

## **INDEPENDENT AUDITOR'S REPORT**

**TO THE MEMBERS OF RITWIZ BUILDERS AND DEVELOPERS PRIVATE LIMITED**

**Report on the Audit of the Ind AS Financial Statements**

### **Qualified Opinion**

1. We have audited the accompanying Ind AS financial statements of **RITWIZ BUILDERS AND DEVELOPERS PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31<sup>st</sup> 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 and notes to the Ind AS financial statements 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 described in the Basis for Qualified Opinion section of our report, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the 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. The company is not registered under GST Act as its operational revenue has not crossed the threshold limit. However, as a result of such non-registration, the company has neither accounted for nor paid GST on reverse charge mechanism basis u/s 9(3) of CGST Act, 2017. The impact on the profitability of the year and the year's end shareholder funds is currently not ascertainable.
4. We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Material Uncertainty relating to Going Concern**

5. We draw attention to Note 1(B)(4)(ix) to the Ind AS financial statements which relates to the reasons for preparation of financial statements on a going concern basis although the company has accumulated losses and its net worth has been fully eroded. The company has also incurred net cash losses during the year and the previous year. These conditions indicate the existence of material uncertainty that may cast significant doubt about the company's ability to continue as a going concern. However, the financial statement of the company has been prepared on a going concern basis for the reasons stated in the aforesaid note. Our opinion is not modified in this respect.



## Other Information

6. The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board Report but does not include the financial statements and our auditor's report thereon. The Board Report is expected to be made available to us after the date of this auditor's report.
7. Our opinion on the Ind AS financial statements does not cover the other information and we do not express any form of assurance or conclusion thereon.
8. In connection with our audit of the Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Ind AS financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.
9. When we read the aforesaid Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

## Management's Responsibility for the Ind AS Financial Statements

10. The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position financial performance, changes in equity and cash flow of the company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act.
11. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.
12. In preparing the Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
13. The Board of Directors are also responsible for overseeing the company's financial reporting process.

## Auditor's Responsibility

14. Our objectives are to obtain reasonable assurance about whether the Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Ind AS financial statements.



15. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:-

- Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
  - Obtained an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
  - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
  - Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
  - Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
16. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
17. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.
18. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matters or when we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.
19. Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.





## Report on Other Legal and Regulatory Requirements

20. As required by the Companies (Auditor's Report) Order, 2020 issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure-A, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
21. As required by Section 143 (3) of the Act, we report that:-
- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
  - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
  - (c) The Balance Sheet, the Statement of Profit and Loss (including Other Comprehensive Income, the Statement of Changes in Equity and the Cash Flow Statement dealt with by this report are in agreement with the books of account.
  - (d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
  - (e) The matter described in Emphasis of Matter paragraph above, in our opinion, may have an adverse effect on the functioning of the company.
  - (f) On the basis of the written representations received from the directors as on 31<sup>st</sup> March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act;
  - (g) 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".
  - (h) 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. In our opinion and to the best of our information and according to the explanations given to us, no remuneration has been paid by the Company to its directors during the year.
  - (i) 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.
    - b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
    - c. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
    - 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 the Previous year or in the current year nor paid any interim dividend during the year.
- f. Proviso to Rule 3(1) of the Companies Rules, 2014 for maintaining books of accounts 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 as applicable for the financial year ended March 31, 2023.

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

Radhika Singhal  
Partner  
Membership No. 0533240



Place: Gurgaon  
Date : 27.05.2023  
UDIN: 23533240B6TUY47105

**ANNEXURE - A: TO THE INDEPENDENT AUDITOR'S REPORT**  
**To the Members of RITWIZ BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
[Referred to in paragraph 19 of the Independent Auditor's Report of even date]

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

1. The Company do not own any Property, Plant and Equipment and intangible assets. Hence this clause is not applicable.
2. (a) The Company's inventory consists only of land. The physical verification of inventory was conducted by the management at reasonable intervals.  
(b) According to the information and explanations given to us and the records of the company examined by us, the Company has not borrowed working capital loans from any bank during the year.
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
Income Tax Act	Tax demand	0.29	2016-17

- (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, 1961 (43 of 1961).



9. The Company has not taken any loan from any lender and hence this clause is not applicable.
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 up to 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 up to 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 sections 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 Note 1(B)(4)(x))b) 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 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 not incurred cash losses during the current financial year. The company has incurred cash losses amounting to Rs. 12168 thousand 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 realisation 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 1(B)(4)(ix) which states the reason for 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 L.B. Jha & Co.  
Chartered Accountants  
Firm Registration No. 301088E

Radhika Singhal  
Partner  
Membership No. 0533240



Place: Gurgaon

Date : 27.05.2023

UDIN: 23533240 6670747105



## **ANNEXURE - B TO THE INDEPENDENT AUDITOR'S REPORT**

**To the Members of RITWIZ BUILDERS AND DEVELOPERS PRIVATE LIMITED**

[Referred to in paragraph 15 (g) of the Independent Auditor's Report of even date]

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

1. We have audited the internal financial controls over financial reporting of **RITWIZ BUILDERS AND DEVELOPERS PRIVATE LIMITED** ("the Company") as of 31st March, 2022 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 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 Companies Act 2013, 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:-
  - 1) 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;
  - 2) 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



- 3) 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 31<sup>st</sup> 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 31<sup>st</sup> 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 L.B. Jha & Co.  
Chartered Accountants  
Firm Registration No. 301088E

Radhika Singhal  
Partner  
Membership No. 0533240



Place: Gurgaon  
Date : 27.05.2023  
UDIN: *3533240B5TUYH 7105*

**RITWIZ BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
**BALANCE SHEET AS AT 31ST MARCH, 2023**

PARTICULARS	NOTE NO.	As At 31.03.2023 Amount in Rs. '000	As At 31.03.2022 Amount in Rs. '000
<b>A ASSETS</b>			
<b>1 Current assets</b>			
(a) Inventories	2.1	128,075.29	128,075.29
(b) Financial Assets			
(i) Cash and cash equivalents	2.2	1,720.93	9,676.02
(c) Current Tax Assets (Net)	2.3	1,160.63	1,973.55
(d) Other Current Assets	2.4	1.86	1.66
		130,958.71	139,726.53
<b>Total Assets</b>		<b>130,958.71</b>	<b>139,726.53</b>
<b>B EQUITY AND LIABILITIES</b>			
<b>1 Equity</b>			
(a) Equity Share capital	2.5	500.00	500.00
(b) Other Equity	2.6	-1,918.15	-15,790.65
		-1,418.15	-15,290.65
<b>2 Current liabilities</b>			
(a) Financial Liabilities			
(i) Other Financial Liabilities	2.7	246.64	975.39
(b) Other Current Liabilities	2.8	132,130.22	154,041.78
		132,376.86	155,017.17
<b>Total Equity &amp; Liabilities</b>		<b>130,958.71</b>	<b>139,726.53</b>

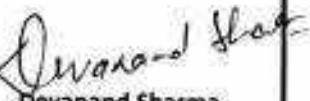
*In terms of our report of even date attached*  
For L.B. Jha & Co.  
Chartered Accountants  
FRN:301088E

For and on behalf of the Board  
**RITWIZ BUILDERS AND DEVELOPERS PRIVATE LIMITED**

  
Radhika Singh  
Partner  
Membership No.533240



  
Chittaranjan Jena  
Director  
DIN:03132183

  
Devanand Sharma  
Director  
DIN:06940409

Place:-Gurugram  
Date:- 27th May 2023

UDIN: 23533240 B4TUVH 7105

## RITWIZ BUILDERS AND DEVELOPERS PRIVATE LIMITED

## STATEMENT OF PROFIT &amp; LOSS FOR THE YEAR ENDED 31ST MARCH, 2023

PARTICULARS	Notes	For the year ended 31.03.2023 (Rs. in '000)	For the year ended 31.03.2022 (Rs. in '000)
I Revenue from operations	2.9	5,392.24	120,425.00
II Other Income	2.10	10,290.42	999.42
III Total Income (I+II)		15,682.66	121,424.42
IV Expenses:			
- Project Expenses	1.11	0.00	73,225.14
- Changes in Inventories	2.12	0.00	58,645.21
- Other expenses	2.13	1,241.97	1,719.83
Total Expenses		1,241.97	133,590.18
V Profit before Exceptional Items and Taxes (III-IV)		14,440.69	-12,165.76
VI Exceptional Items		0.00	0.00
VII Profit before tax (V-VI)		14,440.69	-12,165.76
(i) Current Tax		570.00	0.00
(ii) Deferred Tax		0.00	0.00
(iii) Earlier Year adjustment in Tax (Net)		-1.80	1.80
IX Profit/(Loss) for the year (VII-VIII)		13,872.49	-12,167.56
X Other Comprehensive Income			
A (i) Items that will not be reclassified to profit or loss			
(ii) Income tax relating to items that will not be reclassified to profit or loss			
B (i) Items that will be reclassified to profit or loss		0.00	0.00
(ii) Income tax relating to items that will be reclassified to profit or loss			
Balance transferred to Balance Sheet		13,872.49	-12,167.56
Earnings per Equity Share (Basic & Diluted)		277.45	-243.35

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

In terms of our report of even date attached herewith.

As per our report of even date attached.

for L.B. Jha &amp; Co.

Chartered Accountants

FRN:301088E

Radhika Singh

Partner

Membership No.533240



Place: Gurugram

Date: 27th May 2023

UDW-2352240 BHUYH 7105

For &amp; on behalf of the Board

RITWIZ BUILDERS AND DEVELOPERS PRIVATE LIMITED

Chittaranjan Jena

Director

DIN:03132183

Devanand Sharma

Director

DIN:06940409



**RITWIZ BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
**CASH FLOW STATEMENT FOR THE YEAR ENDED ON 31ST MARCH, 2023**

Particulars	31st March,2023		31st March,2022	
	(Rs. in '000)		(Rs. in '000)	
<b>A. CASH FLOW FROM OPERATING ACTIVITIES</b>				
Net Profit before Tax, appropriation, and extra-Ordinary items		14,440.69		-12,165.76
<b>Operating Profit before Working Capital Changes</b>				
Adjustments for :				
Increase/(Decrease) in other current liabilities	-728.75			-47,579.75
Increase in other current assets	-0.20			0.38
Decrease/(Increase) in Other financial liabilities	-21,911.55			9,540.59
Decrease in Inventory	0.00			58,645.21
<b>Cash generated from operation</b>		-22,640.50		20,606.42
Taxes paid during the year		244.72		606.76
<b>NET CASH FROM OPERATING ACTIVITIES</b>		-7,955.09		9,047.42
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>		0.00		0.00
<b>NET CASH FROM INVESTING ACTIVITIES</b>		0.00		0.00
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>				
Issue of Equity Share Capital		0.00		0.00
Proceeds from Unsecured Loans		0.00		0.00
<b>NET CASH USED IN FINANCING ACTIVITIES</b>		0.00		0.00
<b>NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS- (A+B+C)</b>		-7,955.09		9,047.42
<b>CASH AND CASH EQUIVALENTS ( OPENING BALANCE)</b>		9,676.02		628.60
<b>CASH AND CASH EQUIVALENTS ( CLOSING BALANCE)</b>		1,720.93		9,676.02

**Note:**

Breakup of Cash & Cash equivalents

Cash in Hand	4.67	4.67
Balances with Scheduled Banks- In Current account	1,716.26	9,671.35
	<b>1,720.93</b>	<b>9,676.02</b>

*In terms of our report of even date attached*

For L.B. Jha & Co.

Chartered Accountants

FRN:301088E

Radhika Singhal

Partner

Membership No.533240

Place:-Gurugram

Date:- 27th May 2023



For and on behalf of the Board  
**RITWIZ BUILDERS AND DEVELOPERS PRIVATE LIMITED**

**Chittaranjan Jena**  
 Director  
 DIN:03132183

**Devanand Sharma**  
 Director  
 DIN:06940409

UDIN: 28533240BUTUYH 7105

NOTES TO THE FINANCIAL STATEMENTS

PARTICULARS	Note No.	31st March 2023	31st March 2022			
		(Rs.)	(Rs.)			
<b>CURRENT ASSETS</b>						
<b>INVENTORIES</b>						
(At cost or net realisable value whichever is lower)	2.1					
Work in Progress		128,075.29	128,075.29			
		<u>128,075.29</u>	<u>128,075.29</u>			
<b>FINANCIAL ASSETS</b>						
<b>CASH AND CASH EQUIVALENTS</b>						
- Balances with banks in current account	2.2	1,716.26	9,671.35			
-Cash on hand		4.67	4.67			
		<u>1,720.93</u>	<u>9,676.02</u>			
<b>CURRENT TAX ASSETS (NET)</b>						
Taxation Payments (Net of Provisions)	2.3	1,160.63	1,973.55			
		<u>1,160.63</u>	<u>1,973.55</u>			
<b>OTHER CURRENT ASSETS</b>	2.4					
Other Assets		1.86	1.66			
		<u>1.86</u>	<u>1.66</u>			
<b>EQUITY</b>						
<b>Share Capital</b>	2.5					
Authorised Capital						
50000 (P.Y 50000) Equity Shares of Rs.10/- each		<u>500.00</u>	<u>500.00</u>			
Issued, Subscribed & Paid up Capital						
50000 (P.Y 50000) Equity Shares of Rs.10/- each fully paid up in cash.		<u>500.00</u>	<u>500.00</u>			
		<u>500.00</u>	<u>500.00</u>			
a) Reconciliation of the number of shares outstanding is as follows :						
<b>Equity Shares</b>						
	Nos.	(Rs.)	Nos.	(Rs.)		
At the beginning of the year	50000	500	50000	500		
Add: Issued/(Cancelled) during the year	-	-	-	-		
At the end of the year	50000	500	50000	500		
b) Details of shareholders holding more than 5% shares in the company						
<b>Name of Shareholder</b>	%	No. of Shares	%	No. of Shares		
Vipul Limited, the holding Company						
50,000 (PY 50,000) Equity shares of Rs. 100 each fully paid	100%	50,000	100%	50,000		
<b>Note:</b> As per records of the company, including its register of shareholders/members, the above shareholding represent both legal and beneficial ownership of shares.						
<b>C) Shares held by promoters at the end of the year</b>						
	As at March 31, 2023		As at March 31, 2022			
S.No,	Promoter name	No of shares	% of total shares	No of shares	% of total shares	% change during the year
1.	Vipul Limited	50,000	100%	50,000	100%	0%



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

**OTHER EQUITY****Reserves & Surplus****2.6****Surplus in the Statement of Profit and Loss**

Balance as per last financial statements

-15,790.65

-3,623.08

Add: Profit/(loss) for the year

13,872.49

-12,167.56

Net Deficit in the statement of Profit and Loss

-1,918.15-15,790.65**CURRENT LIABILITIES****FINANCIAL LIABILITIES****Other Financial liabilities****2.7**

Audit fees payable

17.73

17.73

Other liabilities

221.81

202.91

Duties and Taxes Payable

7.10

754.75

246.64975.39**OTHER CURRENT LIABILITIES**

Project Advance received

**2.8**

73,720.22

95,631.78

Other Current Liabilities

58,410.00

58,410.00

132,130.22154,041.78

PARTICULARS	Note No.	For the year ended 31.03.2023 (Rs. in '000)	For the year ended 31.03.2022 (Rs. in '000)
<b>REVENUE FROM OPERATIONS</b>	<b>2.9</b>		
Sale of Land		0.00	120,425.00
Compensation Received on Land acquisition		5,392.24	0.00
		<b>5,392.24</b>	<b>120,425.00</b>
<b>OTHER INCOME</b>	<b>2.10</b>		
Land Holding Charges		35.00	35.00
Interest Income		10,204.81	852.00
Interest on Income Tax Refund		50.61	112.42
		<b>10,290.42</b>	<b>999.42</b>
<b>PROJECT EXPENSES</b>	<b>2.11</b>		
Other project expenses		0.00	73,225.14
		<b>0.00</b>	<b>73,225.14</b>
<b>CHANGES IN INVENTORIES</b>	<b>2.12</b>		
Opening work in progress		128,075.29	186,720.50
Less: Closing Work in progress		128,075.29	128,075.29
		<b>0.00</b>	<b>58,645.21</b>
<b>OTHER EXPENSES</b>	<b>2.13</b>		
As Auditor		20.06	16.32
Brokerage		0.00	1,392.40
Rate and taxes		4.10	38.09
Legal & Professional Charges		1,211.05	264.65
Insurance Expenses		4.46	5.03
Miscellaneous Expenses		2.30	3.34
		<b>1,241.97</b>	<b>1,719.83</b>





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

**A. Equity Share Capital**

(Rs. in '000)

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	500.00	-	500.00	-	500.00

**B. Other equity**

(Rs. in '000)

Particulars	RESERVES & SURPLUS					TOTAL
	Capital Reserve	Securities Premium Reserve	General Reserves	Revaluation Reserve	Retained Earnings	
Balance as on 31.03.2021					(3,623.08)	(3,623.08)
Net Profit/(Loss) for the year					(12,167.56)	(12,167.56)
Balance as on 31.03.2022					(15,790.65)	(15,790.65)
Net Profit/(Loss) for the year					13,872.49	13,872.49
Balance as on 31.03.2023					(1,918.15)	(1,918.15)

In terms of our report of even date attached  
For L.B. Jha & Co.

For and on behalf of the Board

Chartered Accountants  
FRN:301068E

Radhika Jena  
Partner  
Membership No.533240



Place:-Gurugram  
Date:- 27th May 2023

RITWIZ BUILDERS AND DEVELOPERS PRIVATE LIMITED

Chittaranjan Jena  
Director  
DIN:03132183

Devanand Sharma  
Director  
DIN:06940409

**1) NOTES TO FINANCIAL STATEMENTS**

**A. Corporate Information**

Ritwiz Builders & Developers Private Limited (the Company) is a private company limited by shares, incorporated in India.

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

The principal business activity of the company is Real Estate Development.

**B. Significant Accounting Policies**

**1. Basis of Preparation of Financial Statements**

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

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

**2. Use of Estimate and management judgements**

The preparation of financial statement in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

**Key estimates and assumptions:**

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

**i) Estimation of net realizable value for inventory**

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

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

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



## **ii) Useful lives of property, plant and equipment**

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

## **3. Summary of significant accounting policies**

### **a. Property, Plant and Equipment**

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

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

### **b. Intangible Assets**

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

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

### **c. Revenue Recognition**

Revenue is recognized as follows:

- I. Sale of land is accounted for on the basis of execution of sale deed.
- II. Revenue in respect of other items are recognized on accrual basis.
- III. Interest income from a financial asset is recognized when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accounted for on time proportion basis taking into account the amount outstanding and the applicable rate of interest.

### **d. Inventories**

All expenses directly attributable to the projects are shown under the head "Inventory", which are carried at cost or net realizable value whichever is less.

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



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

**e. Borrowing Costs**

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

**f. Depreciation and amortization**

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

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

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

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

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

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

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

**h. Taxes on Income**

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

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

**i. Foreign Currency Transactions**

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





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

#### j. Segment Reporting

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

#### k. Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

#### l. Cash & Cash Equivalents

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

#### m. Financial Instruments

##### ➤ Financial Assets

- Initial recognition and measurement

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

- Subsequent measurement

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

- 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.

- De recognition

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

➤ **Financial liabilities –**

- Initial recognition and measurement

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

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

- Subsequent measurement

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

- Financial liabilities at fair value through profit or loss

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

- Financial liabilities measured at amortized cost

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

- De recognition

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

➤ **Fair Value measurement**

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

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

The principal or the most advantageous market must be accessible to the company. The company uses valuation technique that are appropriate in the circumstances and for which sufficient data



are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

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

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

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

#### **n. Impairment of non financial assets**

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

#### **o. Impairment of financial assets**

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



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

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

An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

The Company classifies all other liabilities as non-current.

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

**q. Trade and other payables**

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is due within 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

**4. Additional Notes to Accounts**

i.

<b>Auditors Remuneration</b>		<b>(Rs. in '000)</b>	
		<b>2023</b>	<b>2022</b>
i.	As Auditor* (Inclusive of GST)	14.16	14.16
ii.	For Taxation matters	-	-
iii.	For Other Services**	-	-
iv.	For reimbursement of expenses	-	-
		<b>14.16</b>	<b>14.16</b>
Note:	* Includes fees for limited review audit		
	** Includes Certification fees		





ii. Disclosures relating to Financial Instruments (Rs. in '000)

Details of Financial Assets by Categories	As on 31 <sup>st</sup> March 2023		As on 31 <sup>st</sup> March 2022	
	Carrying Value	Amortized Cost	Carrying Value	Amortized Cost
<b>Financial Assets</b>				
(i) Cash and Cash Equivalents	1720.99	1720.99	9676.02	9676.02
<b>Financial Liabilities</b>				
(ii) Other Financial Liabilities	246.64	246.64	975.38	975.38

iii. Financial Risk Management

The Company financial liability consists of other payables. The Company's financial assets cash and cash equivalents derive directly from its operations.

a) Credit Risk

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

b) Liquidity Risk

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

iv. Capital Management

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

v. As per information available with the company,

- 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.
- No interest during the year has been paid or payable in respect thereof.
- 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.

- Solitaire Capital India, a shareholder of Vipul SEZ Developers Pvt. Ltd. (fellow subsidiary) along with Solitaire Ventures Pte. Ltd had moved the Hon'ble Supreme Court of India in terms of Section 11(5) and (6) of the Arbitration and Conciliation Act, 1996 and accordingly the Arbitral Tribunal stood constituted. The Parties namely Solitaire Ventures Pte. Ltd and Solitaire Capital India are treated to be Claimants



therein and Vipul Group consisting of eight companies Vipul Ltd., Vipul SEZ Developers Pvt. Ltd., PKB Buildcon Pvt. Ltd., PKBK Buildwell Pvt. Ltd., KST Buildwell Pvt. Ltd., Entrepreneurs (Calcutta) Pvt. Ltd., URR Housing and Construction Pvt. Ltd. & Ritwiz Builders & Developers Pvt. Ltd. as well as Silverstone Developers Pvt. Ltd. and Karamchand Developers Pvt. Ltd. are treated to be Respondents.

All the Parties have filed their respective Claims/Counter Claims against each other. The Arbitral Proceedings are continuing.

Solitaire Capital India, a shareholder of Vipul SEZ private limited, along with Solitaire Ventures Pte. Ltd had filed two petition before the Hon'ble High court of Delhi at New Delhi and also Silverstone Developers Pvt Ltd had also filed three petitions in Hon'ble Delhi High court for seeking interim relief and the Hon'ble High court vide its order dated 10th March 2015 has disposed of all three petitions as under:

Under these circumstances, all the three petitions are accordingly disposed of, with the direction that the interim order passed on 3rd December, 2012 and modification order dated 27th September, 2013 in OMP NO 1123/2012 shall continue during the pendency of arbitral proceedings unless the said order is modified by the Arbitral Tribunal in respect of 132.568 acres (as 6 acres of land already sold with the consent of the parties) as per revised Project Land as per the MOU/Agreement dated 13th September, 2008.

Effect, if any, required to be made in the financial statement of the company in this respect shall be made on finality of the matter.

Solitaire Capital India & Anr. (Appellant) filed a Company Petition No.94/2019 under Section 241 and 242 of the Companies Act, 2013 against Vipul Sez Developers Pvt. Ltd. & Anr before Hon'ble NCLT, New Delhi Bench, again seeking the same interim prayers which were rejected earlier on three occasions. Respondents namely Vipul Limited & others responded to the said Company Petition by filing Application being C.A. No. -422/C-III/ND/201 u/s 8 of Arbitration & Conciliation Act questioning the Jurisdiction of Hon'ble NCLT as the Parties are before Arbitral Tribunal and seized of the dispute/matter. Hon'ble NCLT despite observing and recording that the parties are before the Arbitral Tribunal passed a conditional order dated 09.08.2019 granting injunction on the piece of land admeasuring 7 acres purchased vide sale deed no. 3543 dated 12.05.2006 till the decision on the application filed by the Appellant u/s 17 of Arbitration & Conciliation Act or Decision of Hon'ble NCLT in relation to Application being C.A. No. -422/C-III/ND/201 u/s 8 of Arbitration & Conciliation Act WHICHEVER IS EARLIER. Arbitral Tribunal rejected the application of Appellant u/s 17 of Arbitration Act vide its order dated 12.12.2019. The Appellant (Claimants before Hon'ble Arbitral Tribunal) have challenged the said rejection order of Hon'ble Arbitral Tribunal before Hon'ble Delhi High Court and The said Appeal has been dismissed as withdrawn vide Order dated 18.04.2022 passed by Hon'ble High Court of Delhi, New Delhi. Appellant approached the Hon'ble Supreme Court & the Hon'ble Supreme Court vide its order dated 09.01.2020 directed the Hon'ble NCLT to dispose off the application C.A. No. -422/C-III/ND/201 u/s 8 of Arbitration & Conciliation Act questioning the Jurisdiction of Hon'ble NCLT within 10 days. Vipul Ltd. informed the Hon'ble NCLT of Hon'ble Supreme Court Order dated 09.01.2020 on 15.01.2020. Matter was listed on 22.01.2020 & adjourned to 24.01.2020 for arguments on the application u/s 8 of Arbitration & Conciliation Act. Arguments on the application u/s 8 of Arbitration & Conciliation Act were concluded and Hon'ble NCLT dismissed the application u/s 8 of Arbitration & Conciliation Act. The Company had filed Appeal no 11 of 2021 against the order dated 04.01.2021 passed by NCLT, had been dismissed by Hon'ble NCLAT vide their order dated 20.01.2022. The Company had also filed Appeal No 60 of 2020 against which the Hon'ble NCLT granted a stay on 7 acres of land purchased vide sale deed 3543 dated 12.05.2006 which has been dismissed vide order dated 20.01.2022. The Company inter-alia has preferred a Civil Appeal being C.A. No. 2580 of 2022 and C. A. No. 2648 of 2022 before Hon'ble Supreme Court.

All the parties to the Arbitration in the Arbitral Tribunal comprising Justice A. K. Sikri (Presiding Arbitrator), Justice R. C. Chopra and Justice Reva Khetrapal, in the matter of Arbitration between M/s. Solitaire Ventures Pte Ltd. & Ors as claimants versus Vipul Limited & Ors. as respondents made a joint application dated 7th April, 2023 under Section 30 of the Arbitration and Conciliation Act, 1996 before



the Arbitral Tribunal on 14th April, 2023. As per the application, all the parties to the dispute have agreed to settle all their inter-se disputes and sought passing of the "Consent Award" by the Hon'ble Arbitral Tribunal in terms of the settlement arrived at between the parties in the form and manner (and only in the form and manner) as detailed in Section II of the said joint application and any deviation therefrom will not constitute a valid settlement (unless consented by all Parties in writing), and any such action shall be void ab initio and unenforceable.

The Consent Award dated 12th May, 2023 has been pronounced by the Hon'ble Arbitral Tribunal on 14th May, 2023. As set out in the joint application, all claims / counter claims, which are subject matter of the Arbitration, between the parties in arbitration (or even amongst certain parties inter-se) have been stand withdrawn on passing of the Consent award and "Consent Award" of the Arbitral Tribunal is be binding on the parties in accordance with the provisions of the Arbitration & Conciliation Act, 1996.

vii. **Earnings Per Share**

Particulars	31.3.2023	31.3.2022
Profit/(Loss) for the year (Rs. in '000)	13870.75	(12167.56)
Weighted average number of Equity Shares	50000	50000
Nominal Value of Each Share (Rs)	10	10
Basic and Diluted Earnings / (Loss) Per Share (Rs)	277.42	(243.35)

viii. Some part of Inventories amounting to book value of Rs.17,82,58,578 (Previous year: Rs. 17,82,58,578) (Refer to Note No.2.1) has been mortgaged to a bank for availing credit facility by Vipul Limited, the holding company.

ix. 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.

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

a. **Names of the related parties:**

**Holding Company**  
1 VIPUL LIMITED

**Key Management Personnel**  
1 Mr. SHYAM SUNDER GUPTA  
2 Mr. CHITTARANJAN JENA  
3 Mr. Devanand Sharma

**Fellow Subsidiary**  
1 VIPUL SEZ DEVELOPERS PVT LTD  
2 PKBK BUILDWELL PVT LTD  
3 PKB BUILDCON PVT LTD  
4 KST BUILDWELL PVT LTD  
5 ENTREPRENEURS CALCUTTA PVT LTD  
6 VIPUL HOSPITALITY LTD  
7 VIPUL SOUTHERN INFRACON LTD  
8 UNITED BUILDWELL PVT LTD  
9 BHATINDA HOTELS LTD  
10 HIGH CLASS PROJECTS LTD



- 11 GRAPHIC RESEARCH & CONSULTANTS INDIA PVT LTD
- 12 ABHIPRA TRADING PVT LTD
- 13 VINEETA TRADING PVT LTD
- 14 VSD BUILDWELL PVT LTD
- 15 VIPUL EASTERN INFRACOM PRIVATE LIMITED
- 16 URR HOUSING & CONSTRUCTION PRIVATE LIMITED

**Entities having Common Key Management Personnel**

- 1 VIPUL INFRACON PVT LTD
- 2 LAXPO COMPANY PVT LTD
- 3 S. PAUL LEASING & FINANCE PVT LTD
- 4 ESSART INDIA PVT LTD
- 5 GREEN VILLAS PVT LTD
- 6 MAXWORTH MARKETING PVT LTD
- 7 VIPUL VOCATIONAL INSTITUTE PVT LTD
- 8 FLYING FOX HOLIDAYS PVT LTD
- 9 VIPUL TRADE CENTRE DEVELOPERS PVT LTD
- 10 GREENFIELD BUILDWELL PVT. LTD.

**(b) Related Party Transactions:**

Current Year						(Rs. in '000)
Name of Related Party	Relation-ship	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	Advance received	(48198.74)	23885.50	(2008.95)	(26252.19)
		Land Holding Charges	245.00	35.00	-	280.00
Entrepreneur (Cal.) Pvt Ltd	Fellow Subsidiary	Advance received	(47188.03)	-	-	(47188.03)

Previous year						(Rs. in '000)
Name of Related Party	Relation-ship	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	Advance received	(97523.16)	168191.99	(119357.56)	(48198.74)
		Land Holding Charges	210.00	35.00	-	245.00
Entrepreneur (Cal.) Pvt Ltd	Fellow Subsidiary	Advance received	(47188.03)	-	-	(47188.03)

xi. Contingent liabilities not provided for: (Rs. in '000)

- in respect of Income Tax Demand for AY 2016-17 Rs.2.90 (P.Y. Rs.2.90).
- Corporate Guarantee- Rs.626100 (P.Y Rs.626100)
- Immovable property or any interest therein - Rs.150000 (P.Y Rs. 150000)





Pending litigations:

Claims against the company not acknowledged as debt: -

The Company is involved in two ongoing litigations.

(i) The litigation before the Real Estate Regulatory Authority Gurugram is scheduled for hearing on 19<sup>th</sup> July 2023.

(ii) The litigation on land dispute against State of Haryana is scheduled for hearing in Punjab & Haryana Court is scheduled on 27<sup>th</sup> July 2023.

As of now it is not possible for the Company to estimate the quantum and timing of cash outflows, if any, in respect of the above, pending resolution of the respective proceedings.

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

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

xiv. 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	0.99	0.90	9.75%	
2	Debt Equity Ratio	Total Debt	Shareholders Equity	Not Applicable			
3	Debt Service Coverage Ratio	Earnings available for debt service	Debt Service	Not Applicable			
5	Inventory Turnover Ratio	Cost of goods sold	Average inventory	Not Applicable			
6	Trade Receivables Turnover Ratio	Net Credit Sales	Average Accounts Receivable	Not Applicable			
7	Trade Payables Turnover Ratio	Net Credit Purchases	Average Trade Payables	Not Applicable			
8	Net Capital Turnover Ratio	Net Sales	Working Capital	-3.80	-7.88	-51.77%	The company has received compensation on the land acquired
9	Net Profit Ratio	Net Profit	Net Sales	2.57	-0.10	2670.00%	Same as above
10	Return on Capital Employed	Earning before interest and taxes	Capital Employed	Not Applicable			
11	Return on Investment	Net Profit	Cost of Investment	Not Applicable			

5. Additional regulatory information by schedule III

a. Title deeds of immovable properties not held in name of the company:

The company do not have any immovable property in Fixed Assets.





**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 wilful defaulter by any bank or financial institution or government or any government authority.

**d. Utilisation 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:

- iv. 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
- v. 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 crypto currency or virtual currency**

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


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

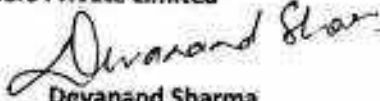
The Company does not have any transactions with struck-off companies.

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

The company has three charges. One charge of Rs. 250,000 thousand is closed but satisfaction is pending due to procedural delays.

For Ritwiz Builders & Developers Private Limited

  
Chittaranjan Jena  
Director  
DIN:03132183

  
Devanand Sharma  
Director  
DIN:06940409

