



INDEPENDENT AUDITOR'S REPORT

To the Members of ARMAAN REAL ESTATE PRIVATE LIMITED
(CIN NO: U70109MH2013PTC243947)

Report on the audit of the Financial Statements

Opinion

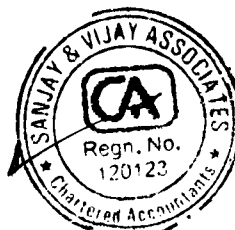
1. We have audited the accompanying Standalone financial statements of **Armaan Real Estate Private Limited** ("the Company"), which comprise the Balance Sheet as at 31st March, 2023, the Standalone Statement of Profit and Loss and Cash Flow Statement for the year then ended, and a summary of significant 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, the aforesaid financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, and Loss for the year ended on that date.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics.
4. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Information other than the financial statements and auditors' report thereon

5. The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, but does not include the financial statements and our auditor's report thereon.
6. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.
7. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. When we read the Annual 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 Financial Statements

8. The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position and financial performance of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act. This responsibility also includes the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting the 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 control, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.
9. In preparing the financial statements, management and board of directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so. The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the audit of the financial statements

10. Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.
11. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also :
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls.
 - Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, 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.



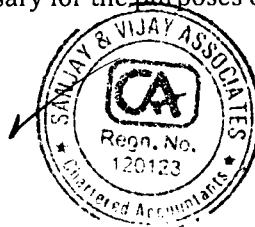
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
 - Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
12. 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.
13. 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. 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 matter or when, in extremely rare circumstances, 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.

Opinion

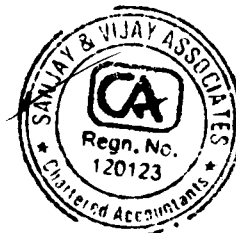
14. In our opinion and to the best of our information and according to the explanations given to us, the financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:
- (a) in the case of the Standalone Balance Sheet, of the state of affairs of the Company as at 31st March, 2023;
 - (b) in the case of the Standalone Statement of Profit and Loss, of the loss of the Company for the year ended on that date, and
 - (c) in the case of the Cash Flow Statement of the Company for the year ended on that date.

Report on other Legal and Regulatory Requirements

15. The provisions of 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 is not applicable to the Company.
16. 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.

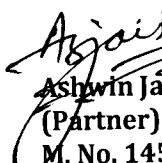


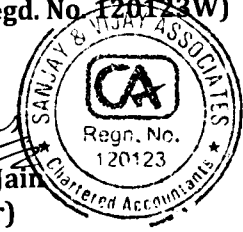
- b) In our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- c) The Balance Sheet and the Statement of Profit and Loss, dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e) On the basis of 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.
- f) The reporting on the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls as prescribed u/s 143(3)(i) of the Act is not applicable to the company.
- g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i) The Company does not have any pending litigations which would materially impact its financial position;
 - ii) The Company did not have any long-term contracts including derivatives contracts for which there were any material foreseeable losses; and
 - iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- iv) a) The Management has represented that, to the best of its knowledge and belief, as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- b) The Management has represented, that, to the best of its knowledge and belief, as disclosed in the notes to accounts, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- c) Based on the audit procedures that has 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 [g] (iv) (a) and (b) above, contain any material misstatement.



- v) The Board of Directors of the Company have not proposed dividend for the current year and in the previous year.
- vi) As proviso to rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable for the Company only w.e.f. April 1, 2023, reporting under this clause is not applicable.

For Sanjay & Vijay Associates
Chartered Accountants
(Firm Regd. No. 120123W)


Ashwin Jain
(Partner)
M. No. 145156
UDIN : 23145156BGWJZR9449
Place : Mumbai
Dated : 08/09/2023



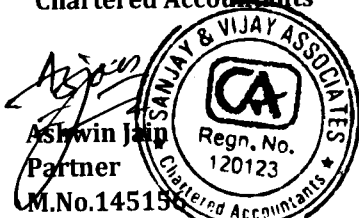
ARMAAN REAL ESTATE PRIVATE LIMITED

CIN NO : U70109MH2013PTC243947

BALANCE SHEET AS AT MARCH 31, 2023**(INR IN HUNDREDS)**

Particulars	Note no.	As on 31-03-2023 Amount	As on 31-03-2022 Amount
I EQUITY & LIABILITIES:			
1 SHAREHOLDERS' FUNDS			
(a) Share Capital	2	2,000	2,000
(b) Reserves and Surplus	3	(5,119)	(2,553)
		(3,119)	(553)
2 NON-CURRENT LIABILITIES			
(a) Long Term Borrowings	4	51,65,000	31,45,000
3 CURRENT LIABILITIES			
(a) Other Current Liabilities	5	24,12,226	82,849
TOTAL		75,74,107	32,27,297
II ASSETS:			
1 NON-CURRENT ASSETS			
Fixed Assets			
(a) Property, Plant and Equipment	6	10,616	164
(b) Non Current Investment	7	450	450
Other Non Current Assets			
2 CURRENT ASSETS			
(a) Inventories	8	61,38,959	29,94,499
(b) Cash and Cash Equivalents	9	9,64,263	1,81,655
(c) Trade Receivable	10	30,450	-
(d) Short-term loans and advances	11	48,765	50,355
(e) Other Current Assets	12	3,80,604	174
TOTAL		75,74,107	32,27,297
Significant accounting policies	1		
Notes on Financial Statements	2 to 28		

AS PER OUR REPORT OF EVEN DATE

For Sanjay & Vijay Associates
Chartered Accountants

Firm Reg No.120123W

Place: Mumbai

Date: - 08-09-2023

For and on behalf of the Board of Directors


Ramesh Ludhani
Chairman & Director
Din No. 06992037

ARMAAN REAL ESTATE PRIVATE LIMITED

CIN NO : U70109MH2013PTC243947

STATEMENT OF PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED MARCH 31, 2023


(INR IN HUNDREDS)

Particulars	Note no.	As on 31-03-2023	As on 31-03-2022
		Amount	Amount
INCOME			
Revenue from Operations		-	-
Other Income	13	2,440	991
		2,440	991
EXPENDITURE			
Operating Expenses	14	31,44,461	26,44,781
Change in Inventories		(31,44,461)	(26,44,781)
Administrative Expenses	15	729	708
Finance Cost	16	37	41
Depreciation And Amortised Expenses	6	4,240	281
		5,005	1,031
Profit / (Loss) before Exceptional and Extraordinary Items and Tax		(2,566)	(39)
Exceptional Items			
Profit / (Loss) before Extraordinary Items and Tax		(2,566)	(39)
Extraordinary Items			
Profit/(Loss) before tax		(2,566)	(39)
<u>Tax Expenses</u>			
- Current Tax		-	56
Profit / (Loss) for the year from Continuing Operations		(2,566)	(95)
Profit / (Loss) for the year from Discontinuing Operations			
Tax Expenses of Discontinuing Operation			
Profit / (Loss) for the period from Discontinuing Operations (After Tax)			
Profit / (Loss) for the year		(2,566)	(95)
Earning per share in Rs. (Refer Note No.23)		(12.83)	(0.48)
Significant accounting policies	1		
Notes on Financial Statements	2 to 28		


AS PER OUR REPORT OF EVEN DATE

For Sanjay & Vijay Associates
Chartered Accountants

For and on behalf of the Board of Directors


 Sanjay
 Partner
 M.No.143126
 Firm Reg No. 120123W
 Place: Mumbai
 Date: - 08-09-2023




 Ramesh Ludhani
 Chairman & Director
 Din No. 06992037

ARMAAN REAL ESTATE PRIVATE LIMITED

CIN NO : U70109MH2013PTC243947

CASH FLOW STATEMENT ANNEXED TO THE FINANCIAL STATEMENTS AS AT MARCH 31, 2023

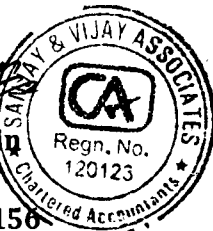
(INR IN HUNDREDS)

Particulars	F.Y 2022-23 Amount	F.Y 2021-22 Amount
A) Cash flow from operating activities		
Net profit after tax & extraordinary items	(2,566)	(95)
Adjustment for :		
Add: Depreciation and amortization expense	4,240	281
Add: Provision for Income tax	-	56
Operating Profit before working capital changes	1,674	242
Adjustment for working capital Changes		
(Increase)/Decrease in other Current Assets	(3,80,430)	(174)
(Increase)/Decrease in Trade Receivable	(30,450)	-
(Increase)/Decrease in Inventories	(31,44,461)	(26,44,781)
(Increase)/Decrease Short-term loans and advances	1,590	(50,355)
(Increase)/(Decrease) in Current Liabilities & Provisions	23,29,376	64,881
Cash generated from Operations	(12,22,700)	(26,30,187)
Income tax		(56)
Cash flow from operating activities	(12,22,700)	(26,30,243)
B. Cash flow from Investing activities		
Purchase Fixed Assets	(14,692)	-
Purchase of Investments	-	-
Change in long term fixed deposit	-	-
Net cash used in Investment activities	(14,692)	-
C. Cash flow from Financing activities		
Long Term Borrowings form Others	20,20,000	27,95,000
Long Term Borrowings form Banks		
Net cash used in financing activities	20,20,000	27,95,000
Net increase/ (decrease) in cash and cash equivalents (A)+(B)+(C)	7,82,608	1,64,757
Cash & cash equivalents as at April 1, 2022/April 1, 2021	1,81,655	16,899
Cash & cash equivalents as at March 31, 2023/March 31, 2022	9,64,263	1,81,655

AS PER OUR REPORT OF EVEN DATE
For Sanjay & Vijay Associates
Chartered Accountants

For and on behalf of the Board of Directors

Ashwin Jain
Partner
M.No.145156



Firm Reg No.120123W
Place: Mumbai
Date: -08/09/2023



Ramesh Ludhani
Chairman & Director
Din No. 06992037

ARMAAN REAL ESTATE PRIVATE LIMITED
CIN NO : U70109MH2013PTC243947
NOTES ON FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023

NOTE NO : 1

A. SIGNIFICANT ACCOUNTING POLICIES

A. Basis of preparation of Accounts

The financial statements have been prepared and presented under the historical cost convention on accrual basis of accounting in accordance with the accounting principles generally accepted in India ('Indian GAAP') and comply with the Accounting standards prescribed in the Companies (Accounting Standards) Rules, 2006 which continue to apply under section 133 of the Companies Act, 2013 ('the Act') read with rule 7 of the Companies (Accounts) Rules, 2014 and other relevant provisions of the Act, to the extent applicable.

B. Use of Estimates

The preparation of financial statements in conformity with the Generally Accepted Accounting Principles requires estimates and assumptions to be made that affect the reported amount of assets and liabilities and disclosure of contingent liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Any differences between the actual results and the estimates are recognized in the period in which the results are known / materialized.

C. Property, Plant and Equipment's and Intangible Assets

Fixed Assets are stated at cost of acquisition (or revalued amounts, as the case may be), less accumulated depreciation and impairment losses if any. Cost comprises of purchase price and freight, duties, levies and all other incidentals attributable to bringing the asset to its working condition for its intended use Assets under installation or under construction and the related advances as at the Balance Sheet date are shown as Capital Work in Progress

Borrowing costs that are attributable to the acquisition or construction of qualifying assets are capitalized as part of the cost of such assets. A qualifying asset is one that takes substantial period of time to get ready for its intended use or sale. Other borrowing costs not attributable to the acquisition of any capital asset or investments are recognized as expenses in the period in which they are incurred.

D. Depreciation

Depreciation on tangible fixed assets has been provided as per written down value method as per the useful life prescribed in Schedule II of the Companies Act, 2013.

E. Investments

Long Term investments are stated at cost after providing for any diminution in value, if such diminution is of permanent nature.

Current Investments are stated at lower of cost or market value.

F. Inventories

All inventories are stated at Cost or Net Realizable Value, whichever is lower.

Incomplete Projects' include cost of incomplete properties for which the Company has not entered into sale agreements and in other cases where the revenue recognition is postponed. 'Incomplete Projects' also include initial project costs that relate to a (prospective) project, incurred for the purpose of securing the project. These costs are recognized as expenditure for the period in which they are incurred unless they are separately identifiable and it is probable that the respective project will be obtained.

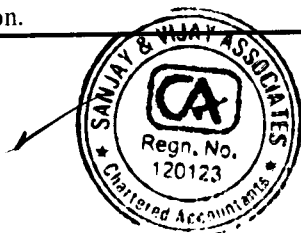
G. Revenue Recognition

Significant items of Income and Expenditure are recognised on accrual basis, except those with significant uncertainties.

Revenue from projects is recognised on using Project Completion Method of Accounting. Revenue is recognized in relation to the sold area in the year on which occupancy certificate of projects received.

Interest - Revenue is recognised on a time proportion basis taking into the accounts the amount outstanding and rate applicable

Dividend income on investments is accounted for when the right to receive the payment is established by Balance Sheet date
Income on NPI is recognised on realisation.



ARMAAN REAL ESTATE PRIVATE LIMITED
CIN NO : U70109MH2013PTC243947
NOTES ON FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023

H. Taxes on Income

Current tax is determined as the amount of tax payable in respect of taxable income of the year.

Deferred tax for the year is recognized, on timing differences, being the difference between taxable income and accounting income that originate in one period and are capable of reversal in one or more subsequent periods.

Deferred tax assets and liabilities are measured using the tax rates and tax laws that have been enacted or substantively enacted by the Balance Sheet date. Deferred tax assets are recognized and carried forward only if there is reasonable/virtual certainty of its realisation.

I. Employee Benefits

Short-term employee benefits are recognized as an expense at the undiscounted amount in the Profit and Loss account of the year in which the related service is rendered.

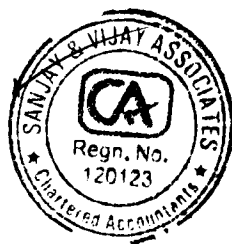
Post employment and other long term employee benefits are recognized as an expense in the Profit and Loss account for the year in which the employee has rendered services. The expense is recognized at the present value of the amount payable determined using actuarial valuation techniques. Actuarial gains and loss in respect of post employment and other long term benefits are charged to the Profit and Loss account.

J. Earnings per share

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

K. Contingent Liabilities and Commitments (to the extent not provided for)

Provisions involving a substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources. Contingent Liabilities are not recognized but are disclosed in the notes. Contingent Assets are neither recognized nor disclosed in the Financial Statements.



ARMAAN REAL ESTATE PRIVATE LIMITED

CIN NO : U70109MH2013PTC243947

NOTES TO FINANCIAL STATEMENT FOR THE YEAR ENDED MARCH 31, 2023

2 SHARE CAPITAL

(INR IN HUNDREDS)

	As at March 31, 2023 (Amount)	As at March 31, 2022 (Amount)
a. Authorised 40,000 (P.Y.40,000) Equity Shares of Rs.10/- each	4,000	4,000
	-	-
	4,000	4,000
b. Issued, subscribed and fully paid up 20,000 (P.Y.20,000) Equity Shares of Rs.10/- Each (Fully Paid up)	2,000	2,000
	-	-
	2,000	2,000

c. Reconciliation of the shares
Equity shares

As at March 31, 2023		As at March 31, 2022	
No of shares	Amount	No of shares	Amount
20,000	2,000	20,000	2,000
-	-	-	-
-	-	-	-
-	-	-	-
20,000	2,000	20,000	2,000

Balance as at the beginning of the year

Shares Issued during the year

Shares bought back during the year

Any other movement (please specify)

Balance as at the end of the year

d. Terms and rights attached to equity shares

- (i) The Company has only one class of equity shares having nominal value of Rs. 10/- per share. Each Shareholder is eligible for one vote per share held
- (ii) No dividend proposed by the Board of Directors is subject to the approval of shareholders in the ensuing Annual General Meeting.
- (iii) In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.
- (iv) During the year, the amount of per share dividend recognised as distributions to equity shareholders is Rs NIL (March 31, 2021: Rs NIL)

e. Shares held by ultimate holding company, holding company, subsidiaries or associates of ultimate holding company, subsidiaries or associates of holding company

Number of Equity Shares held by:

Ultimate Holding Company

Holding Company

Subsidiaries or Associates of Ultimate Holding Company

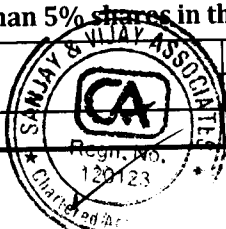
Subsidiaries or Associates of Holding Company

As at March 31, 2023		As at March 31, 2022	
-	-	-	-
19,999	19,999	19,999	19,999
-	-	-	-
-	-	-	-
-	-	-	-

As per the records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

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

Name of Shareholder	As at March 31, 2023		As at March 31, 2022	
	No of shares	% holding	No of shares	% holding
AKP Holdings Private Limited	19999	99.99%	19999	0.01%



- g. Equity shares movement during the 5 years preceding to 31 March 2023**
- i No Equity shares allotted as fully paid-up pursuant to contract without payment being received in cash by the company during the 5 preceding years.
- ii **Equity shares issued as bonus:**
No bonus equity shares allotted by the company during the preceding 5 years.
- iii **Equity shares extinguished on buy-back:**
No equity shares buyback by the company during the preceding 5 years.
- h. Details of Shares held by Promoters and changes in holding during the year**

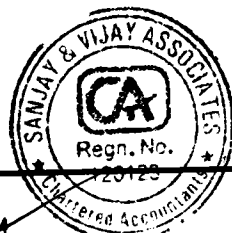
Sl.No.	Promoter Name	As at March 31, 2023		As at March 31, 2022		% Change During the Year
		No.of Shares	% of holding	No.of Shares	% of holding	
i	AKP Holdings Private Limited	19999	99.99	19999	99.99	0.00
ii	Anand Pandit	1	0.01	1	0.01	0.00
		20000	100	20000	100	



NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED MARCH 31, 2023

(INR IN HUNDREDS)

Particulars	As on 31-03-2023 Amount	As on 31-03-2022 Amount
NOTE NO. 3 - RESERVE AND SURPLUS		
(a) Profit & Loss Account		
Opening Balance	(2,553)	(2,457)
Add: Transfer from Profit & Loss Account	(2,566)	(95)
	(5,119)	(2,553)
NOTE NO. 4 - LONG TERM BORROWINGS		
Unsecured Loan		
-From Body Corporates	51,65,000	31,45,000
	51,65,000	31,45,000
NOTE NO. 5 - CURRENT LIABILITIES & PROVISIONS		
Sundry Creditors for Expenses	1,12,451	79,433
Duties & Taxes	78,240	687
Others	7,534	2,729
Revenue billed in advance		
	1,98,226	82,849
NOTE NO. 7 - NON CURRENT INVESTMENT		
NON TRADE INVESTMENT		
Unquoted: Fully Paid up		
<u>In Equity Shares of Others Company</u>		
Roseate Real Estate Pvt Ltd	450	450
(4,500 {P.Y.4,500} Equity Shares of Rs.10/- each fully paid up)		
	450	450
Aggregate Value of: -		
-Unquoted Investment	450	450
Book value		
NOTE NO. 8- INVENTORIES		
Opening Balance	29,94,499	3,49,718
Additions during the year	31,44,461	26,44,781
Closing Balance	61,38,959	29,94,499
NOTE NO. 9 - CASH AND CASH EQUIVALENTS		
(a) Cash on hand	9,64,263	1,81,655
(b) Balance with Banks		
	9,64,263	1,81,655
NOTE NO. 10 - TRADE RECEIBALE		
Sundry Debtors (See note no 17)	30,450	-
	30,450	-
NOTE NO. 11- SHORT-TERM LOAN AND ADVANCES		
(a) Deposits	1,810	1,810
(b) Advance to Suppiler	6,002	36,495
(C) Advance tax and TDS	26,748	50
(d) Others	14,205	12,000
	48,765	50,355



NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED MARCH 31, 2023

(INR IN HUNDREDS)

Particulars	As on 31-03-2023 Amount	As on 31-03-2022 Amount
NOTE NO. 12 - OTHER CURRENT ASSETS		
Other Current Assets	5,404	174
Deferred Expenses	3,75,200	-
	3,80,604	174
NOTE NO. 13- OTHER INCOME		
Interest on Fixed Deposits	2,436	991
Interest on Income Tax Refund	3	-
	2,440	991
NOTE NO. 14 - OPERATING EXPENSES		
Expenses during the year		
- Development Charges & Other Expenses	1,69,400	5,02,254
- Material Consumed	16,584	2,22,446
- Contractors, Labours & Other Charges	23,38,227	2,22,390
- Selling, Administrative & Other Expenses	5,45,073	16,44,130
- Financial Cost	3,292	20,213
- Other Administrative Exp	71,886	33,349
	31,44,461	26,44,781
NOTE NO. 15 - ADMINISTRATIVE EXPENSES		
Audit fees	295	295
Donation	75	220
Filing Charges	24	15
Office Exp.	104	52
Professional Fees	35	94
Postage & Courier Charges	1	-
Professional Tax	25	25
Stamp Duty, Registrarion & Legal Exp.	169	7
	729	708
NOTE NO. 16 - FINANCE COST		
Bank Charges	37	41
	37	41



ARMAAN REAL ESTATE PRIVATE LIMITED

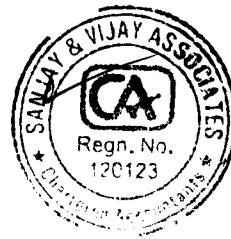
CIN NO : U70109MH2013PTC243947

Depreciation As Per Companies Act

NOTE NO. 6 : PROPERTY, PLANT AND EQUIPEMENT

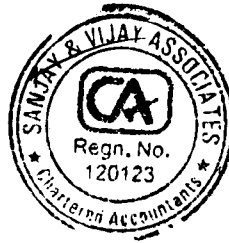
(INR IN HUNDREDS)

(i) Tangible Assets			
Particulars	Computer & Software	Motor Car	Total
Gross block			
Balance as at 1st April 2021	458	-	458
Additions		-	-
Disposals		-	-
Balance as at 31 March 2022	458	-	458
Additions		14,692	14,692
Disposals	-	-	-
Balance as at 31 March 2023	458	14,692	15,150
Accumulated depreciation			
Balance as at 31 March 2021	13	-	13
Charge for the year	281	-	281
Disposals	-	-	-
Balance as at 31 March 2022	294	-	294
Charge for the year	104	4,136	
Disposals	-	-	-
Balance as at 31 March 2023	397	4,136	4,534
Net carrying amount as at 31 March 2022	164	-	164
Net carrying amount as at 31 March 2023	60	10,556	10,616



NOTE NO. 17

Short-term trade receivable ageing schedule						
Particulars	Outstanding following the period from due date of payment					
	Less than 6 months	6 months - 1 years	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade Receivable - considered good	30,450	-	-	-	-	30,450
(ii) Undisputed Trade Receivable - considered doubtful	-	-	-	-	-	-
(iii) Disputed Trade Receivable - considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivable - considered doubtful	-	-	-	-	-	-
(v) Unbilled Dues	-	-	-	-	-	-
Total	30,450	-	-	-	-	30,450



ARMAAN REAL ESTATE PRIVATE LIMITED
CIN No : U70109MH2013PTC243947
NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED MARCH 31, 2023

NOTE NO. 18

In the opinion of the Management of the Company the Current Assets and loans and advances are approximately of the value stated if realized in the ordinary course of business except otherwise stated.

NOTE NO. 18 RELATED PARTY DISCLOSURE

List of related parties and relationships with whom transaction have taken place and relationships of control

Nature of Relationship	Name of Related party
a. Key Management Personnel (KMP)	Mr. RAMESH LUDHANI (Director) Mr. GORDHANBHAI MANDAVIYA (Director)
b. Key Management Personnel (KMP) of Holding Companies	Mrs. Roopa Pandit
b. Holding Company	AKP Holdings Pvt Ltd

(Inr In Hundreds)

Nature of Transaction	2022-23	2021-22
Unsecured Loan taken AKP Holdings Pvt. Ltd.	20,70,000	27,95,000
Unsecured Loan Repaid AKP Holdings Pvt. Ltd.	5,50,000	-
Displacement Compensation Roopa Pandit	13,020	8,400
Loan Outstanding AKP Holdings Pvt. Ltd.	45,15,000	29,95,000

NOTE NO 19 EVENTS OCCURING AFTER THE BALANCE DATE

To the best of knowledge of the management, there are no events occurring after the Balance Sheet date that provide additional information materially affecting the determination of the amounts relating to the conditions existing at the Balance Sheet Date that requires adjustment to the Assets or Liabilities of the Company.

NOTE NO 20 CONTINGENT LIABILITIES

Contingent liabilities includes bank guarantees of Rs. 700 Lakhs in favour of Mangalya Co-Operative Housing Society Limited and Rs.5 Lakhs in favour of M.H.A.D.A given by indian bank on behalf of the company for the redevelopment.

NOTE NO. 21

No provision has been made for retirement and employee benefit as per 'AS 15' regarding Retirement benefits'.

NOTE NO. 22

CORPORATE SOCIAL RESPONSIBILITY

The company does not qualify any of the criteria set forth under section 135 of Companies Act'2013, hence it is not required to contribute towards CSR activities.

DETAILS OF BENAMI PROPERTY HELD

No Proceedings have been initiated or pending against the company for holding any benami property under Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.



ARMAAN REAL ESTATE PRIVATE LIMITED

CIN No : U70109MH2013PTC243947

NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED MARCH 31, 2023

RELATIONSHIP WITH STRUCK OFF COMPANIES

The company has no relationship or transaction with any companies which are struck off pursuant to provision of section 248 of the Companies Act, 2013

DISCLOSURE RELATING TO QUARTERLY STATEMENTS-APPLICABLE IF SANCTIONED CC LIMIT IS ABOVE RS.5 CR

The company has not taken any working capital limit from any Banks or Financial Institutions hence it is not applicable on him.

DETAILS OF UNDISCLOSED INCOME

The company has not surrendered or disclosed any unrecorded income in any tax assessments under the Income Tax Act, 1961 during the financial year.

WILFUL DEFAULTER

The Company has not taken any loan from bank or financial institution during the financial year, hence the said clause is not applicable.

END USE OF BORROWINGS

The Company has not taken any loan from bank or financial institution during the financial year, hence the said clause is not applicable.

REGISTRATION OF CHARGES OR SATISFACTION WITH REGISTRAR OF COMPANIES

The Company has not taken any loan from bank or financial institution during the financial year, hence the said clause is not applicable.

COMPLIANCE WITH NUMBER OF LAYERS OF COMPANIES

The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Companies Act 2013 read with Companies (Restrictions on number of Layers) Rules, 2017.

INVESTMENT IN CRYPTO CURRENCY

The company has not traded or invested in crypto currency or virtual currency during the financial year.



ARMAAN REAL ESTATE PRIVATE LIMITED

CIN No : U70109MH2013PTC243947

NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED MARCH 31, 2023**UTILISATION OF BORROWED FUNDS AND SHARE PREMIUM**

The Company has not advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) to or in any other persons or entities, including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, that the Intermediary shall lend or invest in party identified by or on behalf of the Company (Ultimate Beneficiaries).

The Company has also not received any fund from any parties (Funding Party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

NOTE NO. 23: EARNINGS PER SHARE

Particulars	As At March 31, 2023 (Amount in Rs)	As At March 31, 2022 (Amount in Rs)
Net Profit / (Loss) After Tax available for Equity Shareholders	(2,56,594)	(9,546)
Weighted Average Number of Equity Shares of Rs.10/- each outstanding during the year	20,000	20,000
Basic/Diluted Earning Per Share (in Rs.)	(12.83)	(0.48)

NOTE NO. 24: FOREIGN CURRENCY TRANSACTIONS

There is no income or expenditure in foreign currency during the year.

NOTE NO.25

As the Company is into only one business segment i.e. Real Estate Development, accordingly there is no requirement to give Segment Reporting as per AS 17.

NOTE NO.26

a. Considering principle of prudence as enunciated in Accounting Standard - 22 "Accounting for Taxes on Income" with regards to availability of sufficient future taxable income with virtual certainty, Deferred Tax Assets for the current year have not been recognized on business loss.

NOTE No.27 FINANCIAL RATIOS


As per annexure "A" attached.

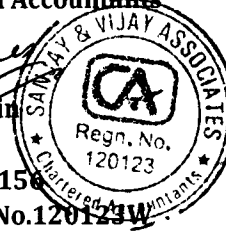
NOTE NO. 28

- Previous year figures are regrouped, rearranged wherever applicable.
- Figures are rounded off to nearest rupees.


AS PER OUR REPORT OF EVEN DATE


For Sanjay & Vijay Associates
Chartered Accountants


Ashwin Jain
Partner
M.No. 145156
Firm Reg No. 120123W
Place: Mumbai
Date: - 08-09-2023



For and on behalf of the Board of Directors


Ramesh Ludhani
Chairman & Director
Din No. 06992037



Annexure "A" to Note No.27 of the Financial Statements]**Financial Ratios**

	Ratio	Numerator	Denominator	March 31, 2023	March 31, 2022	% Variation	Reasons (if variance is more than 25%)
i	Current Ratio	Current assets	Current Liabilities	3.14	38.95	-91.95%	Due to increase in current asset
ii	Debt-Equity ratio	Long Term Debt	Equity	(1,656.13)	(5,689.47)	-70.89%	Due to increase in long term debt
iii	Debt Service Coverage Ratio	EBITDA (Excluding Interest on CC)	Debt Service (Principal + Instalment)	NA	NA	NA	NA
iv	Return on Equity Ratio	Net Profit after Taxes	Shareholder's fund	0.82	0.17	376.43%	Due to increase in net loss
v	Inventory Turnover Ratio	Revenue from operation	Average Inventory	-	NA	NA	NA
vi	Trade Receivables Turnover Ratio	Revenue from operation	Average Trade Receivables	-	NA	NA	NA
vii	Trade Payables Turnover Ratio	Purchases	Average Trade Payables	NA	NA	NA	NA
viii	Net Capital Turnover Ratio	Revenue from operation	Average Working Capital	-	-	-	-
ix	Net Profit Ratio	Net Profit after Taxes	Revenue from operation	NA	NA	NA	NA
x	Return On Capital Employed	EBIT	Capital Employed (Shareholder's Fund + Long term Borrowings)	(0.00)	(0.00)	3897.66%	Due to increase in net loss & long term debt
xi	Return On Investment	Income Generated from Investment	Cost of Investment	-	-	-	-

