L B Jha & Co
CHARTERED ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF ABHIPRA TRADING PRIVATE LIMITED

Report on the Audit of the Ind AS Financial Statements

Opinion

1. We have audited the accompanying Ind AS financial statements of ABHIPRA TRADING PRIVATE LIMITED("the Company"), which comprise the Balance Sheet as at 31st March 2021, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flows and the Statement of Changes in Equity for the year then ended on that date, including a summary of significant accounting policies and other explanatory information. These financial statements are the responsibility of Company's Management. Our responsibility is to express an opinion on these financial statements based on our audit.

2. In our opinion and to the best of our information and according to the explanations given to us, , the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2021, its losses (including Other Comprehensive Income), Changes in equity and its cash flows for the year ended on that date.

Basis of Opinion:

3. We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Ind AS 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.

Emphasis of Matter:

4. We draw attention to Note 1(B)(4)(xii)) to the Ind AS financial statements which relates to the management estimate for recoverability of project advances. The Company has granted project advance amounting to Rs.284.93 lakhs (P.Y Rs.284.93 lakhs) to its related party. As a result of COVID 19, there are severe disruptions to regular business operations. However the management is certain that the amount is recoverable in future.
Our opinion is not modified in respect of the above matter.

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Material Uncertainty related to Going Concern

5. We draw attention to Note 1 (B) (4) (vii) to the Ind AS financial statements which relates to the reasons for preparation of financial statements on a going concern basis. The Company has also incurred net cash losses during the current year and in the previous years. The company does not have sufficient funds for the development of the project in progress. These conditions indicate the existence of a material uncertainty that may cast significant 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 aforesaid Note. Our opinion is not modified in respect of this matter.

Other Information

6. The Company's Board of Directors is responsible for the other information. The other information comprises the information included in Board Report but does not include the financial statements and our auditor's report thereon. This other information is expected to be made available to us after the date of this auditor's report.

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

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

9. When we read the aforesaid documents, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Management's Responsibility for the Ind AS Financial Statements

10. The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act.

11. 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 Ind AS financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

12. In preparing the Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going

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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.

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

Auditor's Responsibility

14. Our objectives are to obtain reasonable assurance about whether the Ind AS 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 Ind AS financial statements.

15. 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 Ind AS 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.

- Obtained an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS 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 Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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16. 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.

17. 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.

18. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matters or when we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

19. 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

20. 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.

21. 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) and the Cash Flow Statement, Statement of Changes in Equity dealt with by this report are in agreement with the books of account

(d) In our opinion read with Emphasis of Matters paragraph, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

(e) The matter described in Emphasis of Matter paragraph above, in our opinion, may have an adverse effect on the functioning of the Company.

L.B. JHA & CO. NEW DELHI CHARTERED ACCOUNTANTS

(f) On the basis of the written representations received from the directors as on 31st March, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2021 from being appointed as a director in terms of Section 164 (2) of the Act;

(g) The report does not include Report on Internal Financial Control under Section 3 of Companies Act, 2013 (the Report on internal financial control), since in our opinion and information given to us, the said report on internal financial control is not applicable to the Company basis the exemption available to the Company under MCA notification no. G.S.R 583(E) dated June 13, 2017, read with corrigendum dated July 13, 2017 on reporting of internal financial controls over financial reporting.

(h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:-

a. The Company does not have any pending litigations which would impact its financial position.

b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

c. There were no amounts, which were required to be transferred, to the Investor Education and Protection Fund by the Company.

For L. B. Jha & Co.
Chartered Accountants
Firm Registration No : 301088E

Radhika Singhal
Partner
Membership No. 533240

L. B. JHA & CO. NEW DELHI CHARTERED ACCOUNTANTS

Place : Gurgaon
Date : 07/08/2021
UDIN: 21533240AAAAHE1857

ANNEXURE- A: TO THE INDEPENDENT AUDITOR'S REPORT
To the Members of ABHIPRA TRADING PRIVATE LIMITED

[Referred to in paragraph 20 of the Auditors' Report of even date]

1. (a) The Company is maintaining proper records showing full particulars including quantitative details and situation of Property, plant and equipment.

   (b) The property, plant and equipment of the company have been physically verified by the management during the year and no material discrepancies between the book records and the physical inventory have been noticed. In our opinion, the frequency of verification is reasonable.

   (c) According to the information and explanation given to us and the records of the company as examined by us, the title deeds of immovable properties are held in the name of the company.

2. On the basis of the information given to us and our examination of records, we believe that the company does not have any inventory hence reporting under this clause is not applicable.

3 According to the information and explanations given to us and based on the audit procedures conducted by us, the Company has not granted loans secured or unsecured loans to companies, firms, limited liability partnership or other parties covered in the register maintained under section 189 of the Companies Act, 2013.

4 According to the information and explanations given to us and the records of the Company examined by us, the company has not made any investments, advanced any loan, given any guarantee or provided any securities during the year which attracts the provisions of section 185 and 186 of the Companies Act, 2013.

5. The Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the rules framed there under.

6. The Central Government of India has not prescribed maintenance of cost records under sub section(1) of Section 148 off the Act for any of the products of the company.

7. (a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is regular in depositing the undisputed statutory dues including provident fund, employees' state insurance, income-tax, duty of customs, goods and services tax, cess and any other statutory dues, as applicable, with the appropriate authorities. Further no undisputed amounts payable in respect of income tax and sales tax were outstanding for a period more than six months from the date they become payable as at the end of the year.

   (b) According to the information and explanations given to us and the records of the Company examined by us, there are no dues of income tax or service tax or duty of custom or duty of excise or value added tax which have not been deposited on account of any dispute.

8. The Company has neither taken any loan from financial institutions or Government nor issued any debentures.

L.B. JHA & CO. NEW DELHI CHARTERED ACCOUNTANTS

9. According to the information and explanation provided to us and records examined by us, the company does not obtained any term loan or raise money by way of initial public offer or further public offer(including debt instruments) during current financial year.

10. 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, and according to the information and explanations given to us, we have neither come across any instance of fraud on or by the Company, noticed or reported during the year, nor have we been informed of such case by the management.

11. According to the information and explanation provided to us and the records of the company examined by us, the company has not paid or provided for any managerial remuneration during the current financial year.

12. The related statutes are not applicable as the Company is not a Nidhi Company.

13. According to the information and explanations given to us and the records of the Company examined by us, the company has complied with the requirements of sections 177 and 188 of the Act with respect to its transactions with the related parties. Pursuant to the requirement of the applicable Accounting Standard, details of the related party transactions have been disclosed in Note No. 1(B)(4)(x) of the Ind AS financial statements for the year under audit.

14. The Company has neither made any preferential allotment of shares nor fully or partly convertible debentures during the year under audit.

15. According to the information and explanations given to us and the records of the Company examined by us, the Company has not entered into any non-cash transactions, with any director of the Company and the holding company or persons connected with them, involving acquisition of assets by or from them for consideration other than cash.

16. In our opinion, and according to the information and explanations given to us, not being a non-banking financial company, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For L. B. Jha & Co.
Chartered Accountants
Firm Registration No : 301088E

L. B. JHA & CO. NEW DELHI CHARTERED ACCOUNTANTS

Radhika

Radhika Singhal
Partner
Membership No. 533240

Place : Gurgaon
Date : 07/08/2021
UDIN: 21533240AAAAHE1857

ABHIPRA TRADING PRIVATE LIMITED
BALANCE SHEET AS AT 31ST MARCH, 2021

PARTICULARS	NOTE NO.	As At 31.03.2021	As At 31.03.2020
A ASSETS			
1 Non-current assets			
(a) Property, Plant and Equipment	2.1	1,295,170	1,295,170
(b) Other Non-Current Assets			
(i) Project Advances	2.2	28,493,645	28,493,645
(c) Deferred Tax Assets (Net)	2.3	89,255	82,444
		29,878,070	29,871,259
2 Current assets			
(a) Financial Assets			
(i) Cash and cash equivalents	2.4	171,139	203,766
		171,139	203,766
Total Assets		30,049,209	30,075,025
B EQUITY AND LIABILITIES			
1 Equity			
(a) Equity Share capital	2.5	500,000	500,000
(b) Other Equity	2.6	(484,841)	(465,455)
		15,159	34,545
3 Current liabilities			
(a) Financial Liabilities			
(i) Other Financial liabilities	2.7	30,034,050	30,040,480
		30,034,050	30,040,480
Total Equity & Liabilities		30,049,209	30,075,025

As per our report of even date attached.
for L.B. Jha & Co.
Chartered Accountants
FRN:301088E

Radhika Singhal
Partner
Membership No.533240
Place:-Gurgaon
Date:-07.08.2021

For & on behalf of the Board
ABHIPRA TRADING PVT LTD

Alok Srivastava
Director
DIN:02381845

Devanand Sharma
Director
DIN:06940409

UDIN: 21533240AAAAHE1857

ABHIPRA TRADING PRIVATE LIMITED

STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH, 2021

PARTICULARS	Notes	For the year ended 31.03.2021 (Rs.)	For the year ended 31.03.2020 (Rs.)
I Revenue from operations		-	-
II Other Income	2.8	-	-
III Total Income (I+II)		-	-
IV Expenses:			
Other Expenses	2.9	26,197	32,669
Total Expenses		26,197	32,669
V Loss before Exceptional Items and Taxes (III-IV)		(26,197)	(32,669)
VI Exceptional Items		-	
VII Loss before tax (V-VI)		(26,197)	(32,669)
VIII Tax Expense:			
(i) Current Tax		-	-
(ii) Deferred Tax		(6,811)	4,652
IX Loss for the Year (VII-VIII)		(19,386)	(37,321)
X Other Comprehensive Income			
A (i) Items that will not be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will not be reclassified to profit or los		-	-
B (i) Items that will be reclassified to profir or loss		-	-
(ii) Income tax relating to items that will be reclassified to profit or loss		-	-
XI Total Comprehensive Income/(Loss) for the period (IX+X)		(19,386)	(37,321)
Earnings per Equity Share (Basic & Diluted)	2.10	(0.39)	(0.75)

The accompanying notes are an integral part of the financial statements — 1

As per our report of even date attached.
for L.B. Jha & Co.
Chartered Accountants
FRN:301088E

Radhika Singhal
Partner
Membership No.533240
Place:-Gurgaon
Date:-07.08.2021

For & on behalf of the Board
ABHIPRA TRADING PRIVATE LIMITED

Alok Srivastava
Director
DIN:02381845

Devanand Sharma
Director
DIN:06940409

UDIN: 21533240AAAAHE1857

ABHIPRA TRADING PRIVATE LIMITED

Cash Flow Statement for the year ended 31st March, 2021

	Particulars	31st March, 2021 in Rupees	31st March, 2020 in Rupees
A.	CASH FLOW FROM OPERATING ACTIVITIES		
	Net Profit/(Loss) before Tax, appropriation, and extra-Ordinary items	(26,197)	(32,669)
	Operating Profit before Working Capital Changes	(26,197)	(32,669)
	Adjustment for:		
	(Decrease)/Increase in other current liability	(6,430)	27,621
	Cash generated from Operations	(6,430)	27,621
	NET CASH FROM OPERATING ACTIVITIES	(32,627)	(5,048)
B.	CASH FLOW FROM INVESTING ACTIVITIES	-	-
C.	CASH FLOW FINANCING ACTIVITIES	-	-
	NET CASH USED IN FINANCING ACTIVITIES	-	-
	NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS-(A+B+C)	(32,627)	(5,048)
	CASH AND CASH EQUIVALENTS (OPENING BALANCE)	203,766	208,814
	CASH AND CASH EQUIVALENTS (CLOSING BALANCE)	171,139	203,766

Note:

Breakup of Cash and Cash equivalents

	31st March, 2021	31st March, 2020
Balances with Scheduled Banks- In Current account	171,139	203,766
	171,139	203,766

As per our report of even date attached.
For L.B. Jha & Co.
Chartered Accountants
FRN:301088E

NEW DELHI CHARTERED ACCOUNTANTS

Radhika Singhal
Partner
Membership No.533240
Place:-Gurgaon
Date:-07.08.2021

For & on behalf of the Board
ABHIPRA TRADING PVT LTD

Alok Srivastava
Director
DIN:02381845

Devanand Sharma
Director
DIN:06940409

UDIN: 21533240AAAAHE1857

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2021

A. Equity Share Capital

Particulars	Balance as on 31.03.2019	Issued during the year	Balance as on 31.03.2020	Issued during the year	Balance as on 31.03.2021
Equity Share Capital	500,000	-	500,000	-	500,000

B. Other equity

Particulars	RESERVES & SURPLUS					TOTAL
	Capital Reserve	Securities Premium Reserve	General Reserves	Debenture Redemption Reserve	Retained Earnings	
Balance as on 31.03.2019					(428,134)	(428,134)
Net Profit/(Loss) for the year					(37,321)	(37,321)
Balance as on 31.03.2020					(465,455)	(465,455)
Net Profit/(Loss) for the year					(19,386)	(19,386)
Balance as on 31.03.2021					(484,841)	(484,841)

As per our report of even date attached.
for L.B. Jha & Co.
Chartered Accountants
FRN:301088E

Radhika

Radhika Singhal
Partner
Membership No.533240
Place:-Gurgaon
Date:-07.08.2021

For & on behalf of the Board
ABHIPRA TRADING PVT LTD

Alok Srivastava
Director
DIN:02381845

Devanand Sharma
Director
DIN:06940409

UDIN: 21533240AAAAHE1857

Note No. : 2.1

NON CURRENT ASSETS :

PROPERTY, PLANT AND EQUIPMENT :

(Amount in Rs.)

ASSETS	GROSS BLOCK				DEPRECIATION/IMPAIRMENT				NET BLOCK	
	AS ON 01.04.2020	ADDITION	DEDUCTION /ADJUSTMENT	AS ON 31.03.2021	UPTO 31.03.2020	DEDUCTION /ADJUSTMENT	FOR THE YEAR	UPTO 31.03.2021	AS ON 31.03.2021	AS ON 31.03.2020
TANGIBLE ASSETS										
(a) Land	1,295,170	-	-	1,295,170	-	-	-	-	1,295,170	1,295,170
Total- Current Year	**1,295,170**	-	-	**1,295,170**	-	-	-	-	**1,295,170**	**1,295,170**
- Previous Year	1,295,170	-	-	1,295,170	-	-	-	-	1,295,170	1,295,170

ABHIPRA TRADING PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS

PARTICULARS	Note No.	31st March 2021 (Rs.)	31st March 2020 (Rs.)
NON CURRENT ASSETS			
OTHER NON-CURRENT ASSETS			
Long term loans and advances	2.2		
(Unsecured, considered good)			
Project Advances to related parties {*refer note no. 17(b)*}		28,493,645	28,493,645
Total		28,493,645	28,493,645
DEFERRED TAX ASSETS (NET)			
Deferred tax assets (net)	2.3		
Tax impact of brought forward losses		89,255	82,444
Total		89,255	82,444
CURRENT ASSETS			
FINANCIAL ASSETS			
CASH AND CASH EQUIVALENTS			
Cash and Cash Equivalents	2.4		
- Balance with banks in current account		171,139	203,766
Total		171,139	203,766
EQUITY			
Share Capital	2.5		
Authorised Capital			
500000 (P.Y 500000) Equity Shares of Rs.10/- each		5,000,000	5,000,000
Issued, Subscribed & Paid up Capital			
50000 (P.Y 50000) Equity Shares of Rs.10/- each fully paid up in cash.		500,000	500,000
		500,000	500,000

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

Equity Shares

	Nos.	(Rs.)	Nos.	(Rs.)
At the beginning of the year	50000	500,000	50000	500,000
Add: Issued/(Cancelled) during the year	-	-	-	-
At the end of the year	50000	500,000	50000	500,000

b) Detail of shareholders holding more than 5% Shares in the Company				
Name of Shareholder	%	No. of Shares	%	No. of Shares
Vipul Eastern Infracon Private Limited, the holding Company 50,000 (PY 50,000) Equity shares of Rs. 10 each fully paid	100%	50000	100%	50000

Note: As per records of the company, including its register of shareholders/members, the above shareholding represent both legal and benficial ownership of shares.

c) Terms/rights attached to Equity Shares

The company has only one class of Equity Share having a par value of Rs.10/- per share. Each hequity shareholder is entitled to one vote per share. The company declares and pays dividends in Indian rupees when required.In the event of liquidation of the company, the equity shareholders 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.

OTHER EQUITY

Reserves & Surplus	2.6		
Surplus in the Statement of Profit and Loss			
Balance as per last financial statements		(465,455)	(428,134)
Add: Profit/(Loss) for the year		(19,386)	(37,321)
Net Deficit in the statement of Profit and Loss		(484,841)	(465,455)

CURRENT LIABILITIES

Financial Liabilities			
Other Financial current liabilities	2.7		
Security deposit from related parties		30,000,000	30,000,000
Audit Fees Payable		12,000	26,160
Other Liabilities		22,050	14,320
Total		30,034,050	30,040,480

ABHIPRA TRADING PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS

PARTICULARS	Notes	For the year ended 31.03.2021 (Rs.)	For the year ended 31.03.2020 (Rs.)
Other Income	2.08		
Other Income		-	-
Total		-	-
Other Expenses	2.09		
Auditors' Remuneration :			
As Auditor		14,160	14,160
Rates and Taxes		9,500	13,000
Bank Charges		1,357	758
Professional Charges		1,180	4,751
Total		26,197	32,669

1) NOTES TO FINANCIAL STATEMENTS

A. Corporate Information

Abhipra Trading Private Limited ("the Company") is a private company limited by shares, incorporated in India.

The registered office of the Company is situated at Unit No 201, C-50, Malviya Nagar, New Delhi 110017.

B. Significant Accounting Policies

1. Basis of Preparation of Financial Statements

These financial statements ("Separate financial statements") have been prepared on accrual basis in accordance with the Indian Accounting Standards ("**Ind AS**") notified under the Companies (Indian Accounting Standards) Rules, 2015 and the provisions of the Companies Act, 2013.

The financial statements have been prepared on historical cost basis, except for certain financial assets and liabilities which have been measured at fair value (refer accounting policy regarding financial instruments).

2. Use of Estimate and management judgements

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances 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.

Key estimates and assumptions:

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

i) Estimation of net realizable value for inventory

Inventory is stated at the lower of cost and net realizable value (NRV).

NRV for completed inventory is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Company, based on comparable transactions identified by the Company for inventories in the same geographical market serving the same real estate segment.

NRV in respect of inventory under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

ii) Useful lives of property, plant and equipment

As described in the significant accounting policies, the Company reviews the estimated useful lives of property, plant and equipment at the end of each reporting period.

3. Summary of significant accounting policies

a. Property, Plant and Equipment

The cost of an item of property, plant and equipment comprises of its purchase price, any costs directly attributable to its acquisition and an initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, the obligation for which the company incurs when the item is acquired. Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred. Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately.

An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the Property, plant and equipment is derecognized.

b. Intangible Assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortization and accumulated impairment loss.

The amortization period and the amortization method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period.

c. Revenue Recognition

I. Interest income from a financial asset is recognized when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Income from interest is accounted for on time proportion basis taking into account the amount outstanding and the applicable rate of interest.

All other incomes are accounted on accrual basis.

d. Inventories

Inventory is stated at the lower of cost and net realizable value (NRV).

NRV for completed inventory is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Company, based on comparable transactions identified by the Company for inventories in the same geographical market serving the same real estate segment.

NRV in respect of inventory under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

e. **Borrowing Costs**

Borrowing costs attributable to the acquisition or construction of a qualifying asset are carried as part of the cost of such asset. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are expensed in the year they are incurred.

f. **Depreciation and amortization**

Depreciation on tangible assets is provided on written down value method over the useful lives of assets estimated by the management and as given in schedule II of The Companies Act, 2013. Depreciation for assets purchased / sold during a period is proportionately charged.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

g. **Provisions, Contingent Liabilities and Contingent Assets**

Provisions are recognized for liabilities that can be measured only by using a substantial degree of estimation if the company has a present obligation as a result of past event and the amount of obligation can be reliably estimated.

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.

Possible future or present obligations that may but will probably not require outflow of resources or where the same cannot be reliably estimated is disclosed as contingent liability in the financial statement.

Where an inflow of economic benefits is probable, a brief description of the nature of the contingent assets at the end of reporting period, and, where practicable, an estimate of their financial effect is disclosed.

h. **Taxes on Income**

Tax expense comprises both current and deferred tax. Current tax is determined in respect of taxable income for the year based on applicable tax rates and laws.

Deferred tax Asset/liability is recognized, subject to consideration of prudence, on timing differences being the differences between taxable incomes and accounting income that originates in one year and is capable of reversal in one or more subsequent year and measured using tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date. Deferred tax assets are not recognized unless there is virtual certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are reviewed at each Balance Sheet date to reassess their reliability.

i. **Foreign Currency Transactions**

Foreign currency denominated monetary assets and liabilities are translated at exchange rates in effect at Balance Sheet date. The gains or losses resulting from such translation are included in the Statement of Profit and Loss. Non-monetary assets and non-monetary liabilities denominated in a foreign currency are translated at the exchange rate prevalent at the date of transactions.

Revenue, expense and cash flow items denominated in foreign currencies are translated using the exchange rate in effect on the date of transaction.

j. **Segment Reporting**

The company has identified that its operating activity is a single primary business segment viz. Real Estate Development & Services carried out in India. Accordingly, whole of India has been considered as one geographical segment

k. **Earnings Per Share**

Basic earnings per share are calculated 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 shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

l. **Cash & Cash Equivalents**

Cash and cash equivalents comprise cash & cash on deposit with banks and corporations. The Company considers all highly liquid investments with a remaining maturity at the date of purchase of three months or less, which are subject to an insignificant risk of changes in value and that are readily convertible to known amounts of cash to be cash equivalents.

m. **Financial Instruments**

➢ **Financial Assets**

- Initial recognition and measurement

  All financial assets are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

- Subsequent measurement

  The Subsequent measurement of financial assets depends on their classification which is as follows:

i. Financial assets at fair value through profit or loss: Financial assets at fair value through profit and loss include financial assets held for sale in the near term and those designated upon initial recognition at fair value through profit or loss.

ii. Financial assets measured at amortized cost: Loans and receivables are non derivative financial assets with fixed or determinable payments that are not quoted in an active market. Trade receivables do not carry any interest and are stated at their nominal value as reduced by appropriate allowance for estimated irrecoverable amounts based on the ageing of the receivables balance and historical experience. Additionally, a large number of minor receivables are grouped into homogenous groups and assessed for impairment collectively. Individual trade receivables are written off when management deems them not to be collectible.

iii. Financial assets at fair value through OCI: All equity investments, except investments in subsidiaries, joint ventures and associates, falling within the scope of Ind AS 109, are measured at fair value through Other Comprehensive Income (OCI). The company makes an irrevocable election on an instrument by instrument basis to present in other comprehensive income subsequent changes in the fair value. The classification

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is made on initial recognition and is irrevocable. If the company decides to designate an equity instrument at fair value through OCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI.

- De recognition

  The company derecognizes a financial asset when the contractual rights to the cash flows from the assets expire or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset. Upon derecognition of equity instruments designated at fair value through OCI, the associated fair value changes of that equity instrument is transferred from OCI to Retained Earnings.

➢ **Financial liabilities –**

- Initial recognition and measurement

  Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate.

  The Group's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts.

- Subsequent measurement

  The Subsequent measurement of financial liabilities depends on their classification which is as follows:

  - Financial liabilities at fair value through profit or loss
    Financial liabilities at fair value through profit or loss include financial liabilities held for trading, if any.

  - Financial liabilities measured at amortized cost
    Interest bearing loans and borrowings including debentures issued by the company are subsequently measured at amortized cost using the effective interest rate method (EIR). Amortized cost is calculated by taking into account any discount or premium on acquisition and fee or costs that are integral part of the EIR. The EIR amortized is included in finance costs in the statement of profit and loss.

- De recognition

  A financial liability is derecognized when the obligation under the liability is discharged or expires.

➢ **Fair Value measurement**

The company measures certain financial instruments at fair value at each reporting date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the assets or liability or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

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The principal or the most advantageous market must be accessible to the company. The company uses valuation technique that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable, or
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

n. Impairment of non financial assets

The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

Impairment losses, including impairment on inventories, are recognized in the statement of profit and loss. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

o. Impairment of financial assets

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses, if the credit risk on the financial asset has increased significantly since initial recognition.

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p. **Current versus non-current classification**

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:

i. Expected to be realized or intended to be sold or consumed in normal operating cycle;
ii. Held primarily for the purpose of trading;
iii. Expected to be realized within twelve months after the reporting period, or
iv. Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period All other assets are classified as non-current.

A liability is current when:

v. It is expected to be settled in normal operating cycle; -
vi. It is held primarily for the purpose of trading;
vii. It is due to be settled within twelve months after the reporting period, or
viii. There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Company classifies all other liabilities as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The real estate development projects undertaken by the Company generally run over a period ranging upto 5 years. Operating assets and liabilities relating to such projects are classified as current based on an operating cycle of upto 5 years. Borrowings in connection with such projects are classified as short term (i.e current) since they are payable over the term of the respective projects. Assets and liabilities, other than those discussed above, are classified as current to the extent they are expected to be realized / are contractually repayable within 12 months from the Balance sheet date and as non-current, in other cases. Deferred tax assets and liabilities are classified as non-current assets and liabilities.

q. **Trade and other payables**

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 due within 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

4. **Additional Notes to Accounts**

i.

Auditors Remuneration			
		2021	2020
i.	As Auditor (inclusive of GST)	14160	14160
ii.	For Taxation matters	-	-
iii.	For Other Services	-	-
iv.	For reimbursement of expenses	-	-
	Total	**14160**	**14160**

ii. **Disclosures relating to Financial Instruments**

Details of Financial Assets by Categories	As on 31st March 2021		As on 31st March 2020	
	Carrying Value	Amortised Cost	Carrying Value	Amortised Cost
Financial Assets				
(i)Cash and Cash Equivalents	1,71,139	1,71,139	2,03,766	2,03,766
Financial Liabilities				
(i)Other Financial Liabilities	30,034,050	30,034,050	30,040,480	30,040,480

iii. **Financial Risk Management**

The Company's principal financial liabilities comprise other payables. The Company's principal financial assets cash and cash equivalents derive directly from its operations.

a) Credit Risk

Credit risk is the risk that a customer or counter party to a financial instrument fails to perform or pay the amounts due causing financial loss to the company. Credit risk arises from company's activities in investments and outstanding receivables from customers. The company has prudent and conservative process for managing its credit risk arising in the course of its business activities.

b) Liquidity Risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they become due. The Group manages its liquidity risk by ensuring, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due.

iv. **Capital Management**

For the purpose of the Company's capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders of the Company. The Company manages its capital so as to safeguard its ability to continue as a going concern and to optimize returns to shareholders. The capital structure of the Company is based on management's judgement of its strategic and day-to-day needs with a focus on total equity so as to maintain investor, creditors and market confidence. The Company may take appropriate steps in order to maintain, or if necessary, adjust its capital structure. The aim is to maintain an optimal capital structure and minimize cost of capital.

v. **As per information available with the company,**

i. There are no dues outstanding as on 31.03.2021 (Previous Year-Nil) in respect of Micro and Small Enterprises as provided in the Micro, Small and Medium Enterprises Development Act, 2006.
ii. No interest during the year has been paid or payable in respect thereof.
iii. No amount of interest is accrued and unpaid at the end of the accounting year.

The parties have been identified based on the information available with the company and the same has been relied upon by the auditor.

vi. The company has entered into a development agreement with Vipul Limited, the ultimate Holding Company, to develop the group housing colony on the land admeasuring 1.612 acres situated in revenue estate of village Navada Fatehpur, Tehsil & District Gurgaon (Haryana) owned by it. This land, forming part of Fixed Assets, has been mortgaged to a financial institution for availing term loan by Vipul Limited.

vii. The company has accumulated losses and consequently its net woth is eroding. The company has taken project advance from its holding company and invested the amount in development of a project. Due to unavailability of buyers and investors, there is no development in the project. However, the management intends to continue the operations of the company and is in the process of finalizing a business plan. Accordingly, the financial statements of the company have been prepared on a going concern basis and no adjustments are required to the carrying value of the assets and liabilities.

viii. **Earnings Per Share**

Particulars	31.3.2021	31.3.2020
Profit/(Loss) for the year (Rs.)	(19,386)	(37,321)
Weighted average number of Equity Shares	50000	50000
Nominal Value of Each Share (Rs)	10	10
Basic and Diluted Earnings / (Loss) Per Share (Rs)	(0.39)	(0.75)

ix. **The deferred tax liabilities/(assets) has been arrived as follows:**

Deferred Tax Liabilities/(Assets)	As at 31.03.2020	Credited to Profit & Loss Account	As at 31.03.2021
Deferred Tax Liabilities/(Assets):			
Tax Impact of brought forward losses	(82,444)	(6,811)	(89,255)
Net Deferred Tax Liabilities/(Assets)	**(82,444)**	**(6,811)**	**(89255)**

The Company has incurred net cash losses during the current year and the previous year. These conditions indicate the existence of a material uncertainty that sufficient future taxable income will be available against which deferred tax assets can be realised.

However, the company has taken project advance from its holding company and invested the amount in development of a project. Due to unavailability of buyers and investors, there is no development in the project.

However, the management is in the process of finalizing a business plan. Management is certain that sufficient future taxable income will be available against which deferred tax assets can be realised. Accordingly, Deferred tax assets on losses recognized.

x. **Related party disclosures are given below:**

(a) **Names of the related parties with whom transactions carried out during the year:**

<u>Holding Company</u>

1 Vipul Eastern Infracon Pvt. Limited

<u>Ultimate Holding Company</u>

1 Vipul Limited

<u>Key Management Personnel</u>

1 Mr. Devanand Sharma
2 Mr. Alok Srivastava
3 Mr. Chittranjan Jena

<u>Fellow Subsidiary</u>

1 Vipul SEZ Developers Pvt Ltd
2 Vipul Southern Infracon Ltd
3 Bhatinda Hotels Ltd
4 High Class Projects Ltd
5 URR Housing & Construction Pvt. Ltd.
6 Ritwiz Builders and Developers Pvt Ltd
7 PKBK Buildwell Pvt Ltd.
8 PKB Buildcon Pvt Ltd.
9 KST Buildwell Pvt Ltd.

10 United Buildwell Pvt Ltd
11 Graphic Research Consultants India Pvt. Ltd.
12 Vineeta Trading Pvt. Ltd.
13 Entrepreneurs (Calcutta) Private Ltd.
14 Vipul Hospitality Limited
15 VSD Buildwell Private Ltd.
16 Vipul Lavanya Developers Limited (ceased to a subsidiary w.e.f. 02.03.2021)

Entities having Common Key Management Personnel

1 Vipul Infracon Pvt. Ltd.
2 Maxworth Marketing Pvt. Ltd.
3 Greenfield Buildwell Pvt. Ltd.
4 Laxpo Company Pvt. Ltd.
5 S Paul Leasing & Finance Pvt. Ltd.
6 Essart India Pvt. Ltd.
7 Green Villas Pvt. Ltd.

(b) Related Party Transactions:

Current Year						In Rupees
Name	Relationship	Nature of Transaction	Opening Balance Dr/ (Cr)	Amount of transaction		Outstanding Amount at the end of Year
				Payment Dr	Receipt (Cr)	
Vipul Limited	Ultimate Holding Company	Security Deposit	(3,00,00,000)	Nil	Nil	(3,00,00,000)
		Other liabilities	(12,550)	Nil	9,500	(22,050)
Vipul Eastern Infracon Pvt. Ltd.	Holding Company	Advance Paid	2,84,93,645	Nil	Nil	2,84,93,645

Previous Year						In Rupees
Name	Relationship	Nature of Transaction	Opening Balance Dr/ (Cr)	Amount of transaction		Outstanding Amount at the end of Year
				Payment Dr	Receipt (Cr)	
Vipul Limited	Ultimate Holding Company	Security Deposit	(3,00,00,000)	Nil	Nil	(3,00,00,000)
		Other liabilities	Nil	Nil	(12,550)	(12,550)
Vipul Eastern Infracon Pvt. Ltd.	Holding Company	Advance Paid	2,84,93,645	Nil	Nil	2,84,93,645

xi. In the opinion of the management, the value on realization of loans and advances in the ordinary course of the business will not be less than the value, which is stated in the Balance Sheet as at the end of the year.

xii. The company has given Rs.2,84,93,645 (P.Y. Rs.2,84,93,645) as project advances. The management is of the opinion that the said project advances given are considered good and fully recoverable.

xiii. Contingent Liabilities, not provided for - Nil

xiv. Previous year's figures have been regrouped/rearranged & reclassified wherever considered necessary.