

R B S C & CO.

CHARTERED ACCOUNTANTS

(Formerly S. S. Kothari & Co.)

R.K. ROYCHOUDHURY
T.K. SENGUPTA

B.Sc., B.Com., F.C.A.
B.Com., LL.B., F.C.A.

R.N. BISHNOI
P.K. BHATTACHARYA

B.Com., F.C.A.
B.Com., F.C.A.

CENTRE POINT, ROOM NO. 314
21, OLD COURT HOUSE STREET

KOLKATA - 700 001

Phone : 2248-2758, 2248-0279

e-mail : rbsc.ca@gmail.com

sskotharico@gmail.com

INDEPENDENT AUDITORS' REPORT

To,
The Members,
Sarga Udaipur Hotels & Resorts Private Limited
(formerly Shristi Udaipur Hotels & Resorts Private Limited)
New Delhi

Opinion

We have audited the accompanying Ind AS financial statements of **Sarga Udaipur Hotels & Resorts Private Limited (formerly Shristi Udaipur Hotels & Resorts Private Limited)** ('the Company'), which comprise the Balance Sheet as at 31st March, 2021, the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (herein after referred to as "Ind AS financial statements").

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

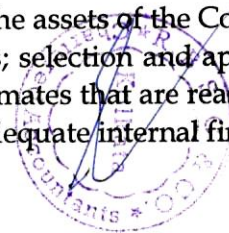
Basis for Opinion

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

Management's Responsibility for the Ind AS Financial Statements

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

This responsibility also includes 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 frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial



controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

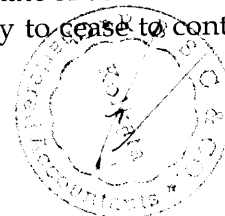
In preparing the Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so. That Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's Responsibility for the audit of the Ind AS Financial Statements

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.

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.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has 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.



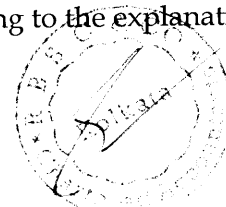
- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

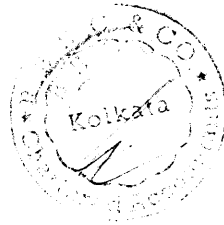
Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, we give in the Annexure A, a statement on the matters specified in the paragraph 3 and 4 of the order.
2. 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, the Statement of changes in equity and the Statement of cash flows 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 Indian Accounting Standards specified under Section 133 of the Act read with relevant rule issued there under;
 - (e) on the basis of the written representations received from the directors as on 31st March, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2021 from being appointed as a director in terms of Section 164 (2) of the Act;
 - (f) with respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
 - (g) 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:

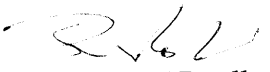


- i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements.
- ii. The Company did not have any long term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

Place: Delhi
Dated: 24th June, 2021




For R B S C & Co.
Chartered Accountants
Firm's Reg. No.-302034E


(R.N. Bardhan)
Partner
Membership no.-017270

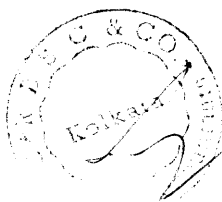
UDIN: 21017270AAANV6739

Referred to in paragraph 1 under the heading 'Report on Other Legal & Regulatory Requirement' of our report of even date to the financial statements of the Company for the year ended 31st March, 2021:

- 

8. In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of dues to banks, financial institutions or from the government and has not issued any debentures.
9. Based upon the audit procedures performed and the information and explanations given by the management, the company has not raised moneys by way of initial public offer or further public offer including debt instruments and term loans. Accordingly, the provisions of clause 3 (ix) of the Order are not applicable to the Company and hence not commented upon.
10. Based upon the audit procedures performed and the information and explanations given by the management, we report that no fraud by the Company or on the company by its officers or employees has been noticed or reported during the year.
11. Based upon the audit procedures performed and the information and explanations given by the management, the company has not paid or provided any managerial remuneration. Accordingly, the provisions of clause 3 (xi) of the Order are not applicable to the Company and hence not commented upon.
12. In our opinion, the Company is not a Nidhi Company. Therefore, the provisions of clause 3(xii) of the Order are not applicable to the Company.
13. In our opinion, all transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 and the details have been disclosed in the Financial Statements as required by the applicable accounting standards.
14. Based upon the audit procedures performed and the information and explanations given by the management, the company has not made any preferential allotment or private placement of shares during the year under review. Accordingly, the provisions of clause 3 (xiv) of the Order are not applicable to the Company and hence not commented upon.
15. Based upon the audit procedures performed and the information and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable to the Company and hence not commented upon.
16. In our opinion, the company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the Company and hence not commented upon.

Place: Delhi
Dated: 24th June, 2021



For R B S C & Co.
Chartered Accountants
Firm's Reg. No.-302034E

(R.N. Bardhan)

Partner

Membership no.-017270

UDIN: 21017270AAANU6739

"Annexure B" to the Independent Auditor's Report of even date on the Ind AS Financial Statements of Sarga Udaipur Hotels & Resorts Private Limited (formerly Shristi Udaipur Hotels & Resorts Private Limited)

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

We have audited the internal financial controls over financial reporting of **Sarga Udaipur Hotels & Resorts Private Limited (formerly Shristi Udaipur Hotels & Resorts Private Limited)** ("the Company") as of 31st March, 2021 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.



Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

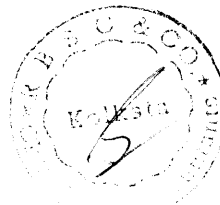
Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion


In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 2021, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

Place:

Dated: 24th June, 2021



For R B S C & Co.
Chartered Accountants
Firm's Reg. No.-302034E


(R.N. Bardhan)
Partner

Membership no.-017270

UDIN: 21067270AAAANV6739

SARGA UDAIPUR HOTELS & RESORTS PRIVATE LIMITED

(Formerly Shristi Udaipur Hotels & Resorts Private Limited)

CIN : U55101WB2007PTC112974**Balance Sheet as at 31st March, 2021**

Particulars	Note No.	As at 31st March, 2021 Rs.	As at 31st March, 2020 Rs.
I. ASSETS			
(1) Non - current assets			
(a) Property, plant and equipment	3	0.36	0.42
(b) Capital work in progress	4	3,278.46	3,190.80
(c) Financial assets			
(i) Other financial assets	5 (i)	48.44	48.44
(d) Other non-current assets	6	125.48	1,497.54
(2) Current assets			
(a) Financial assets			
(i) Cash and cash equivalents	7	6.80	17.52
(ii) Other financial assets	5 (ii)	4.70	4.26
(b) Other current assets	8	0.22	0.23
Total Assets		3,464.46	4,759.22
II. EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity Share capital	9	495.00	495.00
Liabilities			
(2) Non - current liabilities			
(a) Financial liabilities			
(i) Other financial liabilities	10 (i)	18.67	18.67
(b) Provision	11 (i)	1.95	1.83
(3) Current liabilities			
(a) Financial liabilities			
(i) Borrowings	12	1,849.53	3,220.69
(ii) Other financial liabilities	10 (ii)	1,098.93	1,022.49
(b) Provision	11 (ii)	0.29	0.29
(c) Other current liabilities	13	0.09	0.24
Total Equity and Liabilities		3,464.46	4,759.22

The accompanying notes 1 to 14 are an integral part of the financial statements.

The accompanying notes 1 to 14 are an integral part of the financial statements.

As per our report of even date attached
For R B S C & Co.
Chartered Accountants
Firm Regn. No. 302034E

R.N.Bardhan
Partner
Membership No.017270

For & on behalf of the board

Vikram Kasera
Director
DIN-00938920

Dhananjay Kumar Sarkar
Director
DIN-08105348

Place : **Delhi**
Date : 24th June, 2021


UDIN: 21017270AAAANU6739

SARGA UDAIPUR HOTELS & RESORTS PRIVATE LIMITED
(formerly Shristi Udaipur Hotels & Resorts Private Limited)
CIN : U55101WB2007PTC112974

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2021

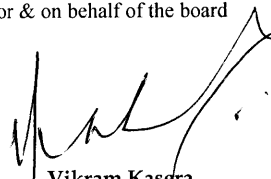
Particulars	Year ended 31st March, 2021	Year ended 31st March, 2020
A. Cash flows from operating activities		
Profit after taxation	-	-
Adjustments for:		
Depreciation	0.06	0.09
Operating profit before working capital changes	0.06	0.09
Working capital changes:		
(Increase)/Decrease in non-current assets	1,372.06	(1.56)
(Increase) /Decrease in other financial asset	(0.44)	(0.44)
(Increase) /Decrease in other current assets	0.01	(0.23)
Increase/(Decrease) in trade and other payables		
Increase/(Decrease) other financial liabilities	76.44	79.69
Increase/(Decrease) other current liabilities	(0.15)	0.13
Increase/(Decrease) current provision	-	(0.13)
Increase/(Decrease) non current provision	0.12	(0.65)
Cash generated from operations	1,448.10	76.90
Income tax paid		
Net cash from operating activities	(A) 1,448.10	76.90
B Cash flows from investing activities		
Increase in Capital work in progress	(87.66)	(98.77)
Net cash used in investing activities	(B) (87.66)	(98.77)
C Cash flows from financing activities		
Proceeds from long-term borrowings	(1,371.16)	32.40
Repayment of short-term borrowings		
Net cash used in financing activities	(C) (1,371.16)	32.40
Net increase in cash and cash equivalents	(10.72)	10.54
Cash and cash equivalents at beginning of period	17.52	6.98
Cash and cash equivalents at end of period	6.80	17.52

As per our report of even date attached
For R B S C & Co.
Chartered Accountants
Firm Regn. No. 302034E


R.N. Bardhan
Partner
Membership No.017270



For & on behalf of the board


Vikram Kasera
Director
DIN-00938920


Dhananjay Kumar Sarkar
Director
DIN-08105348

Place : Delhi
Date : 24th June, 2021

UDIN: 21017270AAAAANU6739

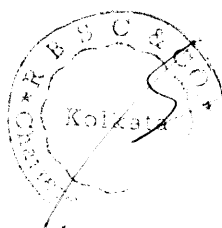
SARGA UDAIPUR HOTELS & RESORTS PRIVATE LIMITED

(Formerly Shristi Udaipur Hotels & Resorts Private Limited)

Statement of Changes in Equity for the ended 31st March, 2021

Equity Share capital

Balance as on April 1, 2020	Changes in equity share capital during the year	Balance as at 31st March , 2021
Rs. (in Lacs) 495.00	Rs. (in Lacs) -	Rs. (in Lacs) 495.00



A handwritten signature in black ink, appearing to be "R. S. Singh".

SARGA UDAIPUR HOTELS & RESORTS PRIVATE LIMITED
(formerly Shristi Udaipur Hotels & Resorts Private Limited)

Notes to Financial Statements

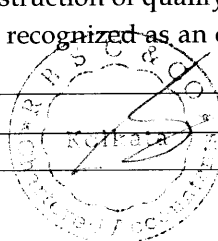
1.	Corporate information
	<p>Sarga Udaipur Hotels & Resorts Private Limited ("the Company") (formerly Shristi Udaipur Hotels & Resorts Pvt.Ltd.) was incorporated on 2nd February, 2007 as promoted by Shristi Urban Infrastructure Development Ltd. to carry on the business of hotels, motels, resorts, restaurants, shopping complex, commercial complex, multiplex etc. and related activities.</p> <p>Shristi Infrastructure Development Corporation Ltd. is the ultimate holding company owning 39.39% and Shristi Urban Infrastructure Development Ltd., holding company owning 60.61% of equity share capital of the Company.</p>
	Its registered office is situated Delhi. The financial statements for the year ended March 31, 2021 were approved for issue by the Board of Directors on 24 th June, 2021
2.	Significant accounting policies
2.1	Statement of Compliance with Ind AS
	These financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013. The financial statements have also been prepared in accordance with the relevant presentation requirements of the Companies Act, 2013. The Company adopted Ind AS from 1st April, 2017. Up to the year ended 31st March, 2017, the Company prepared its financial statements in accordance with the requirements of previous Generally Accepted Accounting Principles (GAAP), which includes Standards notified under the Companies (Accounting Standards) Rules, 2006.
2.2	Basis of preparation
	The financial statements are prepared in accordance with the historical cost convention, except for certain items that are measured at fair values, as explained in the accounting policies. Historical cost is generally based on the fair value of the consideration in exchange for goods and services.
	All amount disclosed in the financial statements including notes thereon have been rounded off to the nearest rupee as per the requirement of Schedule III to the Act, unless stated otherwise.
2.3	Use of estimates
	The preparation of financial statements in conformity with Ind AS requires management to make judgements, estimates and assumptions that affect the application of the accounting policies and the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the year. Actual results could differ from those estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period; they are recognised in the period of the revision and future periods if the revision affects both current and future periods.
2.4	Operating Cycle
	All Assets and Liabilities have been classified as current or non-current as per the company's normal operating cycle and other criteria set out in the Schedule III to the Companies' Act, 2013. Based on the nature of services provided and time between the rendering of services and their realization in cash and cash equivalents, the company has ascertained its operating cycle as 12 months for the purpose of current and non-current classification of assets and liabilities.
2.5	Property, plant and equipment (PPE) and Depreciation

SARGA UDAIPUR HOTELS & RESORTS PRIVATE LIMITED
(formerly Shristi Udaipur Hotels & Resorts Private Limited)

Notes to Financial Statements (contd.)

Note No. : 2 Significant accounting policies (contd.)

a)	Property, plant and equipment are stated at cost of acquisition or construction less accumulated depreciation and impairment, if any. For this purpose, cost includes deemed cost which represents the carrying value of PPE recognised as at 1st April, 2016 measured as per the previous GAAP.								
b)	Cost is inclusive of inward freight, non-refundable taxes and duties and directly attributable costs of bringing an asset to the location and condition of its intended use. All upgradation / enhancements are charged off as revenue expenditure unless they bring similar significant additional benefits.								
c)	Depreciation of these assets commences when the assets are ready for their intended use. Depreciation on items of PPE is provided on a written down value basis to allocate their cost, net of their residual value over the estimated useful life of the respective asset as specified in Schedule II to the Companies Act, 2013.								
	The estimated useful lives of PPE of the Company are as follows:								
	<table border="1"> <tr> <td>Furniture and fixtures</td><td>10 years</td></tr> <tr> <td>Office equipment</td><td>5 years</td></tr> <tr> <td>Computers</td><td>3 years</td></tr> <tr> <td>Plant and Machinery</td><td>15 years</td></tr> </table>	Furniture and fixtures	10 years	Office equipment	5 years	Computers	3 years	Plant and Machinery	15 years
Furniture and fixtures	10 years								
Office equipment	5 years								
Computers	3 years								
Plant and Machinery	15 years								
	The estimated useful lives, residual values and method of depreciation are reviewed at each Balance sheet date and are and changes, if any, are treated as changes in accounting estimate.								
d)	Capital work in progress is stated at cost and includes development and other expenses. Directly attributable expenditure (including finance costs relating to borrowed funds for construction or acquisition of Property, plant and equipment) incurred on projects under implementation pending allocation to the assets and are shown under Capital work in progress.								
2.6	Impairment of Assets								
	As at each balance sheet date, the Company assesses 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, if any, an impairment loss is recognized for the amount by which the carrying amount of the asset exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.								
	If at the balance sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the impairment loss previously recognized is reversed such that the asset is recognized at its recoverable amount but not exceeding written down value which would have been reported if the impairment loss had not been recognized.								
2.7	Borrowing costs								
	Borrowing cost attributable to the acquisition or construction of qualifying assets is capitalized as a part of those assets. Other Borrowing Costs are recognized as an expense in the period to which they relate.								
2.8	Leases								



[Handwritten signature]

SARGA UDAIPUR HOTELS & RESORTS PRIVATE LIMITED
(formerly Shristi Udaipur Hotels & Resorts Private Limited)

Notes to Financial Statements (contd.)

Note No. : 2 Significant accounting policies (contd.)

	Assets taken on lease under which, all risks and rewards of ownership are effectively retained by the lessor are classified as operating lease. Lease payments under operating lease are capitalised to capital work in progress on a straight-line basis in accordance with the respective lease agreements.
2.9	Provisions, contingent liabilities and contingent assets
a)	Provisions are recognized only when there is a present obligation, as a result of past events and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.
b)	Contingent liability is disclosed for possible obligations which will be confirmed only by future events not wholly within the control of the Company or present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.
c)	Contingent assets are neither recognized nor disclosed except when realisation of income is virtually certain, related asset is disclosed.
d)	Provisions, contingent liabilities and contingent assets are reviewed at each balance sheet date.
2.10	Employee benefits
a)	Short-term employee benefits
	Short-term employee benefits in respect of salaries and wages, including non-monetary benefits are recognised as an expense for the year in which the related service is rendered.
b)	Other employee benefits
	The employees of the Company are entitled to compensated leave which is recognised as an expense in the capital work in progress as and when they accrue. The liability is calculated based on accrual basis. These benefits are unfunded.
2.11	Financial instruments, Financial assets, Financial liabilities and Equity instruments
	Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the relevant instrument and are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities measured at fair value through profit or loss) are added to or deducted from the fair value on initial recognition of financial assets or financial liabilities.
i)	Financial Assets
(a)	Recognition
	Financial assets include Security Deposits, Cash and cash equivalents and other financial assets. Such assets are initially recognised at transaction price when the Company becomes party to contractual obligations. The transaction price includes transaction costs unless the asset is being fair valued through the Statement of Profit and Loss.
(b)	Classification
	Management determines the classification of an asset at initial recognition depending on the

SARGA UDAIPUR HOTELS & RESORTS PRIVATE LIMITED
(formerly Shristi Udaipur Hotels & Resorts Private Limited)

Notes to Financial Statements (contd.)

Note No. : 2 Significant accounting policies (contd.)

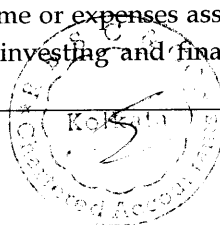
	purpose for which the assets were acquired. The subsequent measurement of financial assets depends on such classification. Financial assets are classified as those measured at:
1)	amortised cost, where the financial assets are held solely for collection of cash flows arising from payments of principal and/ or interest.
2)	fair value through other comprehensive income(FVTOCI), where the financial assets are held not only for collection of cash flows arising from payments of principal and interest but also from the sale of such assets. Such assets are subsequently measured at fair value, with unrealised gains and losses arising from changes in the fair value being recognised in other comprehensive income.
3)	fair value through profit or loss (FVTPL), where the assets does not meet the criteria for categorization as at amortized cost or as FVTOCI. Such assets are subsequently measured at fair value, with unrealised gains and losses arising from changes in the fair value being recognised in the Statement of Profit and Loss in the period in which they arise.
	Security Deposits, Cash and cash equivalents and other financial assets are classified for measurement at amortised cost.
(c)	Impairment
	The Company assesses at each reporting date whether a financial asset (or a group of financial assets) held at amortised cost and financial assets that are measured at fair value through other comprehensive income are tested for impairment based on evidence or information that is available without undue cost or effort. Expected credit losses are assessed and loss allowances recognised if the credit quality of the financial asset has deteriorated significantly since initial recognition.
(d)	De-recognition
	Financial assets are derecognised when the right to receive cash flows from the assets has expired, or has been transferred, and the Company has transferred substantially all of the risks and rewards of ownership.
ii)	Financial liabilities
	Borrowings, trade payables and other financial liabilities are initially recognised at the value of the respective contractual obligations. They are subsequently measured at amortised cost. Financial liabilities are derecognised when the liability is extinguished, that is, when the contractual obligation is discharged, cancelled and on expiry.
iii)	Equity instruments
	Equity instruments are recognised at the value of the proceeds.
iv)	Offsetting of financial instruments
	Financial assets and liabilities are offset and the net amount is included in the Balance Sheet where there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously.
vi)	Fair value measurement
	The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:
	Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.
	Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
	Level 3: Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

SARGA UDAIPUR HOTELS & RESORTS PRIVATE LIMITED
(formerly Shristi Udaipur Hotels & Resorts Private Limited)

Notes to Financial Statements (contd.)

Note No. : 2 Significant accounting policies (contd.)

2.12	Taxes
	Taxes on income comprises of current taxes and deferred taxes. Current tax in the Statement of Profit and Loss is provided as the amount of tax payable in respect of taxable income for the period using tax rates and tax laws enacted during the period, together with any adjustment to tax payable in respect of previous years.
	Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities and the amounts used for taxation purposes (tax base), at the tax rates and tax laws enacted or substantively enacted by the end of the reporting period.
	Deferred tax assets are recognized for deductible temporary differences, the carry forward of unused tax credits and any unused tax losses to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised.
	The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax assets to be utilised.
	Income tax, in so far as it relates to items disclosed under other comprehensive income or equity, are disclosed separately under other comprehensive income or equity, as applicable.
2.13	Foreign Currency Transactions
	The functional and presentation currency of the Company is Indian Rupee.
	Transactions in foreign currency are accounted for at the exchange rate prevailing on the transaction date. Gains/ losses arising on settlement as also on translation of monetary items are recognised in the Statement of Profit and Loss.
2.14	Cash and cash equivalents
	Cash and cash equivalents in the Balance sheet comprise cash on hand, cheques on hand, balance with banks on current accounts and short term, highly liquid investments with an original maturity of three months or less and which carry insignificant risk of changes in value.
	For the purpose of the Cash Flow Statement, Cash and cash equivalents consist of Cash and cash equivalents, as defined above and net of outstanding book overdrafts as they are considered an integral part of the Company's cash management.
2.15	Cash Flow Statement
	Cash flows are reported using the indirect method, whereby profit/loss before tax is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing flows. The cash flows from operating, investing and financing activities of the Company are segregated.



[Handwritten signature]

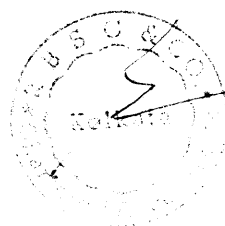
SARGA UDAIPUR HOTELS & RESORTS PRIVATE LIMITED

(Formerly Shristi Udaipur Hotels & Resorts Private Limited)

Note 3 - Property, plant and equipment

Rs. (In Lacs)

Particulars	Gross Block				Depreciation / Amortisation				Net Block	
	Deemed cost as on 01.04.2020	Addition during the year	Sales/ Adjustments during the year	As on 31.03.2021	As on 01.04.2020	For the year	Sales/ Adjustments during the year	As on 31.03.2021	As on 31.03.2021	As on 31.03.2021
Computers	0.12	-	-	0.12	-	-	-	-	0.12	0.12
Office Equipment	0.06	-	-	0.06	-	-	-	-	0.06	0.06
Plant and Machinery	0.03	-	-	0.03	0.01	0.01	-	0.01	0.03	0.02
Furniture & Fixtures	0.29	-	-	0.29	0.08	0.06	-	0.14	0.29	0.15
	0.51	-	-	0.51	0.09	0.06	-	0.15	0.51	0.36



[Handwritten signature]

[Handwritten signature]

SARGA UDAIPUR HOTELS & RESORTS PRIVATE LIMITED

(Formerly Shristi Udaipur Hotels & Resorts Private Limited)

Notes to accounts (contd.)

Note No. : 4 Capital work-in-progress

Particulars		As at 31st March, 2021	As at 31st March, 2020
		Rs.	Rs.
Land and site development			
As per last accounts (A)		250.92	250.92
Civil work - in - progress			
Balance brought forward		2,939.87	2,841.11
Additions during the year :			
Employee benefits expense			
Salaries and wages	6.88	7.79	
Contribution to provident and other funds	0.12	0.12	7.91
Finance costs			
Interest	76.60	76.60	
Other borrowing costs	0.01	0.02	
Interest Received	(0.44)	(0.44)	76.18
Depreciation expense		0.06	0.09
Other expenses			
Insurance	0.03	0.03	
Professional expenses	1.45	7.10	
Miscellaneous expenses	2.95	7.46	14.59
Civil work - in- progress (B)		3,027.54	2,939.87
Capital work-in-progress at the end of the year C= (A+B)		3,278.46	3,190.80



SARGA UDAIPUR HOTELS & RESORTS PRIVATE LIMITED

(Formerly Shristi Udaipur Hotels & Resorts Private Limited)

Notes to accounts (contd.)**Note No. : 5 Other Financial Assets (Unsecured, considered good)****(i) Non-current**

Particulars	As at 31st March, 2021	As at 31st March, 2020
	Rs.	Rs.
Security Deposits	48.44	48.44
	<u>48.44</u>	<u>48.44</u>

(ii) Current

Particulars	As at 31st March, 2021	As at 31st March, 2020
	Rs.	Rs.
Interest accrued but not due on Others	4.70	4.26
	<u>4.70</u>	<u>4.26</u>

Note No. : 6 Other non-current Assets (Unsecured, considered good unless otherwise stated)

Particulars	As at 31st March, 2021	As at 31st March, 2020
	Rs.	Rs.
Capital advance	-	1,372.30
Service tax	106.48	106.24
Other advances	19.00	19.00
	<u>125.48</u>	<u>1,497.54</u>

Note No. : 7 Cash and cash equivalents

Particulars	As at 31st March, 2021	As at 31st March, 2020
	Rs.	Rs.
Cash in hand	0.27	0.49
Balances with banks		
On current accounts	3.53	14.03
Fixed Deposit (Deposited with UIT Udaipur)	3.00	3.00
	<u>6.80</u>	<u>17.52</u>

Note No. : 8 Other current assets (Unsecured, considered good)

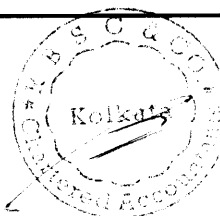
Particulars	As at 31st March, 2021	As at 31st March, 2020
	Rs.	Rs.
Others		
Staff Imprest	0.22	0.23
	<u>0.22</u>	<u>0.23</u>

SARGA UDAIPUR HOTELS & RESORTS PRIVATE LIMITED

(Formerly Shristi Udaipur Hotels & Resorts Private Limited)

Notes to accounts (contd.)**Note No. : 9**

Equity Share capital				
Particulars	As at 31st March, 2021		As at 31st March, 2020	
	No. of shares	Amount	No. of shares	Amount
		Rs.		Rs.
(a) Authorised				
Equity shares of par value Rs. 10/- each	1,00,00,000	1,000	1,00,00,000	1,000
(b) Issued, subscribed and fully paid up				
Equity shares of par value Rs. 10/- each	49,50,000	495	49,50,000	495
		495		495
(c) Reconciliation of number and amount of equity shares outstanding:				
Particulars	As at 31st March, 2021		As at 31st March, 2020	
	No. of shares	Amount	No. of shares	Amount
		Rs.		Rs.
At the beginning of the year	49,50,000	495	49,50,000	495
Add: Issued during the year	-	-	-	-
At the end of the year	49,50,000	495	49,50,000	495
(d) Terms / Rights attached to Equity shares :				
The Company has only Equity shares having par value of Rs. 10.00 per share. Each holder of Equity shares are entitled to receive dividend as declared from time to time and entitled to one vote per share.				
In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential dues. The distribution will be in proportion to the number of equity shares held by the shareholders.				
(e) Shares held by holding/ultimate holding company and/or their subsidiaries/associates :				
Name of the Company (Relationship)	As at 31st March, 2021		As at 31st March, 2020	
	No. of shares	% of holding	No. of shares	% of holding
Shristi Urban Infrastructure Development Limited- Holding Company	30,00,000	60.61%	30,00,000	60.61%
Shristi Infrastructure Development Corporation Limited- Ultimate Holding Company	19,50,000	39.39%	19,50,000	39.39%
(f) Shareholders holding more than 5 % of the equity shares in the Company :				
Name of the shareholders	As at 31st March, 2021		As at 31st March, 2020	
	No. of shares	% of holding	No. of shares	% of holding
Shristi Urban Infrastructure Development Ltd.- Holding Company	30,00,000	60.61%	30,00,000	60.61%
Shristi Infrastructure Development Corporation Limited- Ultimate Holding Company	19,50,000	39.39%	19,50,000	39.39%



[Handwritten signature]

Note No. : 10 Other financial liabilities

(i) Non Current

Particulars	As at 31st March, 2021	As at 31st March, 2020
	Rs.	Rs.
Financial liabilities at amortized cost		
Other Payables		
Security deposit	18.67	18.67
	<u>18.67</u>	<u>18.67</u>

(ii) Current

Particulars	As at 31st March, 2021	As at 31st March, 2020
	Rs.	Rs.
Financial liabilities at amortized cost		
Current maturity of term loan*	478.73	478.73
Interest accrued and due on borrowings**	558.62	482.03
Other Payables		
Sub-lease rental accrued and due	40.13	40.13
Unpaid salaries and other payroll dues	4.13	3.78
Liability for expenses	17.31	17.82
	<u>1,098.93</u>	<u>1,022.49</u>

* Secured Term Loan from HUDCO is repayable in 43 unequal quarterly installments. Installment 1-4 of Rs. 25,00,000 each, Installment 5-8 of Rs. 50,00,000 each, Installment 9-12 of Rs. 75,00,000 each, Installment 13-16 of Rs. 100,00,000 each, Installment 17-28 of Rs. 150,00,000 each, Installment 29-32 of Rs. 175,00,000 each, Installment 33-43 of Rs. 3,09,81,000 each, payable at the end of each quarter starting from 31st August 2012 to 28th February 2023. Interest accrued is payable at the end each of quarter. The current rate of interest of the same is 16.00% per annum.

** Company has accounted for interest on simple rate of interest. HUDCO has accounted for interest compounded and penal interest. The matter is presently subjudicial.

Note No. : 11 Provisions

(i) Non- Current

Particulars	As at 31st March, 2021	As at 31st March, 2020
	Rs.	Rs.
Provision for employee benefits		
Unavailed leave	0.47	0.47
Gratuity	1.48	1.36
	<u>1.95</u>	<u>1.83</u>

(ii) Current

Particulars	As at 31st March, 2021	As at 31st March, 2020
	Rs.	Rs.
Provision for employee benefits		
Unavailed leave	0.17	0.17
Gratuity	0.12	0.12
	<u>0.29</u>	<u>0.29</u>

Note No. : 12 Borrowings

Particulars	As at 31st March, 2021	As at 31st March, 2020
	Rs.	Rs.
Unsecured		
Loans and advances from a related party		
Shristi Infrastructure Development Corporation Limited	1,849.53	3,220.69
	<u>1,849.53</u>	<u>3,220.69</u>

Note No. : 13 Other current liabilities

Particulars	As at 31st March, 2021	As at 31st March, 2020
	Rs.	Rs.
Others		
Statutory liabilities	0.09	0.24
	<u>0.09</u>	<u>0.24</u>

SARGA UDAIPUR HOTELS & RESORTS PRIVATE LIMITED

(Formerly Shristi Udaipur Hotels & Resorts Private Limited)

Notes to accounts (contd.)**Note No. : 14 Other disclosures****1. Contingent liabilities (to the extent not provided for)**

Sl. No.	Particulars	As at 31st March, 2021	As at 31st March, 2020
I.	Contingent liabilities	Refer note below	Refer note below

Lease deed between company and sub-lessor states that land should be free from encumbrance. However, the title of a portion of land is disputed by the Forest Deptt. The Company has disputed its liability for payment of rentals to sub-lessor till the matter is finally adjudicated upon. There is JV between HUDCO and Company and if company has continue payment of rent for disputed land, then as JV partner HUDCO would have raised question of such rent.

Despite being informed of the litigation between sub-lessor and Forest Deptt, HUDCO has treated the non-payment of rental to sub-lessor as event of default and recalled the loan. The company has challenged such recall by a writ petition filed before Hon'ble High Court of Rajasthan at Jaipur and same is sub-judice.

2. The company has not received any memorandum (as required to be filed by the suppliers with the notified authority under the Micro, Small and Medium Enterprises Development Act, 2006) claiming their status as on 31st March 2021 as micro, small and medium enterprises. Consequently, the amount due to micro and small enterprises as per requirement of Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006 is Nil (31st March 2020 - Nil)

3. Operating Segment

As the Company has not commenced business operations, Ind AS 108 –Operating Segments is not applicable to the Company.

4. Related party disclosures :**a) Name of the related parties and description of relationship :**

- i) **Holding Company** Shristi Infrastructure Development Corporation Limited
(Control exists) Shristi Urban Infrastructure Development Ltd.

- ii) **Fellow subsidiaries** Sarga Hotel Private Limited
Shristi Urban Infrastructure Dev. Pvt. Ltd.
Finetune Engineering Services Private Limited
Vipani Hotels & Resorts Limited
Border Transport Infrastructure Dev. Limited
East Kolkata Infrastructure Development Pvt. Ltd.
Haldia Water Services Private Limited
Vindhyachal Attivo Food Park Pvt. Ltd

b) Transactions with Related parties :

Nature of transaction / Name of the related party	Holding Company	
	31st March, 2021	31st March, 2020
Balance Outstanding:		
Shristi Urban Infrastructure Development Limited		
Reimbursement of Expenses	5.54	5.54



Nature of transaction / Name of the related party	Ultimate Holding Company	
	2020-21	2019-20
Borrowings Shristi Infrastructure Development Corporation Limited Taken during the year	Rs. (1,371.16)	Rs. 32.40
Nature of transaction / Name of the related party	Holding Company	
Balance Outstanding:	31st March, 2021	31st March, 2020
Shristi Infrastructure Development Corporation Limited		
Borrowings	1,849.53	3,220.69
Mobilization Advance given	-	1,372.30

Nature of transaction / Name of the related party	Investing company	
	31st March, 2021	31st March, 2020
Borrowings Housing & Urban Development Corporation limited Interest on loan	Rs. 76.60	Rs. 76.60
Nature of transaction / Name of the related party	Holding Company	
Balance Outstanding:	31st March, 2021	31st March, 2020
Housing & Urban Development Corporation limited		
Borrowings	478.73	478.73
Interest Payable	558.62	482.03

- c) The transactions with related party has been entered at an amount which are not materially different from those on normal commercial terms.
- d) The amounts outstanding are unsecured and will be settled in cash. No guarantees have been given or received. No expense has been recognised in current year and previous year for bad or doubtful debts in respect of the amounts owed by related parties.

5 No Statement of Profit & Loss has been prepared since the company has not commenced commercial operations.

6 (A) During the financial year progress of the project has been slow due to the fact that certain clearances from various authorities are awaited by the sub-lessors. The management is of the view that the disruption is temporary in nature, the matters will get resolved soon and it will be able to complete the project at much faster pace; accordingly the full amount incurred so far on the project has been considered good and fully recoverable.

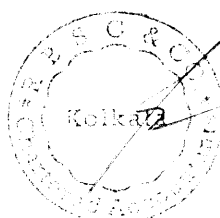
Further company has initiated arbitration against lessors and Arbitrator has also been appointed.

(B) Consequent upon that no provision has been considered necessary for sub lease rental w.e.f. 01.09.2010 aggregating to Rs.7,62,28,210/-, as management does not consider it as payable. The management is confident that there will be no liability on this account. Being arbitration is pending.

7 In the opinion of the management, the value on realization of current assets, loans & advances in the ordinary course of business would not be less than the amount at which they are stated in the Balance Sheet and provisions for all known liabilities has been made.

8 The company has paid operating lease of Rs.NIL/- for the year which has been included in CWIP. (Previous Year Rs.NIL/-). Amount payable during next one year is NIL (Previous year Rs. NIL/-).

9 Since the company has not started the commercial operation till March 31, 2021; hence the company cannot calculate deferred tax in accordance with Accounting Standard 22 "Accounting for Taxes on Income." and Segment Reporting in accordance with Accounting Standard 17 is not applicable.



SARGA UDAIPUR HOTELS & RESORTS PRIVATE LIMITED
(Formerly Shristi Udaipur Hotels & Resorts Private Limited)

Notes to accounts (contd.)

Note No. : 14

Other disclosures:

10. Employee Benefits :

As per Indian Accounting Standard - 19 " Employee Benefits", the disclosures of Employee Benefits are as follows:

a) Defined Benefit Plans/Long Term Compensated Absences :

Description of Plans

The gratuity plan is governed by the Payment of Gratuity Act, 1972. Under the said Act, an employee who has completed five years of service is entitled to specific benefit. The Gratuity plan provides a lumpsum payment to employees at retirement, death, incapacitation or termination of employment. The level of benefits provided depends on the member's length of service and salary at retirement age etc.

Gratuity Benefits and Leave Encashment Benefits are unfunded in nature. The liabilities are determined on accrual basis and not on the basis of actuarial principles since the same is not considered material.

- ii) The Gratuity and Provident Fund expenses have been recognised under " Contribution to Provident and Other Funds" and Leave Encashment under " Salaries and Wages" under Note No. 4.

A circular stamp is visible in the upper right quadrant of the page, partially overlapping with a handwritten signature. The stamp contains text that is mostly illegible but appears to include 'SARGA UDAIPUR HOTELS & RESORTS PRIVATE LIMITED'. The signature is written in dark ink and is located below the stamp.

SARGA UDAIPUR HOTELS & RESORTS PRIVATE LIMITED
(Formerly Shristi Udaipur Hotels & Resorts Private Limited)
CIN : U55101WB2007PTC112974

Notes to accounts (contd.)

Note No. : 14 Other disclosures (contd.)

11. Financial instruments - Accounting, Classification and Fair value measurements

A. Financial instruments by category

As at 31st March, 2021

Sl. No.	Particulars	Refer Note No.	Amortized cost			Fair Value	
			31st March, 2021	31st March, 2020		31st March, 2021	31st March, 2020
(1)	Financial assets						
(b)	Cash and cash equivalents	7	6.80	17.52		6.80	17.52
(d)	Other financial assets	5	53.15	52.71		53.15	52.71
	Total		59.95	70.23		59.95	70.23
(2)	Financial liabilities						
(a)	Borrowings	12	1,849.53	3,220.69		1,849.53	3,220.69
(c)	Other financial liabilities	12	1,117.60	1,041.16		1,117.60	1,041.16
			2,967.13	4,261.85		2,967.13	4,261.85

B. Fair value hierarchy

The fair value of the financial assets and financial liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

Fair value of cash and cash equivalents and other current financial assets, short term borrowings, and other current financial liabilities is considered to be equal to the carrying amounts of these items due to their short-term nature.

There has been no change in the valuation methodology for Level 3 inputs during the year. The Company has not classified any material financial instruments under Level 3 of the fair value hierarchy.

No Financial assets and financial liabilities are measured at fair value on a recurring basis.

12. Financial risk management objectives and policies

The Company's activities expose it to market risk, liquidity risk and credit risk. The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

(a) Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The company generally does not have trade receivables as advance have been received from customers before sale of flats. Hence, the management believes that the company is not exposed to any credit risk.

(b) Liquidity risk

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial assets. The company is exposed to liquidity risk due to bank borrowings and trade and other payables.

The company measures risk by forecasting cash flows.

The Company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due without incurring unacceptable losses or risking damage to the Company's reputation. The Company ensures that it has sufficient fund to meet expected operational expenses, servicing of financial obligations.



[Handwritten signature]

[Handwritten signature]

(c) **Market risk**

Foreign currency risk

The Company has no international transactions and is not exposed to foreign exchange risk.

Interest rate risk

i) **Liabilities**

The Company's fixed rate borrowings are carried at amortised cost. They are, therefore, not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates. The Company has no variable rate borrowings.

ii) **Assets**

The company's fixed deposits, interest bearing security deposits and loans are carried at fixed rate. Therefore, not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

Price risk

Price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. The Company is not exposed to price risk.

13. Capital Management

For the purpose of the Company's capital management, capital includes issued equity capital attributable to the equity share-holders of the Company. The Company's objective when managing capital is to safeguard its ability to continue as a going concern so that it can continue to provide returns to shareholders and other stake holders.

The previous period's figures have been reworked, regrouped, rearranged and reclassified wherever necessary to correspond to those of the current year. Amounts and other disclosures for the preceding year are included as an integral part of the current year financial statements and are to be read in relation to the amounts and other disclosures relating to the current year.

14

As per our report of even date attached

For R B S C & Co.

Chartered Accountants

Firm Regn. No. 302034E

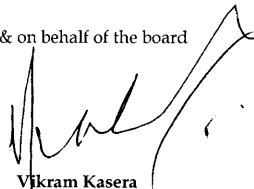


R.N. Bardhan

Partner

Membership No.017270

For & on behalf of the board



Vikram Kasera

Director

DIN-00938920



Dhananjay Kumar Sarkar

Director

DIN-08105348

Place : **Delli**

Date : 24th June, 2021

V DIN: 21017270AAAAANV6039