



Abhishek Gupta

Partner

Membership No. 529082

Date: 02nd September, 2022

Place: New Delhi

UDIN - 22529082 ARAMV 2271



ASHIANA DWELLINGS PRIVATE LIMITED
BALANCE SHEET AS AT 31ST MARCH, 2022

Particulars	Notes	As at 31 March 2022		As at 31 March 2021	
		(₹ in Lacs)		(₹ in Lacs)	
<u>EQUITY AND LIABILITIES</u>					
<u>Shareholders' Funds</u>					
Share Capital	1	600.00		600.00	
Reserves & Surplus	2	(189.61)	410.39	(143.13)	456.87
<u>Non-Current Liabilities</u>					
Long Term Borrowings	3	2,583.32		2,415.10	
Other Long Term Liabilities	4	32.53		32.53	
Long Term Provisions	5	18.39	2,634.24	11.37	2,459.00
<u>Current Liabilities</u>					
Short Term Borrowings	6	1,909.67		1,539.66	
Trade Payables	7				
a) Dues of micro and small enterprises		5.03		5.23	
b) Dues of creditors other than micro and small enterprises		592.24		478.24	
Other Current Liabilities	8	18,489.32	20,996.27	17,621.47	19,644.60
			24,040.90		22,560.48
<u>ASSETS</u>					
<u>Non-Current Assets</u>					
Property, Plant & Equipment:	9				
Tangible Assets		24.93		32.41	
Long Term Loans & Advances	10	1,975.32		1,975.32	
Deferred Tax Assets	11	80.21	2,080.45	62.54	2,070.27
<u>Current Assets</u>					
Current Investments	12	-		28.21	
Inventories	13	18,568.28		16,768.33	
Cash & Cash Equivalents	14	5.37		6.43	
Short Term Loans & Advances	15	3,386.45		3,687.12	
Other Current Assets	16	0.35	21,960.45	0.11	20,490.21
			24,040.90		22,560.48
SIGNIFICANT ACCOUNTING POLICIES AND OTHER NOTES TO THE ACCOUNTS	23				

The Notes referred above form an integral part of the accounts
In terms of our report of even data attached herewith

For **B. CHHAWCHHARIA & CO.**
Chartered Accountants
Firm Registration No: 305123E



Abhishek Gupta
Partner

Membership No: 529082

UDIN - 22529082 ARAMU2271

Place: New Delhi

Date: 02nd September, 2022



For and on behalf of the Board of Directors of
Ashiana Dwellings Private Limited



Ramphal Yadav
(Director)
DIN - 09419155




Parveen Kumar
(Director)
DIN - 08839860

ASHIANA DWELLINGS PRIVATE LIMITED
STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH, 2022

Particulars	Notes	Year ended 31 March 2022 (₹ in Lacs)	Year ended 31 March 2021 (₹ in Lacs)
Income			
Other Income	17	14.38	4.64
		<u>14.38</u>	<u>4.64</u>
Expenses			
Direct Costs:			
Project Expenses	18	1,823.90	971.71
Changes in Inventories	19	(1,823.90)	(971.71)
		-	-
Employee Benefit Expenses	20	57.42	37.10
Depreciation		7.49	8.86
Other Expenses	21	13.08	12.55
		<u>77.98</u>	<u>58.51</u>
Loss before Tax		(63.59)	(53.88)
Tax Expenses :	22		
Current Tax		0.56	-
Deferred Tax		(17.67)	(14.34)
Loss for the year		<u>(46.48)</u>	<u>(39.54)</u>
Earnings Per Share			
(On Equity Shares of nominal value of ₹ 10/- each)			
Basic and Diluted		(0.77)	(0.66)

The Notes referred above form an integral part of the accounts
In terms of our report of even date attached herewith

For **B. CHHAWCHHARIA & CO.**
Chartered Accountants
Firm Registration No: 305123E


Abhishek Gupta
Partner

Membership No: 529082

UDIN - 22529082 ARAMU2271

Place: New Delhi

Date: 02nd September, 2022



For and on behalf of the Board of Directors of
Ashiana Dwellings Private Limited


Ramphal Yadav
(Director)
DIN - 09419155


Parveen Kumar
(Director)
DIN - 08839860

ASHIANA DWELLINGS PRIVATE LIMITED
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2022

Particulars	Year ended 31 March 2022 (₹ in Lacs)	Year ended 31 March 2021 (₹ in Lacs)
A Cash Flow from Operating Activities:		
Net Profit before tax and extraordinary items	(63.59)	(53.88)
Adjustments for :		
Profit on Sale of Investments	(0.97)	(4.40)
Finance Cost	416.84	451.85
Depreciation	7.49	8.86
Operating profit before working capital changes	359.76	402.44
Working capital adjustments:		
Trade and other receivables	300.42	(45.51)
Changes in Inventories	(1,799.95)	(993.47)
Trade Payables and other liabilities	1,358.69	1,982.32
Cash generated from operations	218.93	1,345.78
Direct Taxes paid / adjusted	(0.56)	(0.69)
Net cash from Operating activities	218.37	1,345.09
B Cash Flow from Investing Activities:		
Purchase of Fixed Assets	-	-
Sale of Investments (Net)	29.19	14.00
Net Cash generated from investing activities	29.19	14.00
C Cash Flow from Financing Activities:		
Proceeds / (Repayment) of Borrowings	168.22	(1,330.35)
Finance Cost	(416.84)	(451.85)
Net Cash used in Financing activities	(248.62)	(1,782.20)
Net increase in cash & cash equivalents (A+ B+ C)	(1.07)	(423.10)
Cash & cash equivalents at the beginning of the year	6.43	429.54
Cash & cash equivalents at the end of the year	5.37	6.43
Notes:		
1 The statement of cash flows has been prepared using the indirect method as set out in AS 3 - Cash Flow Statement		
2 Cash and Cash equivalents represent cash and bank balances only.		
In terms of our report of even date attached herewith		

For **B. CHHAWCHHARIA & CO.**

Chartered Accountants
Firm Registration No: 305123E



Abhishek Gupta
Partner

Membership No: 529082

Place: New Delhi

Date: 02nd September, 2022

For and on behalf of the Board of Directors of
Ashiana Dwellings Private Limited


Ramphal Yadav
(Director)
DIN - 09419155


Parveen Kumar
(Director)
DIN - 08839860



UDIN - 22529082 ARAMU2271

NOTES TO THE ACCOUNTS

1 SHARE CAPITAL

Authorised:

60,00,000 Equity shares of ₹ 10/- each

As at
31 March 2022
(₹ in Lacs)

As at
31 March 2021
(₹ in Lacs)

600.00
600.00

600.00
600.00

Issued, Subscribed and Fully Paid up:

60,00,000 Equity shares of ₹ 10/- each

600.00
600.00

600.00
600.00

a) Reconciliation of the number of equity shares outstanding is as follows:

At the beginning of the year

Changes during the year

At the end of the year

60,00,000

60,00,000

60,00,000

60,00,000

b) Details of each shareholder holding more than 5% shares in the company

Name of Shareholders

Ashiana Homes Private Limited

Vistra ITCL (India) Limited (Trustee to Indiareit Fund Scheme V)

As at 31 March 2022		As at 31 March 2021	
% holding	No. of shares	% holding	No. of shares
80.10%	48,06,000	80.10%	48,06,000
19.90%	11,94,000	19.90%	11,94,000
	60,00,000		60,00,000

c) Terms/ rights attached to equity shares

The Company has only one class of equity share having a par value of ₹ 10/- per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

d) Out of the above, 48,06,000 equity shares are held by M/s. Ashiana Homes Pvt. Ltd., the holding company and are subject to lock-in until the shares in the company are held by Vistra ITCL (India) Limited (Trustee to Indiareit Fund Scheme V).

e) Shareholding of Promoters as at 31.03.2022

Name of the Promoters	No. of shares	% of total shares	% change during the year
Ashiana Homes Private Limited	48,06,000	80.10	-
Total	48,06,000	80.10	-

Shareholding of Promoters as at 31.03.2021

Name of the Promoters	No. of shares	% of total shares	% change during the year
Ashiana Homes Private Limited	48,06,000	80.10	-
Total	48,06,000	80.10	-

2 RESERVES & SURPLUS

Deficit in the Statement of Profit and Loss

As per Last Account

Loss for the year

Deficit in the statement of Profit and Loss

(143.13)

(103.59)

(46.48)

(39.54)

(189.61)

(143.13)



NOTES TO THE ACCOUNTS**NON CURRENT LIABILITIES****3 LONG TERM BORROWINGS****A) DEBENTURES - SECURED**

64,806 Secured Optionally Convertible Debentures of ₹ 9,375/- (PY ₹ 9,375/-) each

Total (A)

As at
31 March 2022
(₹ in Lacs)As at
31 March 2021
(₹ in Lacs)

6,075.56

6,075.56

6,075.56

6,075.56

The above Debentures are secured by:

- Second ranking pari passu charge by way of deposit of title deeds over the Project land and the Company's project;
- Second ranking pari passu charge, by way of hypothecation, over the Escrow Accounts, the DTCP Account, the Expenses Account, the Existing Bank Accounts, the Retention Account, the Receivables and the Insurance Proceeds;
- First ranking charge, by way of hypothecation, over all the Assets of the Company, both present and future, other than the properties charged;
- Second ranking pari passu pledge of 48,06,000 Equity Shares held by M/s Ashiana Homes Pvt. Ltd.;
- An unconditional and irrevocable corporate guarantee from M/s Ashiana Homes Pvt. Ltd
- Demand Promissory Note

Terms and conditions attached to the Secured Debentures:

- The debentures carry a coupon of 10% per annum to be accrued and payable upon redemption of debentures and also subject to availability of funds.
- The debentures hold priority in respect of redemption and are redeemable alongwith a redemption premium resulting into 19.35% assured IRR.
- The Schedule for the redemption of the amount of debentures are as follows:

Due date for redemption	Amount of redemption
31st December, 2018	17,94,96,250
19th February, 2019	22,00,00,000
19th February, 2020	20,80,60,000

B) DEBENTURES - UNSECURED

4,694 Unsecured Optionally Convertible Debentures of ₹ 10,000/- each -Series 2015

1,400 Unsecured Optionally Convertible Debentures of ₹ 10,000/- each -Series 2017

Total (B)

469.40

469.40

140.00

140.00

609.40

609.40

Terms and conditions attached to the Unsecured Debentures - Series 2015

- The Debentures carry a fixed coupon of 10% per annum to be accrued and payable upon redemption of debentures and also subject to availability of funds. The coupon shall be payable after OCD holders have received their respective IRR.
- The Debentures are redeemable alongwith a redemption premium resulting in total of 19% assured IRR, at any time after the redemption of secured OCDs in full but within 21st February 2027.
- The Debenture Holder has the option at any time after 30.09.2022 by giving a notice to the Company of at least 3 days but before the due date of redemption, to convert the OCDs 2015 into Equity Shares of the Company at the Net Assets Value per share as per the last audited balance sheet of the company prior to date of such conversion, determined on the basis of valuation report of a Registered Valuer/ Chartered Accountant as may be permissible.

Terms and conditions attached to the Unsecured Debentures - Series 2017

- The debentures are pari passu with all other unsecured borrowings of the company and do not carry any coupon.
- The debentures shall be redeemable at par or premium as may be mutually decided between the board of directors of the company and debentures holders at any time after the expiry of 6 months but with in twenty years from the date of allotment i.e. 13th October 2017.
- The debentures shall be convertible at the option of debenture holders by giving notice of 15 days at any time after the expiry of 6 months but with in twenty years from the date of allotment (i.e. 13th October 2017) at the Net Assets Value per share as per the last audited balance sheet as on date of the conversions, to be determined on the basis of the valuation report of a registered valuer.



NOTES TO THE ACCOUNTS

As at
31 March 2022
(₹ in Lacs)

As at
31 March 2021
(₹ in Lacs)

C) TERM LOAN - SECURED

From Housing Development Finance Corporation Limited

i) Construction Finance

Secured by:

- First exclusive charge over the Project land and the Company's project.
- First exclusive charge on the entire receivables accruing from sold and unsold area of the Company's project.
- First and exclusive ranking pledge of 48,06,000 Equity Shares held by M/s Ashiana Homes Pvt. Ltd.
- Personal Guarantees of Mr. Rohit Raj Modi and Mr. Mayank Raj Modi.

2,322.66

3,025.67

Terms of repayment - Repayable in the form of agreed percentage of the sale receipts from the company's project, within 30th April, 2023.
The Company has defaulted in the payment of interest, the details of which are as below:

Particulars	Amount of Default as at 31 st March 2022	Period of default
Interest on Loan	76,51,040	Since January 2022

ii) Guaranteed Emergency Credit Line (under ECLGS Scheme)

620.00

310.00

Secured by:

- Second ranking pari passu charge over the Project land and the Company's project.
- Second ranking pari passu charge on the entire receivables accruing from sold and unsold area of the Company's project.
- Second ranking pari passu pledge of 48,06,000 Equity Shares held by M/s Ashiana Homes Pvt. Ltd.;
- First exclusive charge on any asset acquired or created with the use of this loan.

Terms of repayment - Repayable in 48 equal monthly installments post 12 months of moratorium from the first disbursement (i.e 10th February, 2021).
The Company has defaulted in the repayment of loan and payment of interest, the details of which are as below:

Particulars	Amount of Default as at 31 st March 2022	Period of default
Principal Repayment	12,91,667	Mar-22
Interest on Loan	15,65,500	Since January 2022

Total (C)

2,942.66

3,335.67

D) VEHICLE LOAN- SECURED

- From ICICI Bank Limited

5.51

9.70

Secured by way of hypothecation of vehicle financed by them

Terms of Repayment for Amount Outstanding:

- Rs. 5,51,306/- in 15 monthly installments

Total (D)

5.51

9.70

E) INTER CORPORATE DEPOSIT (ICD) - UNSECURED

- From Holding Company*

897.00

-

Terms of repayment - To be repaid upon expiry of 5 years from the date of disbursement of first tranche of ICD, provided all the existing secured and unsecured liabilities alongwith the applicable interest and redemption premium have repaid in full.

Total (E)

897.00

-

* Interest Free

F) LOAN FROM OTHERS- UNSECURED

51.34

-

Terms of repayment - To be repaid within 24 months from the date of 1st disbursement or further extended terms as may be mutually agreed between

Total (F)

51.34

-

Total (A + B+C+D+E+F)

Less : Unpaid Matured Debentures (Refer Note No. 7)

10,581.48

10,030.33

Less : Unpaid Secured ECLGS Loan (Refer Note No. 7)

6,075.56

6,075.56

Less : Current Maturities of Long term borrowings (Refer Note No. 6)

12.92

-

1,909.67

1,539.66

2,583.32

2,415.10



NOTES TO THE ACCOUNTS

	As at 31 March 2022 (₹ in Lacs)	As at 31 March 2021 (₹ in Lacs)
4 OTHER LONG TERM LIABILITIES		
Other Liabilities	32.53	32.53
	<u>32.53</u>	<u>32.53</u>
5 LONG TERM PROVISIONS		
Provision for employee benefits	18.39	11.37
	<u>18.39</u>	<u>11.37</u>
6 SHORT TERM BORROWING		
Current Maturity of Long Term Borrowings (Refer Note No. 3)	1,909.67	1,539.66
	<u>1,909.67</u>	<u>1,539.66</u>
7 TRADE PAYABLES		
- Dues of micro and small enterprises	5.03	5.23
- Dues of creditors other than micro and small enterprises	592.24	478.24
	<u>597.27</u>	<u>483.47</u>

Particulars	Outstanding for following periods from due date of payment				Total as at 31st March 2022
	Less than 1 year	1-2 Years	2-3 Years	More than 3 Years	
(i) Undisputed Dues					
- MSME	-	-	0.03	5.00	5.03
- Other than MSME	307.32	62.65	116.34	112.13	598.43
(ii) Disputed Dues					
- MSME	-	-	-	-	-
- Other than MSME	-	-	-	-	-

Particulars	Outstanding for following periods from due date of payment				Total as at 31st March 2021
	Less than 1 year	1-2 Years	2-3 Years	More than 3 Years	
(i) Undisputed Dues					
- MSME	-	0.03	5.20	-	5.23
- Other than MSME	224.02	104.27	99.09	50.87	478.24
(ii) Disputed Dues					
- MSME	-	-	-	-	-
- Other than MSME	-	-	-	-	-

8 OTHER CURRENT LIABILITIES		
Unpaid Matured Debentures (Refer Note No.3)	6,075.56	6,075.56
Unpaid Secured ECLGS Loan (Refer Note No. 3)	12.92	-
Interest accrued and due on borrowings	92.17	-
Interest accrued but not due on borrowings	0.03	0.06
Advance from Customers	9,005.07	8,245.52
Security Deposits	53.70	36.88
Statutory Liabilities	3,082.35	3,078.61
Other Liabilities	167.52	184.84
	<u>18,489.32</u>	<u>17,621.47</u>



9 PROPERTY, PLANT & EQUIPMENT

Particulars	Plant & Machinery	Furniture & Fixtures	Office Equipments	Electric Equipments	Computers	Vehicle	Total
Gross Block							
As at April 1, 2020	10.28	43.98	10.99	0.71	7.43	25.54	98.94
Additions	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-
As at March 31, 2021	10.28	43.98	10.99	0.71	7.43	25.54	98.94
Additions	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-
As at March 31, 2022	10.28	43.98	10.99	0.71	7.43	25.54	98.94
Depreciation							
As at April 1, 2020	5.66	26.34	9.02	0.42	6.59	9.63	57.66
Depreciation Charge for the year	0.68	2.95	1.33	0.05	0.22	3.63	8.86
Disposals	-	-	-	-	-	-	-
As at March 31, 2021	6.34	29.29	10.35	0.47	6.81	13.26	66.52
Depreciation Charge for the year	0.68	2.95	0.03	0.05	0.14	3.63	7.49
Disposals	-	-	-	-	-	-	-
As at March 31, 2022	7.03	32.25	10.38	0.52	6.95	16.89	74.01
Net Block:							
As at March 31, 2022	3.26	11.73	0.61	0.19	0.49	8.65	24.93
As at March 31, 2021	3.94	14.69	0.64	0.24	0.62	12.28	32.41



NOTES TO THE ACCOUNTS

			As at 31 March 2022 (₹ in Lacs)		As at 31 March 2021 (₹ in Lacs)
10 LONG TERM LOANS AND ADVANCES					
(Unsecured, considered good)					
Statutory Development Charges Recoverable			1,975.32		1,975.32
			<u>1,975.32</u>		<u>1,975.32</u>
11 DEFERRED TAX ASSETS					
Deferred Tax Assets relating to:					
- Property, plant and equipment			4.41		4.06
- Employee benefits			4.78		2.96
- Unabsorbed Losses			71.02		55.53
			<u>80.21</u>		<u>62.54</u>
	Face Value per unit ₹	No. of Units	As at 31 March 2022 (₹ in Lacs)	No. of Units	As at 31 March 2021 (₹ in Lacs)
12 CURRENT INVESTMENTS					
Others					
In units of Mutual Funds (unquoted):					
Aditya Birla Sun Life Savings - Growth	100	-	-	2,631.30	11.05
ICICI Prudential Liquid Plan- Growth	100	-	-	5,687.07	17.16
			<u>-</u>		<u>28.21</u>
Repurchase value of units of Mutual Funds			-		28.36
13 INVENTORIES					
(As taken, valued and certified by the management)					
Land			6,955.15		6,955.15
Work in Progress			11,568.97		9,731.51
Construction materials			57.71		81.67
			<u>18,581.83</u>		<u>16,768.33</u>
14 CASH AND CASH EQUIVALENTS					
Cash-in-hand			0.02		0.20
Balances with Scheduled Banks:					
- In Current Account			0.31		1.75
- In Escrow Account*			1.98		1.98
- In Fixed Deposit Account (pledged) (#)			3.06		2.50
			<u>5.37</u>		<u>6.43</u>
* under control of debenture trustee					
# Maturing after 12 months from close of the year					
15 SHORT TERM LOANS AND ADVANCES					
(Unsecured, considered good)					
Advances recoverable in cash or in kind or for value to be received			163.12		157.37
Balances with Government Authorities			151.02		133.96
Statutory Development Charges Recoverable			1,354.76		1,739.68
Unaccrued Selling Expenses			1,678.99		1,621.55
Taxation Advance and Refundable			38.57		34.55
			<u>3,386.45</u>		<u>3,687.12</u>
16 OTHER CURRENT ASSETS					
Security Deposits			0.35		0.11
			<u>0.35</u>		<u>0.11</u>



NOTES TO THE ACCOUNTS

	2021-2022 (₹ in Lacs)	2020-2021 (₹ in Lacs)
17 OTHER INCOME		
Interest:		
- on Fixed Deposit	0.48	0.24
- on Income tax refund	0.00	0.00
Profit on sale of Investments	0.97	4.40
Liabilities Written back	12.93	0.00
	<u>14.38</u>	<u>4.64</u>
18 PROJECT EXPENSES		
Construction Expenses		
Cost of Construction and Development	816.73	322.44
Power & Fuel	15.55	14.50
Personnel Cost	75.01	85.23
Miscellaneous Construction Expenses	50.27	27.99
	<u>957.56</u>	<u>450.17</u>
Other Project Expenses		
Statutory Charges	389.98	13.04
Financial Cost	416.84	451.85
Other Project Expenses	59.52	56.66
	<u>866.34</u>	<u>521.55</u>
	<u>1,823.90</u>	<u>971.71</u>
19 CHANGES IN INVENTORIES		
<u>Opening Stock :</u>		
Land	6,955.15	6,955.15
Work-in-progress	9,731.51	8,759.80
	<u>16,686.67</u>	<u>15,714.95</u>
<u>Less: Closing Stock:</u>		
Land	6,955.15	6,955.15
Work-in-progress	11,555.42	9,731.51
	<u>18,510.57</u>	<u>16,686.67</u>
	<u>(1,823.90)</u>	<u>(971.71)</u>
20 EMPLOYEE BENEFIT EXPENSES		
Salary and Other Allowances	55.12	35.14
Staff Welfare Expenses	2.29	1.96
	<u>57.42</u>	<u>37.10</u>
21 OTHER EXPENSES		
Rates & Taxes	0.02	0.05
Printing & Stationery	0.49	0.49
Travelling & Conveyance	1.58	3.81
Auditor's Remuneration:		
- For Statutory Audit	0.50	1.25
- For Other Services	-	1.65
Irrecoverable balances written off	5.94	0.48
Miscellaneous Expenses	4.55	4.82
	<u>13.08</u>	<u>12.55</u>
22 TAX EXPENSES		
<u>Current tax</u>		
Income Tax	-	-
Tax Adjustments	0.56	-
	<u>0.56</u>	<u>-</u>
<u>Deferred Tax</u>		
Deferred Tax	(17.67)	(14.34)
	<u>(17.67)</u>	<u>(14.34)</u>
	<u>(17.11)</u>	<u>(14.34)</u>



NOTES TO THE ACCOUNTS

23 SIGNIFICANT ACCOUNTING POLICIES AND OTHER NOTES TO THE ACCOUNTS

1) SIGNIFICANT ACCOUNTING POLICIES

a) BASIS OF ACCOUNTING:

The Financial Statements are prepared under historical cost convention, on accrual basis, in accordance with the generally accepted accounting principles in India, the Accounting Standards prescribed in the Companies (Accounting Standard) Rules, 2021 and provisions of the Companies Act, 2013. The financial statements are presented in Indian Rupees ("INR" or "₹") and all amounts are rounded to the nearest lacs, except as stated otherwise.

All assets and liabilities have been classified as current or non-current, wherever applicable, as per the normal operating cycle of the company as set out in the Schedule III to the Companies Act, 2013.

b) USE OF ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles requires estimates/ assumptions to be made that affect the reported amount of assets and liabilities on the date of financial statements and the reported amount of revenues and expenses during the reporting period. Difference between actual results and estimates are recognised in the period in which the results are known/ materialised.

c) PROPERTY, PLANT & EQUIPMENT:

Property, Plant & Equipment are stated at cost of acquisition or construction less accumulated depreciation. Cost includes purchase price and all other attributable cost of bringing the assets to working condition for intended use.

d) DEPRECIATION AND AMORTIZATION:

Depreciation is provided on Straight Line Method (SLM) at the rates, determined based on useful life of the asset as estimated by the management or those prescribed under Schedule II to the Companies Act, 2013, whichever is lower. The management has estimated the life of all the fixed assets till 31st March, 2026.

e) INVESTMENTS

Non Current investments are carried at acquisition cost and investments intended to be held for less than one year are classified as current investments and are carried at lower of cost and market value. Non Current Investments which have attained the stage of permanent diminution in their value are revalued at their current value.

f) INVENTORIES

Inventories are valued as follows:

Construction Material

At Lower of cost and net realisable value. However, materials and other items are not written down below cost if the constructed units in which they are used are expected to be sold at or above cost. Cost is determined on FIFO basis.

Unsold Completed Construction and Work in Progress

At Lower of cost and net realisable value. Cost includes direct materials, work charges, construction overheads, cost of borrowings and other related overheads.

Land

At Lower of cost and net realisable value.

g) REVENUE RECOGNITION

Real Estate Projects:

Revenue in respect of Real Estate Projects is accounted for on delivery of physical possession or on deemed possession of the respective units on completion, as considered appropriate by the management based on circumstantial status of the project.

Delayed Payment Charges:

Delayed payment charges claimed to expedite recoveries from customers are accounted for on realisation.

Other Income:

Other income is accounted on accrual basis except where the receipt of income is uncertain.

h) EMPLOYEE BENEFITS

The Company's obligation towards various employee benefits has been recognised as follows:

i) Short term employee benefits

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

ii) Post-employment benefits

(a) Defined contribution plans

The company pays provident fund contribution to publicly administered provident funds as per the local regulations. The contributions are accounted for as defined contribution plans and are recognised as employee benefit expense when they are due.

(b) Defined benefit plans

The liabilities recognised in the balance sheet in respect of defined benefit plan, namely gratuity. Each year the company makes the provision of gratuity liability in the books of accounts in accordance with the Payment of Gratuity Act, 1972.



NOTES TO THE ACCOUNTS (Contd....)

i) FOREIGN CURRENCY TRANSACTIONS

Income and Expenditure in foreign currency is converted into rupee at the rate of exchange prevailing on the date of the transactions. All payables and receivables related to foreign currency transactions outstanding at the year end are translated at exchange rates prevailing at the year end. The resultant translation differences are recognised in the Statement of Profit & Loss.

j) SELLING EXPENSES

Selling Expenses related to specific projects/units are being charged to Profit & Loss Account in the year in which sale thereof is offered for taxation.

k) TAXES ON INCOME

- Current Tax is determined as the amount of tax payable in respect of taxable income for the year.
- Deferred Tax is recognised, subject to consideration of prudence, in respect of deferred tax Assets/Liabilities arising on timing differences, being the difference between taxable income and accounting income that originate in one period and are capable of reversal in one or more subsequent period.

l) EARNINGS PER SHARE

The Basic earnings per share ("EPS") is computed by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

m) IMPAIRMENT OF ASSETS

Impairment Loss in the value of assets, as specified in Accounting Standard -28 is recognised whenever carrying value of such assets exceeds the market value or value in use, whichever is higher.

n) PROVISIONS AND CONTINGENT LIABILITIES

A provision is recognised when the company has a present obligation as a result of past results and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation. Provisions are recognised at the best estimate of the expenditure required to settle the present obligation at the balance sheet date.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources.

2) DUES TO MICRO AND SMALL ENTERPRISES

The Company has received information from vendors regarding their status under the Micro, Small and Medium Enterprises Development Act, 2006 and hence disclosures relating to amount unpaid as at year end together with interest paid /payable have been given based on the information so far available with the company/ identified by the company management. As required by schedule III of companies Act, of the above said Act the following information is disclosed:-

Particulars	31 March 2022	31 March 2021
a) Principal amount remaining unpaid at the end of the accounting year	5.03	5.23
b) Interest due on above	-	-
c) The amount of interest paid by the buyer alongwith amount of payment made to the supplier beyond the appointed date during each accounting year.	-	-
d) The amount of interest accrued and remaining unpaid at the end of each accounting year	-	-
e) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the due date during the year) but without adding interest specified under this act.	-	-
f) The amount of further interest due and payable in succeeding year, until such interest is fully paid.	-	-

3) CONTINGENT LIABILITY

Contingent Liability, not provided for, in respect of

Particulars	31 March 2022	31 March 2021
	(₹ in lacs)	(₹ in lacs)
Bank Guarantee	953.75	953.75

4) Balances of loans and advances, sundry creditors and other liabilities are in the process of confirmation / reconciliation.

5) In accordance with Accounting Standard 17 "Segment Reporting" as prescribed under Companies (Accounting Standards) Rules, 2021, the Company has determined its business segment as Real Estate Operations. Since there are no other business segment in which the Company operates, there are no other primary reportable segment.



NOTES TO THE ACCOUNTS (Contd....)**6) RELATED PARTY DISCLOSURES**

Related parties and transactions with them as specified in Accounting Standard 18 on "Related Parties Disclosure" prescribed under Companies (Accounting Standards) Rules, 2021 has been identified and given below on the basis of the information available with the company and the same has been relied upon by the auditors.

a) Enterprises where control exists	Ashiana Homes Private Limited (Holding Co.)
b) Associates and Joint Ventures	Nil
c) Individual Owning an interest in the voting power of the company and their relatives	Nil
d) Key Management Personnel and their Relatives	Parveen Kumar (W.e.f 20.08.2020) Ramphal Yadav (W.e.f 02.12.2021) Pankaj Mehndiratta (upto 01.11.2021) Rohit Raj Modi (Chief Operating Officer)

Nature of Transactions	Enterprises Where Control Exits		Key Management Personnel and their Relatives	
	2021-22 ₹ in Lacs	2020-21 ₹ in Lacs	2021-22 ₹ in Lacs	2020-21 ₹ in Lacs
Income :				
Sale of Material	-	-	-	-
Expenses:				
Service Charges	-	-	-	-
Financial Service Charges	-	-	-	-
Purchase of Material	-	-	NA	NA
Year End Payable:				
Other Long Term Liabilities	32.53	32.53	-	-
Unsecured Debentures	-	609.40	-	-
Inter Corporate Deposit	897.00	-	-	-
Trade Payables	1.42	1.42	-	-

7) EARNINGS PER SHARE

The Earning Per Share (EPS) has been calculated as specified in Accounting Standard - 20 prescribed under Companies (Accounting Standards) Rules, 2021 and related disclosures in this regard are:

Particulars	Year ended 31 March 2022 (₹ in Lacs)	Year ended 31 March 2021 (₹ in Lacs)
a) Amount used as numerator in calculating Basic EPS : Profit/(Loss) after tax (₹)	(46.48)	(39.54)
b) Amount used as denominator for calculating Basic & Diluted EPS (Nos.): Equity Shares	60.00	60.00

Since the no. of equity shares into which Secured and Unsecured OCDs are convertible is not ascertainable at the end of the year, hence, Diluted EPS is taken as same as that of Basic EPS.

- 8) On the basis of physical verification of assets, as specified in Accounting Standard - 28 and cash generation capacity of those assets, in the management's perception, there is no impairment of such assets as appearing in the balance sheet as on 31.03.2022.



NOTES TO THE ACCOUNTS (Contd....)

- 9) Indireit Fund Scheme V, Secured Debenture holder of the company, through their Debenture Trustee IDBI Trusteeship Services Limited, has filed an application against the company before the Hon'ble National Company Law Tribunal (NCLT), Kolkata to initiate Corporate Insolvency Resolution Process, which is pending admittance by NCLT. There have been ongoing discussions between the Company and Indireit Fund Scheme V to arrive at a Settlement including extension of tenure of Debentures. In view thereof:

- a) Interest amounting to Rs. 61.50 crores and redemption premium amounting to Rs. 98.12 crores on Secured OCDs, which are due for redemption, has not been provided for.
- b) Management is of the view that the company's real estate project will have a positive cash flow also in view of the expected settlement as stated above, and hence, these financial statements have been prepared on a Going Concern basis.

The aforesaid non-provisions shall be appropriately dealt in the accounts upon settlement with the Debenture holders.

- 10) The erstwhile Directors of the company Mr. Mayank Raj Modi and Mr. Rohit Raj Modi resigned as directors of the company w.e.f. 26/12/2019 and 30/12/2019 respectively leading to vacancy in the Board of Directors. The promoter of the company i.e. Ashiana Homes Pvt Ltd appointed Mr. Raj Kumar Choudhary and Mr. Pankaj Mehndiratta as directors w.e.f 22/02/2020 u/s 168(3) of Companies Act, 2013. Thereafter, there had been changes in the board of directors and presently Mr. Parveen Kumar and Mr. Ramphal Yadav are the directors w.e.f 20/08/2020 & 02/12/2021 respectively.

All the aforesaid changes in directors have been informed to Registrar of Companies, West Bengal (ROC) by way of letters since forms can not be filed by the present directors till the time they are reflected as directors on MCA portal, but have not yet been taken on record by ROC till the date of the approval these financial statements. Due to above technical problem, the company is not been able to file any ROC forms relating to changes in directors and relating to annual compliances since December, 2019.

- 11) The Government of Haryana has announced an affordable plotted colony scheme to support the vision of "Housing for All" envisioned by the Government of India. Under this scheme the colonizer/licensee can develop a plotted colony on a minimum 4 acres of land. The policy provides for smaller sizes of the plots having FAR of 2.00. This enables in creation of affordable housing. In addition, Govt of Haryana also allows migration of already licensed land to another use under its "Policy of Migration of License Into Other Use". The Migration policy provides for adjustment and abatement of External Development Charges ("EDC"). Under the policy "EDC (Principal Amount and Interest) paid for the area under migration shall be adjusted in the license to which the developer migrates. Further, the developer would be absolved of the liability to deposit the unpaid interest amount on EDC & IDC of the existing project from which it wants to migrate.."

The company has applied to migrate 5.331 acres of land parcel into Deen Dayal Jan Awaas Yojna ("DDJAY") scheme. The EDC for DDJAY for High potential town of Sohna is Rs.70 lacs (approx.) per acre. Migrating to DDJAY would entail a substantial reduction in EDC (Including Interest) liability for the company. In view thereof, the company is not accounting for any interest including additional interest on EDC/IDC and necessary adjustment would be done upon approval of company application under DDJAY Scheme.

- 12) In view of absence of profits and inadequate funds, the company has not created Debentures Redemption Reserve as required under Companies Act, 2013.



NOTES TO THE ACCOUNTS (Contd...)

13) Ratio Analysis and its elements

S No.	Particulars	Numerator	Denominator	Resulted ratio (March, 2022)	Resulted ratio (March, 2021)	Variance
1	Current Ratio	Current Assets	Current Liabilities	1.05	1.04	0.28%
2	Debt Equity Ratio	Total Debt	Shareholder's Equity	25.75	21.95	17.30%
3	Debt Service Coverage Ratio	Earnings for debt service = Net profit before taxes + Finance Cost + Non-cash operating expenses	Debt service = Interest + Principal Repayments	Refer Note No 2 below	Refer Note No 2 below	Refer Note No 2 below
4	Return on equity	Net Profits after taxes - Preference Dividend	Shareholder's Equity	-11.33%	-8.65%	(30.88%) ¹
5	Inventory turnover ratio	Revenue from operations	Average Inventory	Refer Note No 2 below	Refer Note No 2 below	Refer Note No 2 below
6	Trade Receivable turnover ratio	Revenue from operations	Average Trade Receivable	Refer Note No 2 below	Refer Note No 2 below	Refer Note No 2 below
7	Trade payable turnover ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	Refer Note No 2 below	Refer Note No 2 below	Refer Note No 2 below
8	Net capital turnover ratio	Revenue from operations	Working capital = Current assets - Current liabilities	Refer Note No 2 below	Refer Note No 2 below	Refer Note No 2 below
9	Net profit ratio	Net Profit after taxes	Revenue from operations	Refer Note No 2 below	Refer Note No 2 below	Refer Note No 2 below
10	Return on capital employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax	Refer Note No 2 below	Refer Note No 2 below	Refer Note No 2 below
11	Return on Investment	Net Return on Investment	Cost of Investment	Not Ascertainable	Not Ascertainable	Not Ascertainable

(1) During the year, expenses of the company have been increased, leading to decrease in corresponding ratio.

(2) Since the company's sales have not yet started, it is not viable to determine the above ratios during the year.

14) Other Statutory Information

(A) Relationship with Struck off Companies:

No transactions has been made with any of the companies which have been struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

(B) Compliance with number of layers of companies:

No layer of companies have been established beyond the limit prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on numbers of Layers) Rules, 2017.

(C) Details in respect of Utilization of Borrowed funds and share premium

- The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
 - provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall
 - directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(D) Undisclosed income:

There are no transactions which have not been recorded in the books of accounts during the year that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

(E) Details of Crypto Currency or Virtual Currency:

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



NOTES TO THE ACCOUNTS (Contd...)

(F) Details of Benami Property held:

No proceeding has been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder as at 31st March, 2022.

(G) Wilful Defaulter:

The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

(H) Registration of charges or satisfaction with Registrar of Companies:

The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

15) The figures for the corresponding previous years have been reclassified/regrouped wherever necessary to make them comparable.

In terms of our report of even date attached herewith

For B. CHHAWCHHARIA & CO.

Chartered Accountants

Firm Registration No: 305123E


Abhishek Gupta

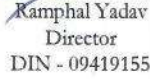
Partner

Membership No: 529082

Place: New Delhi

Date: 02nd September, 2022

For and on behalf of the Board of Directors of
Ashiana Dwellings Private Limited


Ramphal Yadav
Director
DIN - 09419155


Parveen Kumar
Director
DIN - 08839860

UDIN - 22529082 ARAMU2271

