JSUS & ASSOCIATES
CHARTERED ACCOUNTANTS

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Ref : SA/H/79

INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF HIGH CLASS PROJECTS LIMITED

Report on the Audit of the Standalone Financial Statements (Ind AS)

Qualified Opinion

1. We have audited the accompanying Ind AS financial statements of **HIGH CLASS PROJECTS LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March 2023, 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.

2. In our opinion and to the best of our information and according to the explanations given to us, except for the effects of the matters as stated in the Basis for Qualified Opinion paragraph below, 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, 2023, its losses (including Other Comprehensive Income), Changes in equity and its cash flows for the year ended on that date.

Basis for Qualified Opinion

3. Matters described in the Basis for Qualified Opinion:
   i. The company is reporting the amount of debtors' net of advances received from customers which leads to underreporting of assets & liabilities.

   ii. The company has also taken a loan amounting to Rs.151.00 lakhs. However, the agreement is yet to be formalised and signed by the parties. In the absence of such an agreement, we are unable to comment on whether the covenants if any have been complied with. The consequential impact of such adjustments on the financial statements is currently not ascertainable.

4. 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 Responsibility 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 Matters

5. We draw attention to Note 24(B)(4)(xiv) relating to the recoverable value of Capital work in progress. The Company has a Capital Work-in-Progress consisting of a project under implementation amounting to Rs.704.36 lakhs (PY Rs.704.36 lakhs). As on March 31, 2023, there is no progress in the development activities of the project. The Company will start developing this project once the overall scenario improves and accordingly, the management is of the opinion there is no impairment in the said project.

6. The company has incurred net cash losses during the current year and the previous year. However, the management is of the opinion that the Company will have a sufficient amount of profit in the future years to recover the Deferred Tax Asset amounting to Rs.1030.46 lakhs (PY 1030.34 Lakhs). Refer Note 24(B)(4)(xii).

Except for the matter stated in paragraph 3 of our report, our opinion is not modified in respect of the matters mentioned above.

Other Information

7. 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.

8. 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.

9. 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.

10. 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

11. 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.

12. 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.

13. 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 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.

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

Auditor's Responsibility for the audit of the financial statements

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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

21. 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 the Annexure-A, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

22. 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 qualified 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) Except for the effects of the matters described in the basis for qualified opinion and Emphasis of matters paragraph above, in our opinion, the aforesaid financial statements comply with the Ind AS financial statements under the provisions of the Companies Act, 2013.

(f) The matter described in Basis for Qualified Opinion and Emphasis of matters paragraph above, in our opinion, may have an adverse effect on the functioning of the company.

(g) On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act;

(h) 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".

(i) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, the Company has not paid or provided for remuneration to its director during the year. Thus, approval from financial institution as required u/s 197(3) of the Act is not required.

(j) 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 has disclosed the impact of pending litigations on its financial position in its financial statements. Refer note 24(B)(4)(xi).

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 that were required to be transferred to the Investor Education and Protection Fund by the Company.

d. (i)The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(ii)The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

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

e. The Company has neither proposed any dividend in previous year or in the current year nor paid any interim dividend during the year.

f. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company with effect from April 1, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

For JSUS & Associates
Chartered Accountants
Firm Registration No: 329784E

(Adrish Roy)
Partner
Membership No: 055826
UDIN: 23055826BGYPAR5905

Date: 29.05.2023
Place : Kolkata

ANNEXURE- A: TO THE INDEPENDENT AUDITOR'S REPORT
To the Members of High Class Projects Limited
(Referred to in paragraph 24 of the Auditors' Report of even date)

1. (a) The Company has maintained proper records showing full particulars including quantitative details and situation of property, plant & equipment.

   (b) The Company has maintained proper records showing full particulars of Intangible Assets.

   (c) The Property, Plant and Equipment of the company have been physically verified by the management annually and no material discrepancies were noticed on such verification.

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

   (e) According to the information and explanations given to us and the records of the company examined by us, the Company has not revalued any of its Property, Plant and Equipment or intangible assets during the year.

   (f) According to the information and explanations given to us no proceeding have been initiated during the year or are pending against the Company as at March 31,2023 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

2. (a) The management has conducted physical verification of inventory annually, in our opinion, the coverage and procedure of such verification by the management is appropriate. As informed to us, any discrepancies of 10% or more in the aggregate for each class of inventory were not noticed on such verification.

   (b) The Company does not have any working capital limits at any point of time during the year from banks or financial institutions on the basis of security of current assets. Accordingly, the provisions of clause 3(ii) of the Order are not applicable.

3. The Company has during the year, not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the provisions of clauses 3(iii) of the Order are not applicable.

4. According to the information and explanation given to us, the company has no loans, investments, guarantees or security where provisions of section 185 and 186 of the Companies Act, 2013 are to be complied with.

5. The Company has not accepted any deposits or amounts which are deemed to be deposits within the meaning of Sections 73 to 76 of the Act and the rules framed there under. Further, no orders have been passed by Company Law Board or National Company Law Tribunal or Reserve Bank of India or any court or any other tribunal which could impact the Company.

6. The Central Government of India has not prescribed maintenance of cost records under sub-section (1) of Section 148 of 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 generally regular in depositing the undisputed statutory dues including provident fund, income tax, goods and service tax, duty of customs, cess except tax deducted at source.

Details of the extent of arrears of outstanding statutory dues as at the last day of the financial year for a period of more than six months from the date they become are as given below:

Name of the statute	Nature of Dues	Amount (Rs. in lakhs)	Financial year for which the amount relates
Haryana Value Added Tax Act	Value Added Tax	132.31	2017-18
TDS Payable	Income Tax Act	585.13	2010-11 to 2022-23

(b) According to the information and explanations given to us and the records of the Company examined by us, there are no statutory dues that remain unpaid on account of income tax, service tax, custom duty, Goods and Services Tax which have not been deposited on account of any dispute.

8. There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, of 1961. (43 of 1961)

9. (a) The company has defaulted in the repayment of loans in the payment of interest. Details are given below.

Nature of borrowing, including debt securities	Name of lender	Amount not paid on the due date (Rs. in thousands)	Whether principal or interest	No. of days delay or unpaid	Remarks
Term Loan	Tourism Finance Corporation of India Limited(Loan-1)	36,655.79	Principal & Interest	312 days	The default has been made good during the financial year by taking a fresh loan to repay the partial existing loan.
Term Loan	Tourism Finance Corporation of India Limited(Loan-2)	11,221.60	Principal & Interest	312 days	
Term Loan	Tourism Finance Corporation of India Limited(Loan-3)	3,674.25	Interest	312 days	
Term Loan	Tourism Finance Corporation of India Limited(Loan-4)	8767.03	Principal & Interest	312 days	

(b) The company is not declared a wilful defaulter by any bank or financial institution or other lender.

(c) According to the information and explanation given to us, term loans were applied for the purpose for which the loans were obtained.

(d) According to the information and explanation given to us, funds raised on short term basis have not been utilised for long term purposes.

(e) According to the information and explanation given to us, the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

(f) According to the information and explanation given to us, the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies;

10. (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under this clause is not applicable.

(b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under this clause is not applicable.

11. (a) 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.

    (b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.

    (c) According to the information and explanations given to us and the records of the Company examined by us, the Company has not received any complaints from any whistle-blower during the year (and upto the date of this report) and hence reporting under this clause is not applicable.

12. The Company is not a Nidhi Company and hence reporting under this clause is not applicable.

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 section 188 of the Act with respect to the transactions with the related parties. The provisions of Section 177 of the Act are not applicable to the Company. Refer to Note 1(B)(4)(xiii) of the financial statements for the year under audit.

14. According to the information and explanations given to us, the Company is not required to appoint an internal auditor as per requirement of section 138 of the Companies Act, 2013, hence reporting under this clause is not applicable.

15. In our opinion during the year the Company has not entered into any non-cash transactions with its directors or persons connected with its directors, and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.

16. In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3 (xvi) (a) and (b) is not applicable.

17. The Company has incurred cash losses amounting to Nil during the current and Rs.201.34 lakhs in the immediately preceding financial year. The amount of cash losses has been computed as per the guidance note issued by ICAI.

18. There has been no resignation of the statutory auditors of the Company during the year.

19. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, there is material uncertainty that may cast significant doubt about the Company's ability to continue as a going concern. The Company has substantial accumulated losses. Further, the Company did not have any operational revenue during the year. We refer to Note 24(B)(4)(xxi) which states the reason for the preparation of the financial statements on a going concern basis in spite of the Company having accumulated losses. However, as stated in the aforesaid note, the Management intends to continue the operations of the Company and accordingly the financial statements have been prepared on a going concern basis.

We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

20. According to information and explanation given to us and records of the Company examined by us, Provisions of sec 135 (5) of the Companies Act, 2013 is not applicable to Company.

21. The Company does not have any subsidiary, associate and joint venture hence reporting under this clause is not applicable.

For JSUS & Associates
Chartered Accountants
Firm Registration No: 329784E

(Adrish Roy)
Partner
Membership No: 055826
UDIN: 23055826BGYPAR5905

Date: 29.05.2023
Place : Kolkata

ANNEXURE- B TO THE INDEPENDENT AUDITOR'S REPORT
To the Members of HIGH CLASS PROJECTS LIMITED

[Referred to in paragraph 2(h) of the Independent Auditor's Report of even date]

Report on the Internal Financial Control under Clause (i) of Subsections 3 of Section 143 of the Companies Act, 2013("the Act")

1. We have audited the internal financial controls over financial reporting of **HIGH CLASS PROJECTS LIMITED** ("the Company") as of 31st March 2023 in conjunction with our audit of The Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Control

2. The Company's management is responsible for establishing and maintaining internal financial control 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 (the "Guidance Note") issued by the Institute of Chartered Accountants of India (ICAI). These responsibilities include the design, implementation, and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the 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

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

4. 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 includes obtaining an understanding of internal financial control over financial reporting, assessing the risk that a material Weakness exists, and testing and evaluating the design and operating effectiveness of internal controls based on the assessed risk. The procedure selected depends on the auditor's judgment, including the assessment of the risk of material misstatement of the financial statement, whether due to fraud or error.

5. 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 Control over Financial Reporting

6. 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

   i. pertain to the maintenance of the records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;

   ii. provide reasonable assurance that the transactions are recorded as necessary to permit preparation of financial statement in accordance with generally accepted accounting principles, and that receipts and expenditure of the company are being made only in accordance with authorization of management and directors of company; and

   iii. provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statement.

Inherent Limitations of Internal Financial Control over Financial Reporting

7. Because of inherent limitation of internal financial control over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to errors or fraud may occur and not be detected. Also, projections of any evaluations of the internal financial control 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

8. In our opinion and based on audit tests performed in our audit of the financial statements for the year ended 31st March 2023, the Company has, in all material respect, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March 2023. The Company had established informal practices which are effective in having a proper internal control over financial reporting. A formal system of internal control over financial reporting criteria needs to be established by the Company considering the essential components of internal control as

stated in the Guidance Note on Audit of Internal Financial Control Over Financial Reporting, issued by the Institute of Chartered Accountants of India.

For JSUS & Associates
Chartered Accountants
Firm Registration No: 329784E

(Adrish Roy)
Partner
Membership No: 055826
UDIN:23055826BGYPAR5905

Date : 29.05.2023
Place : Kolkata

HIGH CLASS PROJECTS LIMITED
BALANCE SHEET AS ON 31ST MARCH 2023

Particulars	Notes	AS AT 31.03.2023 (Rupees in '000)	AS AT 31.03.2022 (Rupees in '000)
ASSETS			
Non-Current Assets			
(a) Property, Plant and Equipment	1	406,257.60	429,970.41
(b) Intangible Assets	1	254.31	254.31
(c)Capital Work in Progress	1	70,436.52	70,436.52
(d) Financial Assets			
(i) Loans	2	300.00	300.00
(e) Deferred Tax Assets (net)	3	103,046.08	103,034.40
(f) Other Non Current Assets	4	100.00	100.00
Total Non Current Assets		580,394.52	604,095.63
Current Assets			
(a) Inventories	5	327.74	288.27
(b) Financial Assets			
(i) Trade Receivables	6	2,234.70	7,137.58
(ii) Cash and Cash Equivalents	7	967.91	1,234.67
(iii) Other Financial Assets	8	5,058.76	3,042.41
(c) Current tax asset (net)	9	462.11	124.88
(d)Other Current Assets	10	130.69	182.85
Total Current Assets		9,181.91	12,010.66
Total Assets		589,576.43	616,106.29
EQUITY & LIABILITIES			
Equity			
Equity Share Capital	11	125,000.00	125,000.00
Other Equity	12	117,177.25	(223,562.82)
Total Equity		242,177.25	(98,562.82)
Liabilities			
Non-Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	13	147,800.00	566,274.52
Total Non Current Liabilities		147,800.00	566,274.52
Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	14	126,100.00	57,600.00
(ii)Trade & Other Payables	15		
- Total Outstanding dues of Micro and small enterprises		-	-
- Total Outstanding dues of other than Micro and small enterprises		13,910.79	16,137.35
(iii)Other Financial Liabilities	16	59,588.38	74,657.24
Total Current Liabilities		199,599.17	148,394.59
Total Liabilities		347,399.17	714,669.11
Total Equity & Liabilities		589,576.43	616,106.29

The accompanying notes are an integral part of the financial statements.
In terms of our report of even date attached herewith

For JSUG & Associates
Chartered Accountants
FRN- 329784E

(Adrish Roy)
Partner
Membership No-055820
Place- Kolkata
Date-29.05.2023

For & on behalf of the board
HIGH CLASS PROJECTS LIMITED

Punit Beriwala
Director & CFO
DIN:00231682

Vishaka Beriwala
Whole Time Director
DIN:07323618

Place: Gurugram
Date : 29.05.2023

Suresh Kumar
Company Secretary
A-42342

HIGH CLASS PROJECTS LIMITED

STATEMEMT OF PROFIT AND LOSS FOR THE YEAR ENDED ON 31ST MARCH 2023

Particulars	Notes	Year ended 31.03.2023 (Rupees in '000)	Year ended 31.03.2022 (Rupees in '000)
INCOME			
Revenue from Operations	16	40,232.48	21,099.77
Other income	17	385,967.77	522.33
Total Revenue		426,200.25	21,622.10
EXPENSES			
Cost of Sales	18	29,185.64	8,369.91
Changes in inventories	19	(39.47)	1,769.44
Employee benefits expenses	20	6,929.48	5,758.27
Finance Costs	21	20,671.09	22,400.64
Depreciation/Amortisation expenses	1	23,815.56	26,865.04
Other expenses	22	4,864.62	3,457.39
Total Expenses		85,426.92	68,620.69
Profit/(Loss) before Tax and exceptional items		340,773.34	(46,998.59)
Exceptional items		-	(490.80)
Profit/(Loss) before Tax and after exceptional items		340,773.34	(47,489.39)
Tax expense:			
- Current Tax		-	-
- Deferred Tax		-	-
Profit/(Loss) for the year		340,773.34	(47,489.39)
Other Comprehensive Income			
(i) Items that will not be reclassified to profit or loss		(44.96)	-
(ii) Income Tax relating to items that will not be reclassified to profit or loss		11.69	-
Total Other Comprehensive Income for the year		(33.27)	-
Total Comprehensive Income for the year		340,740.07	(47,489.39)
Earnings per Equity Share			
(1) Basic		6,815.47	(949.79)
(1) Diluted		272.62	(37.99)

The accompanying notes are an integral part of the standalone financial statements

As per our report of even date attached.
For JSUS & Associates
Chartered Accountants
FRN- 329784E

(Adrish Roy)
Partner
Membership No-055826
Place:-Kolkata
Date:-29.05.2023

JSUS & ASSOCIATES

For & on behalf of the board
HIGH CLASS PROJECTS LIMITED

Punit Beriwala
Director & CFO
DIN:00231682

Vishaka Beriwala
Whole Time Director
DIN:07323616

Place: Gurugram
Date : 29.05.2023

Suresh Kumar
Company Secretary
A-42342

HIGH CLASS PROJECTS LIMITED

Cash Flow Statement for year ended 31st March, 2023

Particulars	31.03.2023 (Rupees in '000)	31.03.2022 (Rupees in '000)
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before Tax	340,773.34	(47,489.38)
Adjustments:		-
Depreciation and amortization expenses	23,815.56	26,865.04
Remeasurements of defined benefits plans	(44.96)	-
Interest & Finance Costs	20,671.09	22,400.64
Operating Profit before Working Capital Changes	**385,215.03**	**1,776.30**
Adjustments for:		
Change in Trade Payables	(2,228.56)	(1,369.46)
Increase/(Decrease) in "Other Current financial Liabilitie	53,431.14	5,509.40
Change in inventories	(39.47)	1,769.44
Change in trade receivables	4,902.88	(6,502.12)
(Increase)/Decrease in loans & advances	(1,996.14)	(759.42)
(Increase)/Decrease in Other Current Assets	(305.28)	1,382.86
Cash generated from Operations	**53,766.58**	**10.70**
Tax paid during the year	-	-
NET CASH FROM OPERATING ACTIVITIES	**438,981.60**	**1,786.99**
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase in Fixed Assets	(102.75)	(75.86)
	(102.75)	**(75.86)**
C. CASH FLOW FINANCING ACTIVITIES		
Interest & Financial Charges	(20,671.09)	(22,400.65)
Proceeds from Long term borrowings	(418,474.52)	20,048.43
	(439,145.61)	**(2,352.22)**
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS (A+B+C)	**(266.76)**	**(641.08)**
CASH AND CASH EQUIVALENTS (OPENING BALANCE)	1,234.66	1,875.75
CASH AND CASH EQUIVALENTS (CLOSING BALANCE)	**967.91**	**1,234.66**
Note:		
Breakup of Cash & Cash equivalents		
- Cash on hand	519.16	506.01
- Balance with banks in current accounts	448.75	728.66
	967.91	**1,234.66**

As per our report of even date attached.
For JSUS & Associates
Chartered Accountants
FRN- 329784E

(Adrish Roy)
Partner
Membership No-055826
Place:-Kolkata
Date:-29.05.2023

For & on behalf of the Board
HIGH CLASS PROJECTS LIMITED

Punit Beriwala
Director
DIN:00231682

Vishaka Beriwala
Whole Time Director
DIN:07323616

Place: Gurugram
Date: 29.05.2023

Suresh Kumar
Company Secretary
A-42342

HIGH CLASS PROJECTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS

Note No.1
Fixed Assets

(Figures in '000)

Particulars	Gross Block				Depreciation				Net Block	
	Gross Block as on 01.04.2022	Addition	Deletion / Adjustment	Gross Block as on 31.03.2023	Accumulated Depreciation as on 31.03.2022	Depreciation during the year	Deductions/ Adjustments	Accumulated Depreciation as on 31.03.2023	Net Block as on 31.03.2023	Net Block as on 31.03.2022
Tangible Assets										
Building	543,148.71	-	-	543,148.71	133,990.62	20,078.31	-	154,028.93	389,119.78	409,158.09
Plant & Machinery	84,114.03	102.75	-	84,216.78	65,633.56	3,227.08	-	68,860.64	15,356.14	18,480.47
Furniture & Fixtures	14,977.87	-	-	14,977.87	13,347.51	509.16	-	13,856.67	1,121.20	1,630.36
Computers & Accessories	1,924.61	-	-	1,924.61	1,920.20	-	-	1,920.20	4.32	4.32
Other Equipments	22,504.16	-	-	22,504.16	21,646.99	-	-	21,646.99	857.17	857.17
Sub Total	666,469.38	102.75	-	666,572.13	236,408.98	23,815.24	-	260,314.53	406,257.60	429,979.41
Intangible Assets										
Software	1,003.00	-	-	1,003.00	748.69	-	-	748.69	254.31	254.31
Sub Total	1,003.00	-	-	1,003.00	748.69	-	-	748.69	254.31	254.31
Capital Work-in-Progress	70,436.52	-	-	70,436.52	-	-	-	-	70,436.52	70,436.52
Grand Total-Current Year	737,908.41	102.75	-	738,011.66	237,207.67	23,815.56	-	261,063.22	476,948.43	500,681.24
Grand Total- Previous year	737833.05	75.86		737908.91	210582.63	26665.04		237247.67	500661.24	

CWIP Ageing Schedule current year and previous year

CWIP	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	-	-	-	-	-
Projects temporarily suspended		-	-	70,436.52	70,436.52

NOTES TO THE FINANCIAL STATEMENTS

BALANCE SHEET AS ON 31ST MARCH 2023	Note No.	31st March 2023	31st March 2022
		(Rupees in '000)	(Rupees in '000)
Unsecured	2		
(Unsecured, considered good)			
To Related Parties (refer note no 28(b))			
Security Deposit		800	800.00
		800	800.00
Deferred tax assets (net)	3		
Timing difference of Carried Forward Loss & Depreciation		103,846.08	103,834.40
(Refer Note No 28)		103,846.08	103,834.40
Other Non Current Assets	4		
Other Bank Balances			
Deposits with remaining maturity for more than 12 months*		100.00	100.00
		100.00	100.00
Inventories	5		
Stock of Consumables		327.74	288.17
		327.74	288.17
Trade Receivables	6		
(Unsecured, considered good)			
Other Debts		2,235.00	7,157.58
(For ageing refer note 21(b)(4)(iv))		2,235.00	7,157.58
Cash and cash equivalents	7		
Cash on hand		502.10	508.01
Balance with Banks			
- On current accounts		445.75	720.66
		947.85	1,234.87
Unsecured	8		
(Unsecured, considered good)			
To Related Parties (refer note no 28(b))			
Loans and advances			
Others			
Advances Recoverable in cash or kind		3,653.63	1,020.83
Other Loans & advances		1,225.33	2,032.79
		5,878.96	3,063.62
Current tax asset (net)			
Taxation Payments	9	462.11	174.68
		462.11	174.68
Other Current Assets			
Prepaid Expenses	10	130.69	162.85
		130.69	162.85

Equity Share Capital 11

Authorised Capital

150000 (P.Y. 150000) Equity Shares of Rs.10/- each	1,500.00	1,500.00
12450000 (P.Y. 12450000) Preference Shares of Rs 10 each	124,500.00	124,500.00
	126,000.00	126,000.00

Issued, Subscribed & Paid up Capital

50000 (P.Y. 50000) Equity Shares of Rs 10/- each fully paid up in cash.	500.00	500.00
12450000 (P.Y. 12450000) Preferential Shares of Rs 10 each	124,500.00	124,500.00
	125,000.00	125,000.00

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

Equity Shares

	Nos.	(Rs. in '000)	Nos.	(Rs. in '000)
At the beginning of the year	12,450,000	124,500	12,450,000	124,500
Add: Issued/(Cancelled) during the year	-	-	-	-
At the end of the year	12,450,000	124,500	12,450,000	124,500

b) Detail of shareholding more than 5% shares in the Company:

Name of Shareholder	%	No. of Shares	%	No. of Shares
Vipul Limited (Holding Company)				
Equity shares of Rs.10/- each fully paid	100%	50000	100%	50000
Preference shares of Rs.10/- each fully paid	100%	12450000	100%	12450000

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

c) Detail of promoter's shareholding

Name of Promoters	%	No. of Shares	%	No. of Shares
Vipul Limited (Holding Company)				
Equity shares of Rs.10/- each fully paid	100%	50000	100%	50000
Preference shares of Rs.10/- each fully paid	100%	12450000	100%	12450000

d) 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 equity 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, 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.

e) Terms/rights attached to Preference Shares

The Company has issued preference shares viz. Non Cumulative Redeemable Preference Shares (NCRPS) of Rs 10/- each. The Preference Shares allotted are redeemable. The preference shares shall confer on the holders thereof, the right to preferential dividend @ 11% from the date of allotment.
Preference shares shall rank for capital and dividend (including all dividend unpaid upto the commencement of winding up) and for repayment of capital in a winding up, pari passu inter se and in priority to the Ordinary Shares of the Company, but shall not confer any further or other right to participate either in profit or assets and shall not have voting right at General Meeting (Annual or Extra Ordinary) except right to vote only on resolutions placed before the company which directly affect the rights attached to preference shares and, any resolution for the winding up of the company or for the repayment or reduction of its equity or preference share capital and his voting right on a poll shall be in proportion to his share in the paid-up preference share capital of the company.

The Preference Shares shall carry option of conversion into equity shares in the ratio of 1:10 (i.e. 1 Equity Shares for 10 Preference Shares) at the discretion of the Board of Directors.

	Note		
Other Equity	12		
Revaluation Reserve			
Opening Balance		71,199.40	75,040.98
Less: Transfer to Profit & Loss Account		(3,841.58)	(3,841.58)
		67,357.82	71,199.40
Surplus in the Statement of Profit and Loss			
Balance as per last financial statements		(294,762.22)	(251,118.41)
Add : Transfer from Revaluation Reserve		3,841.58	3,841.58
Add:(Loss) for the year		340,740.07	(47,485.39)
Net Surplus/(deficit) in the statement of Profit and Loss		49,819.43	(294,762.22)
		117,177.25	(223,562.82)
Borrowings	13		
Term Loan (Secured):			
From Tourism Finance Corporation of India Ltd.*		208,900.00	263,400.00
From Globe Fincap Ltd.**		65,000.00	-
		273,900.00	263,400.00
Less: Current maturities (Refer note no.-14)		126,100.00	57,600.00
		147,800.00	205,800.00
Loan (Unsecured): From Holding Company			
Vipul Ltd.***		-	466,584.18
Less: Expected Credit Loss under IndAS		-	116,109.66
		-	350,474.52
		147,800.00	556,274.52

*Secured by mortgage of leasehold rights of club land admeasuring 2.40 acres owned by holding company along with building and structure created thereon at sector 49, Sohna road, Gurgaon, Exclusive charges on all the fixed assets of the club both present and future including hypothecation of all the movables, personal guarantee of Mr. Punit Beriwala- Director and Corporate Guarantee of M/s Vipul Limited- holding company. Terms of repayment- 18 months moratorium and thereafter 30 step up quarterly installments commencing from 15th October, 2017. Rate of interest- 1% above the prime lending rate (PLR) with monthly rest and the present rate is 13.15%.

** Secured by First Pari Passu Charge on all the securities held by Tourism Finance Corporation of India Ltd. for the loan facilities extended to the Company and Equitable mortgage of Residential Land of approx. 9.60 acres in project "Prathom Apartments" at Sector 106, Bawal, Rewari owned by M/s Choice Real Estate Developers Pvt. Ltd., a group Company. Rate of interest- 17.50% p.a. Repayment terms- One year from the date of disbursement.

***Non interest Bearing Loan payable (since written back) after the entire amount as envisaged by way of membership deposit is received by the Company.

	Note		
Borrowings	14		
Current Maturities of Long Term Borrowings		126,100.00	57,600.00
		126,100.00	57,600.00
Trade Payables	15		
Trade Payables :			
- Total Outstanding dues of Micro and small enterprises		-	-
- Total Outstanding dues of other than Micro and small enterprises		33,933.79	56,137.35
		33,933.79	56,137.35
Other Financial Liabilities	16		
Security Deposits		15,101.48	17,481.02
Interest accrued and due		879.05	13,066.02
Interest accrued but not due		1,228.94	3,903.15
Membership fees received in advance		17,888.56	12,712.35
Other Liabilities		24,080.33	33,083.17
Taxes & Duties Payable (Net)		(179.34)	1,028.48
		59,080.38	74,457.24

NOTES TO THE FINANCIAL STATEMENTS

PARTICULARS	Note No.	Year ended 31st March 2023 (Rupees in '000)	Year ended 31st March 2022 (Rupees in '000)
Revenue From Operations	17		
Income from Sale of Goods & Services		40,252.48	21,080.77
		40,252.48	**21,080.77**
Other Income	18		
Rent Income		454.00	385.21
Interest on Income Tax Refund		10.99	57.81
Miscellaneous Income		695.87	79.27
Liability written back		184,806.51	-
		185,967.37	**522.29**
Cost of Sales	19		
Food & Beverage		2,487.56	756.50
Consumables		3,118.54	842.20
Other expenses		23,579.34	6,768.55
		29,185.44	**8,367.25**
(Increase)/Decrease in Inventories	20		
Inventories at the end of the Year		327.74	288.27
		327.74	288.27
Inventories at the beginning of the Year		288.27	3,057.71
		288.27	3,057.71
		(39.47)	**2,769.44**
Employee Benefit Expenses	21		
Salary, Bonus & Other Allowances		6,669.87	5,516.14
Contribution to Provident & Other Funds		259.61	243.13
		6,929.48	**5,759.27**
Finance Costs	22		
Borrowing Costs		45,828.53	38,530.18
Interest discounting due to Fair Valuation		(15,157.44)	(16,481.24)
Interest on TDS/GST		-	372.71
		30,671.09	**22,421.65**
Other Expenses	23		
Auditors' Remuneration			
As Auditor		50.00	50.00
Advertisement & Publicity		1,357.80	21.30
Business Promotion		32.05	109.51
Filling Fees		35.39	81.47
Legal & Professional expenses		595.88	122.33
Insurance expenses		-	722.43
Director Sitting Fees		-	180.00
Printing & Stationery		-	26.71
Computer & Internet Expenses		-	148.27
Telephone Expenses		114.47	113.25
Travelling & Conveyance		527.72	76.55
Bank Charges		46.80	61.87
Hiring Charges		-	-
Miscellaneous Expenses		1,202.21	1,273.53
Stipend Expenses		858.55	531.38
		4,820.87	**3,517.48**

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2023

A. Equity Share Capital

Particulars	Balance as on 01.04.2021	Issued during the year	Balance as on 31.03.2022	Issued during the year	Balance as on 31.03.2023
Equity Share Capital	500,000	-	500,000	-	500,000

B. Other equity

Particulars	RESERVES & SURPLUS					TOTAL
	Amalgamation Reseves	Securities Premium Reserve	General Reserves	Revaluation Reserve	Retained Earnings	
Balance as on 01.04.2021				7[illegible],041	(253,[illegible])	176,073)
Net Profit/(Loss) for the year	-	-	-		(47,489)	[illegible]
Other Comprehensive income (net of Taxes)	-	-	-	-	-	[illegible]
Add : Tranfer during the year				(3,842)	3,842	[illegible]
Total Comprehensive income	-	-	-	71,199	(294,762)	(223,563)
Balance as on 31.03.2022				71,199	(294,762)	(223,563)
Balance as on 01.04.2022				71,199	(294,762)	(223,563)
Profit for the year	-	-	-	-	340,740	340,740
Other Comprehensive income (net of Taxes)	-	-	-		-	
Add : Tranfer during the year				(3,842)	3,842	
Total Comprehensive income	-	-	-	(3,842)	344,582	340,740
Balance as on 31.03.2023				[illegible]7,358	[illegible]49,815	[illegible]

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

S.No.	Particulars	Numerator	Denominator	Current Period	Previous Period	% of Variance	Remarks for variances
1	Current Ratio	Current Assets	Current Liabilities	0.05	0.08	-43.17%	*Increase in short term borrowings has reduced the ratio*
2	Debt Equity Ratio	Total Debt	Shareholders Equity	1.13	-2.67	-142.32%	*Net worth became positive as loan liability has bee written off*
3	Debt Service Coverage Ratio	Earnings available for debt service(exlcluding loan liability written off)	Debt Service	0.01	0.58	-98.70%	*Increase in cost of sales has reduced the net profit.*
4	Return on Equity Ratio	Net Profits after Taxes-Preference Dividend (if any)	Average Shareholder's Equity	1.4070	0.4818	192.02%	*Loan has been written off during the year leading to increase in net profits.*
5	Inventory Turnover Ratio	Cost of goods sold	Average inventory	Not Applicable			*NA*
6	Trade Receivables Turnover Ratio	Net Credit Sales	Average Accounts Receivable	Not Applicable			*NA*
7	Trade Payables Turnover Ratio	Net Credit Purchases	Average Trade Payables	Not Applicable			*NA*
8	Net Capital Turnover Ratio	Net Sales	Working Capital	Not Applicable			*NA*
9	Net Profit Ratio	Net Profit	Net Sales	0.80	-2.25	-135.52%	*Loan has been written off during the year leading to increase in net*
10	Return on Capital Employed	Earning before interest and taxes	Capital Employed	1.4925	(0.0230)	-6588.61%	*Loan has been written off during the year leading to increase in net*
11	Return on Investment	Net Profit	Cost of Investment	Not Applicable			*NA*

23. NOTES TO FINANCIAL STATEMENTS

A. Corporate information

High Class Projects Limited (the Company) is a public limited company 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

The financial statements (Separate financial statements) have been prepared on an 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 a historical cost basis, except for certain financial assets and liabilities which have been measured at fair value (refer to 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) 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 recognised as a separate asset, as appropriate, only when it 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.

Capital work-in-progress comprises the cost of property, plant and equipment that are not yet ready for their intended use on the reporting date and materials at site.

In case of Building, company is following the Revaluation Model.

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

Revenue from membership of club is charged to revenue over the period of such membership and un-accrued income thereof is carried as a liability as advance received. The company presents revenues net of indirect taxes in the statement of profit and loss.

Revenue from hospitality services is recognized when the services are rendered and the same becomes chargeable or when collectability is certain.

d. Inventories

Inventories are valued at lower of cost or net realizable value. Cost comprises expenditure incurred in the normal course of business in bringing such inventories to their present location and condition and includes, where applicable, appropriate overheads based on the normal level of activity. Net realizable value is the estimated selling price less estimated costs for completion and sale.

e. Borrowing cost

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 a substantial period of time to get ready for its intended use. All other borrowing costs are expensed in the year they are incurred.

f. Lease

Leases in which a significant portion of the risks and rewards of ownership are not transferred to the Company as lessee are classified as operating leases. Operating lease payments during the tenure of lease are recognized as an expense in the income statement during the year.

g. **Depreciation and amortization**

Depreciation on property, plant & equipment is provided on the written down value method over the useful lives of the assets estimated by the management and as given in schedule II of The Companies Act, 2013. The management estimates the useful lives for the other fixed assets are as follows:

Fire Alarm system	5 years
Fire fighting work	5 years
UPS	3 years
Exide batteries	3 years

Based on the technical evaluation, the management believes that the useful lives as given above best represent the period over which the management expects to use these assets. Hence the useful lives for the above-mentioned assets are different from the useful lives as prescribed under Part C of Schedule II of the Companies Act, 2013.

Intangible assets are amortized over their respective useful life of five years.

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

h. **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 can not 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.

i. **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 for unabsorbed depreciation and carry forward business loss exits, are recognized only if there is virtual certainty supported by convincing evidence that future taxable income will be available against which such deferred tax asset can be realized.

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.

j. **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.

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 and 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. **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.

n. **Loans and borrowings**

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are de-recognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

o. **Segment Reporting**

The company has identified that its operating activity is a single primary business segment viz. hospitality services carried out in India.

p. **Retirement Benefits**

a. Short Term employee benefit

The employees of the company are entitled to compensate absences which are non-accumulating in nature. Expenses of such compensated absences are recognized in the period in which such absences occur.

b. Long Term and Post-employment benefits

i. The employees' gratuity fund scheme is a defined benefit plan. The present value of obligation is determined based on actuarial valuation using the Projected Unit Credit Method.
ii. Retirement benefits in the form of Provident Fund and Superannuation/ Pension schemes are charged to the Profit & Loss Statement in the year when the contributions to the respective funds are due.

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognized immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

q. **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:

  - 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.

  - 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.

  - 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 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.

- **Derecognition**

  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 are 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:
      Non-interest bearing loans and borrowings 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.

  - **Derecognition**
    A financial liability is derecognised 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.

    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 categorised 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.

r. 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 CG 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.

s. 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.

t. 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 the 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.

u. 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. Financial Risk Management

The Company's principal financial liabilities comprise loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance and support Company's operations. The Company's principal financial assets include trade and other receivables, cash and cash equivalents and loans and advances and refundable deposits that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The Company's senior management is supported by a financial risk committee that advises on financial risks and the appropriate financial risk governance framework for the Company. The financial risk committee provides assurance to the Company's senior management that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarized below:

A) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity/ real estate risk. Financial instruments affected by market risk include loans and borrowings and refundable deposits.

The sensitivity analysis in the following sections relate to the position as at March 31, 2021 and March 31, 2020. The sensitivity analyses have been prepared on the basis that the amount of net debt and the ratio of fixed to floating interest rates of the debt. The analysis excludes the impact of movements in market variables on: the carrying values of gratuity and other post retirement obligations; provisions.

The below assumption has been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at March 31, 2022 and March 31, 2021.

a. **Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations with floating interest rates.

The Company manages its interest rate risk by having a balanced portfolio of fixed and variable rate loans and borrowings. The Company does not enter into any interest rate swaps.

b. **Interest rate sensitivity**

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected. With all other variables held constant, the Company's profit before tax is affected through the impact on floating rate borrowings, as follows:

Particulars	Increase/ Decrease in interest rate	Effect on profit before tax (Rs. in '000)
March 31, 2023		
INR	Increase by 1%	Reduce by 2408.69
INR	Decrease by 1%	Increased by 2408.69
March 31, 2022		
INR	Increase by 1%	Reduce by 2653.50
INR	Decrease by 1%	Increased by 2653.50

B) Foreign currency risk

The company operates only in India, hence there is no significant foreign currency risk.

C) Credit risk

Credit risk arises when a counterparty defaults on contractual obligations resulting in financial loss to the company.

Trade receivables consist of a large number of customers, spread across diverse industries and geographical areas. In order to mitigate the risk of financial loss from defaulters, the Company has an ongoing credit evaluation process in respect of customers who are allowed a credit period. In respect of walk-in customers, the company does not allow any credit period and therefore, is not exposed to any credit risk.

The Company's credit period generally ranges from 30-60 days.

D) Liquidity risk

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank deposits and loans. The table below summarizes the maturity profile of the Company's financial liabilities based on Contractual undiscounted payments:

(Rupees in '000)

	Up to 1 year	1 to 5 years	>5 years	Total
Year ended March 31, 2023				
Trade payables	13,910.79	Nil	Nil	**13,910.79**
Borrowings	1,26,100.00	1,47,800.00	Nil	**2,73,900.00**
Other Financial Liabilities	59,588.38	Nil	Nil	**59,588.38**
Year ended March 31, 2022				
Trade payables	16,137.35	Nil	Nil	**16,137.35**
Borrowings*	57,600.00	2,05,800.00	Nil	**2,63,400.00**
Other Financial Liabilities	74,657.24	Nil	Nil	**74,657.24**

*Not included borrowings from Holding Company since it is not considered as a liquidity risk.

ii. Capital Management

The company's objectives when managing capital are to

- safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and benefits for other stakeholders, and
- maintain an optimal capital structure to reduce the cost of capital

(Rs. in '000)

	31-March-23	31-March-22
Borrowings (considered long-term)	1,47,800.00	5,66,274.51
Net debt	**1,47,800.00**	**5,66,274.51**
Equity share capital	1,25,000.00	1,25,000.00
Other equity	1,17,177.25	(2,23,562.82)
Total Capital	**2,42,177.25**	**(98,562.82)**
Debt to Equity Ratio	**0.61**	**(5.75)**

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current period.

No changes were made in the objectives, policies or processes for managing capital during the years ended March 31, 2023 and March 31, 2022.

iii. Auditors Remuneration (Rs. in '000)

	Particulars		2023	2022
	i.	As Auditor	50.00	50.00
	ii.	For Taxation matters	Nil	Nil
		Total	**50.00**	**50.00**

iv. In accordance with the second proviso to Section 47(2) of the Companies Act,2013, Preference Shareholders have a right to vote on all resolutions placed before the company, as the company has been unable to dividends for the last 3 years.

v. Earning Per Share

Particulars	31.3.2023	31.3.2022
Net Profit/(Loss) after tax attributable to Equity Shareholders (Rs. in '000)	3,40,740.07	(47,489.38)
Weighted average number of equity shares	50,000	50,000
Weighted average number of equity shares inclusive of the potential equity	1,250,000	1,250,000
Nominal Value of each share (Rs.)	10	10
Basic EPS (Rs.)	6815.47	(949.79)
Diluted EPS (Rs.)	272.62	(37.99)

vi. Defined Benefit Plan

The Cost of providing gratuity is determined using the projected unit credit method.

The following tables summarize the components of net benefit expenses recognized in the Statement of Profit and Loss as per Actuarial Valuation as on 31st March, 2023.

I. Reconciliation of opening and closing balance of Deferred Benefit Obligation

Table I: Assumptions

Assumptions	March 31, 2022	March 31, 2023
Discount Rate	6.98% per annum	7.47% per annum
Rate of increase in Compensation levels	8.00% per annum	8.00% per annum
Rate of Return on Plan Assets	Not Applicable	Not Applicable
Average future service (in Years)	19.56 Years	21.38 Years

Table II: Service Cost

All Figures in INR (Rs. In '000)	March 31, 2022	March 31, 2023
Current Service Cost	136.95	110.72
Past Service Cost (including curtailment Gains/Losses)	0	0
Gains or losses on Non Routine settlements	0	0
Total	**136.95**	**110.72**

Table III: Net Interest Cost

All Figures in INR (Rs. In '000)	March 31, 2022	March 31, 2023
Interest Cost on Defined Benefit Obligation	42.56	49.82
Interest Income on Plan Assets	0	0
Net Interest Cost (Income)	**49.82**	**49.82**

Table IV: Change in Present Value of Obligations

All Figures in INR (Rs. In '000)	March 31, 2022	March 31, 2023
Opening of defined benefit obligations	661.85	620.75
Service cost	136.95	110.72
Interest Cost	42.56	42.56
Benefit Paid	(46.73)	0
Actuarial (Gain)/Loss on total liabilities:	(173.87)	(155.82)
- due to change in financial assumptions	(25.57)	(23.73)
- due to change in demographic assumptions	0	0
- due to experience variance	(148.30)	(132.08)
Closing of defined benefit obligation	**620.75**	**618.98**

Table V: Change in Fair Value of Plan Assets

All Figures in INR (Rs. In '000)	March 31, 2022	March 31, 2023
Opening fair value of plan assets	0	0
Actual Return on Plan Assets	0	0
Employer Contribution	46.73	0
Benefit Paid	(46.73)	0
Closing fair value of plan assets	**0**	**0**

Table VI: Actuarial (Gain)/Loss on Plan Asset

All Figures in INR (Rs. In '000)	March 31, 2022	March 31, 2023
Expected Interest Income	0	0
Actual income on Plan Asset	0	0
Actuarial gain /(loss) on Assets	**0**	**0**

Table VII: Other Comprehensive Income

All Figures in INR (Rs. In '000)	March 31, 2022	March 31, 2023
Opening amount recognized in OCI outside P&L account	0	0
Actuarial gain / (loss) on liabilities	173.87	155.82
Actuarial gain / (loss) on assets	0	0
Closing amount recognized in OCI outside P&L account	**173.87**	**155.82**

Table VIII: The amount to be recognized in Balance Sheet Statement

All Figures in INR (Rs. In '000)	March 31, 2022	March 31, 2023
Present Value of Obligations	620.75	618.98
Fair value of plan assets	0	0
Net Obligations	620.75	618.98
Amount not recognized due to asset limit	0	0
Net defined benefit liability / (assets) recognized in balance sheet	**620.75**	**618.98**

Table IX: Expense Recognized in Statement of Profit and Loss

All Figures in INR (Rs. In '000)	March 31, 2022	March 31, 2023
Service cost	136.95	110.72
Net Interest Cost	42.55	43.33
Expenses Recognized in the statement of Profit & Loss	**179.50**	**154.04**

vii. As per information available with the company,

i. There are no dues outstanding as on 31.03.2023 (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.

viii. The company has reviewed the carrying amount of its tangible and intangible assets (being a cash-generating unit) with its future present value of cash flows and there has been no indication of impairment of the carrying amount of the Company's such Assets taking into consideration into external and internal sources of information.

ix. In the opinion of the management, current assets including loans and advances have an approximate realizable value equal to the amount at which they are stated in the Financial Statements. However, certain balances under Loans & advances and Trade Receivables, are subject to confirmations and reconciliation. Adjustment, if any, in this regard, would be carried out as & when ascertained, which in view of the management would not be material.

x. **Operating Lease commitment as lessee: (Rs. in '000)**

The company has entered into an operating lease for a term of 29 years for the vacant land along with the superstructure w.e.f. 18th March'13. There is a renewal option included in the lease deed. Future rents payable under this lease as at 31.3.2023 are as follows:

	2023	2022
Lease rent expense charged off in the Income Statement*	NIL	100.00
Within one year	100.00	100.00
After 1 year but not more than 5 years	500.00	500.00
More than 5 years	1396.16	1396.16

The lease agreement does not have any clause of contingent rent. Also, the annual lease rent is fixed and there is no clause for rent revision after a certain period.

*Due to financial constraints & overdue payments, the lessor has waived off current year lease.

xi. **Contingent liabilities & Commitments (to the extent not provided for):**

Capital Commitments- NIL (P.Y Rs. NIL)
Bank Guarantee- Rs 1 Lacs (P.Y 1 lacs)

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

			(Rs. In '000)
Deferred Tax Liabilities/(Assets)	**As at 31.03.2022**	**Charged/ (Reversed) to Profit & Loss Account/OCI**	**As at 31.3.2023**
Deferred Tax Liabilities/(Assets):			
Tax impact of timing difference between carried forward loss and depreciation	(1,03,034.40)	(11.69)	(1,03,046.08)
Net Deferred Tax Liabilities/(Assets)	**(1,03,034.40)**	**(11.69)**	**(1,03,046.08)**

The Company has also 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. Keeping in view of this material uncertainty, the Company has not recognized Deferred Tax assets except on actuarial gain on gratuity. However, the Company has recognized Deferred Tax Asset up to 31.03.2019 amounting of Rs. 1031.10 lakhs in its financial statements considering the same will be adjusted in future.

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

(a) **Names of the related parties**

Holding Company

1 VIPUL LIMITED

Key Management Personnel

1.Mr. PUNIT BERIWALA (Director and Chief Financial Officer)
2.Ms. VISHAKA BERIWALA
3.Mr. AJAY ARJIT SINGH
4. Mr. SURESH KUMAR (Company Secretary)

Fellow Subsidiaries

1 VIPUL SEZ DEVELOPERS PVT LTD
2 VIPUL SOUTHERN INFRACON LTD
3 VINEETA TRADING PRIVATE LTD.
4 URR HOUSING & CONSTRUCTION PVT. LTD.
5 RITWIZ BUILDERS AND DEVELOPERS PVT LTD
6 PKBK BUILDWELL PVT LTD
7 PKB BUILDCON PVT LTD
8 KST BUILDWELL PVT LTD
9 UNITED BUILDWELL PVT LTD
10 GRAPHIC RESEARCH CONSULTANTS INDIA PVT. LTD.
11 ABHIPRA TRADING PVT. LTD.
12 ENTREPRENEURS (CALCUTTA) PRIVATE LTD.
13 VIPUL EASTERN INFRACON PRIVATE LIMITED
14 VSD BUILDWELL PRIVATE LTD.
15 VIPUL HOSPITALITY LTD.
16 BHATINDA HOTELS LTD.

Entities having Common Key Management Personnel

1 NGENOX TECHNOLOGIES PVT LTD
2 VIPUL MODERN BUILDCON PVT LTD
3 S U FINANCE LTD
4 INNOVATIVE EMERGENCY MANAGEMENT PVT LTD
5 MUDRA FINANCE LTD
6 VIPUL INFRACON PVT LTD
7 VIPUL KARAMCHAND SEZ PVT LTD
8 AMAN RESORTS PRIVATE LIMITED
9 S.B. DEVELOPERS LIMITED
10 INNOVAGE FINTECH PRIVATE LIMITED
11 DAKSHA SKILL DEVLEOPMENT PRIVATE LIMITED
12 ENTELEQI PROGNOSTICS PRIVATE LIMITED
13 INNOVAGE INVESTMENT ADVISERS PRIVATE LIMITED
14 INNOVAGE TECHNOLOGIES PRIVATE LIMITED
15 MAXFLOW TECHNOLOGIES & SOLUTIONS PRIVATE LIMITED
16 AMMARA CRAFT MAESTROS PRIVATE LIMITED

(ii) **Related Party Transactions:**

31st March 2023						Rs. in '000
Name of Related Party	Relationship	Nature of Transaction	Opening Balance Dr/ (Cr)	Amount of transaction		Outstanding Amount at the end of Year
				Payment/ writeen off Dr	Receipt (Cr)	
Vipul Limited	Holding Company	Unsecured Loan	(486584.17)	525134.33	(38550.16)	Nil
		Security deposit	300.00	Nil	Nil	300.00
		Rent	(354.00)	Nil	Nil	(354.00)
		Reimbursement	(208.02)	600.52	619.07	226.57

31st March 2022						Rs. In '000
Name of Related Party	Relationship	Nature of Transaction	Opening Balance Dr/ (Cr)	Amount of transaction		Outstanding Amount at the end of Year
				Payment Dr	Receipt (Cr)	
Vipul Limited	Holding Company	Unsecured Loan	(445956.04)	Nil	40628.13	(486584.17)
		Security deposit	300.00	Nil	Nil	300.00
		Rent	(336.00)	100.00	(118.00)	(354.00)
		Reimbursement	(197.46)	Nil	(10.56)	(208.02)

xiv. The Company has a Capital Work-in-Progress consisting of a project under implementation amounting to Rs.704.36 lakhs. Due to overall sluggishness in the Indian economy and more particularly in the real estate sector, this project has been kept on hold. The Company will start developing this project once the overall scenario improves and accordingly, the management is of the opinion there is no impairment in the said project.

xv. Trade Receivable Ageing

As on 31.03.2023 (Rs. in '000)

Particulars	Outstanding for following periods from the due date of payment					
	Less than 6 months	6 months-1 year	1-2 years	2-3 years	more than 3 years	Total
Undisputed Trade Receivables- Considered good	-	-	-	-	-	-
Undisputed Trade Receivables- Considered doubtful	-	3,234.79	-	-	-	3,234.79
Disputed Trade Receivables- Considered good	-	-	-	-	-	-
Disputed Trade Receivables- Considered doubtful	-	-	-	-	-	-
Total	-	3,234.79	-	-	-	3,234.79

As on 31.03.2022 (Rs. in '000)

Particulars	Outstanding for following periods from the due date of payment					
	Less than 6 months	6 months-1 year	1-2 years	2-3 years	more than 3 years	Total
Undisputed Trade Receivables- Considered good	-	7,337.58	-	-	-	7,337.58
Undisputed Trade Receivables- Considered doubtful	-	-	-	-	-	-
Disputed Trade Receivables- Considered good	-	-	-	-	-	-
Disputed Trade Receivables- Considered doubtful	-	-	-	-	-	-
Total	-	7,337.58	-	-	-	7,337.58

xvi. Trade Payable Ageing

As on 31.03.2023 (Rs. in '000)

Particulars	Outstanding for following periods from the due date of payment				
	Less than 1 year	1-2 years	2-3 years	more than 3 years	Total
MSME	-	-	-	-	-
Others	4,331.36	7,295.22	965.43	1,318.78	13,910.79
Disputed dues- MSME	-	-	-	-	-
Disputed dues- Others	-	-	-	-	-
Total	4,331.36	7,295.22	965.43	1,318.78	13,910.79

As on 31.03.2022 (Rs. in '000)

Particulars	Outstanding for following periods from the due date of payment				
	Less than 1 year	1-2 years	2-3 years	more than 3 years	Total
MSME	-	-	-	-	-
Others	5,920.85	3,766.43	5,935.61	508.54	16,137.35
Disputed dues-MSME	-	-	-	-	-
Disputed dues-Others	-	-	-	-	-
Total	5,938.68	3,766.43	5,935.61	508.54	16,137.35

xvii. **Following are the analytical ratios for the year ended March 31, 2023 and March 31, 2022**

S.No	Particulars	Numerator	Denominator	Current Period	Previous Period	% of Variance	Remarks for variance
1	Current Ratio	Current Assets	Current Liabilities	0.05	0.06	-17.17%	[illegible]
2	Debt-Equity Ratio	Total Debt	Shareholder's Equity	[illegible]	[illegible]	[illegible]	[illegible]
3	Debt Service Coverage Ratio	Earnings available for debt service [illegible]	Debt Service	[illegible]	[illegible]	[illegible]	[illegible]
4	Return on Equity Ratio	Net Profits after Taxes – Preference Dividend (if any)	Average Shareholder's Equity	[illegible]	[illegible]	[illegible]	Loan has been written off during the year leading to increase in net profits
5	Inventory Turnover Ratio	Cost of goods sold	Average Inventory	Not Applicable			NA
6	Trade Receivables Turnover Ratio	Net Credit Sales	Average Accounts Receivable	Not Applicable			NA
7	Trade Payables Turnover Ratio	Net Credit Purchases	Average Trade Payables	Not Applicable			NA
8	Net Capital Turnover Ratio	Net Sales	Working Capital	Not Applicable			NA
9	Net Profit Ratio	Net Profit	Net Sales	[illegible]	[illegible]	[illegible]	Loan has been written off during the year leading to increase in net profits
10	Return on Capital Employed	Earning before interest and taxes	Capital Employed	[illegible]	[illegible]	[illegible]	Loan has been written off during the year leading to increase in net profits
11	Return on Investment	Net Profit	Cost of investment	Not Applicable			NA

xvii. The Company has accumulated losses and its net worth has been fully eroded. The current liabilities of the Company exceed the current assets. 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 values of the assets and liabilities. Further, on the request made by our board of directors, the holding company has granted us to write back the unsecured loans obtained from them.

xix. **Additional regulatory information by schedule III**

a. **Title deeds of immovable properties not held in the name of the company:**
There are no such cases during the year.

b. **Details of benami property held**
No proceedings have been initiated on or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

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

d. **Utilization of borrowed funds and share premium**
A. The Company has not advanced or loaned or invested funds to any other persons or entities, including foreign entities (intermediaries) with the understanding that the intermediary shall:

i. 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
ii. provide any guarantee, security, or the like to or on behalf of the ultimate beneficiaries.

B. The Company has not received any fund from any persons or entities, including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

i. 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

ii. provide any guarantee, security, or the like on behalf of the ultimate beneficiaries.

e. **Undisclosed income**

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

f. **Details of cryptocurrency or virtual currency**

The Company has not traded or invested in cryptocurrency or virtual currency during the current or previous year.

g. **Details of transactions with struck-off companies**

The Company does not have any transactions with struck-off companies.

h. **Registration of charges or satisfaction with Registrar of Companies**

The company does not have any charge or satisfaction not registered with ROC

xx. Previous year's figures have been regrouped, rearranged, and reclassified wherever considered necessary.

For & on behalf of High Class Projects Limited

Banit Beriwala
Director & CFO
DIN: 00231682

Vishaka Beriwala
Director
DIN: 07323616

Suresh Kumar
Company Secretary
A-42342