

INDEPENDENT AUDITOR'S REPORT

To the Members of IKAT Exports Private Limited

Report on the Audit of the Financial Statements

OPINION

We have audited the accompanying Ind AS financial statements of M/s **IKAT Exports Private Limited** ('the Company') which comprise the Balance Sheet as at March 31, 2024, the Statement of Profit and Loss, the Statement of Cash Flows and Statement of Changes in Equity for the year then ended, and notes to the financial statement, including a summary of significant accounting policies and other explanatory information.

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 Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, of the state of affairs (financial position) of the Company as at March 31, 2024, its profit, changes in equity and its cash flows for the year ended on that date.

BASIS FOR OPINION

We conducted our audit of financial statements 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 ('ICAI') 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 ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

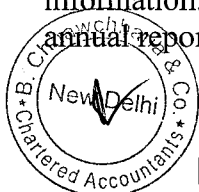
KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period.

We have determined that there are no key audit matters to communicate in our report.

INFORMATION OTHER THAN THE FINANCIAL STATEMENTS AND AUDITOR'S REPORT THEREON

The Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report but does not include the financial statements and our auditor's report thereon.



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

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the state of affairs (financial position), profit or loss (financial performance), cash flows and changes in equity 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 the Companies (Indian Accounting Standards) Rules, 2015 as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

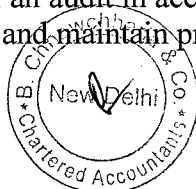
In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or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

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

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF FINANCIAL STATEMENTS

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 Standards on Auditing (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.

As part of an audit in accordance with Standards on Auditing (SAs), we exercise professional judgment and maintain professional skepticism throughout the audit. We also:



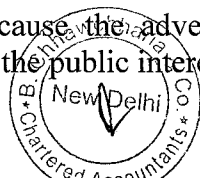
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting 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 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 Act, we are also responsible for expressing our opinion on whether the company has adequate internal financials control 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.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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 be 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 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.



REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in "Annexure A", a statement on the matters specified in the paragraph 3 and 4 of the said order, to the extent applicable.

(A) 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 purpose 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 financial statements dealt with by this report are in agreement with the books of account;
- d) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards (Ind AS) under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
- e) On the basis of the written representations received from the directors as on 31st March, 2024 and taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2024 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, reporting is not required as per notification no. G.S.R. 583(E) dated 13th June, 2017;

(B) 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 does not have any pending litigations that can impact on its financial position in its financial statements;
- ii. The Company does not have any material foreseeable losses on long term contracts including derivative contracts which would impact its financial position;
- iii. There were no amounts which are 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, 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 or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;



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

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) above, contain any material misstatement.

- v. The Company has not declared or paid any dividend during the year and has not proposed final dividend for the year.
- vi. Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has enabled and operated during the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with. Additionally, the audit trail has been preserved by the company as per the statutory requirements for record retention.

(C) With respect to the other matters to be included in the Auditors' Report in accordance with the requirements of section 197 (16) of the Act, as amended we report that:

The Company is a Private Limited Company and hence, the provision of section 197 read with Schedule V to the Act is not applicable to the company.

For **B. CHHAWCHHARIA & CO.**

Chartered Accountants

Firm Registration No. 305123E



Ravindra Kumar Newatia

Partner

Membership No: 074193

Date: 30th May, 2024

Place: New Delhi

UDIN: 24074193 BKEGLP7449



Annexure - A to the Independent Auditors' Report

(Refer to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

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

- (i) (a) The Company does not have any Property, Plant and Equipment and Intangible Assets as at balance sheet date. Hence, reporting under clause 3(i)(a),(b),(c) and (d) of the order is not required;

(e) No proceedings have been initiated during the year or are pending against the company as at March 31, 2024 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder;

- (ii) (a) According to the information and explanations given to us, the management has conducted physical verification of inventory at reasonable intervals during the year which, in our opinion, is reasonable having regard to the size of the company and nature of its business. No material discrepancies were noticed on such verification.

(b) According to the information and explanations given to us, the Company has not been sanctioned any working capital limits in excess of Rs 5 crores on the basis of security of current assets at any point of time during the year, and hence reporting under this clause is not required.

- (iii) The Company has during the year granted an unsecured loan to one company, in respect of which, we report as under:

(a) The Company has provided an unsecured loan during the year, the detail of which is as below:

| Particulars | Subsidiaries, Joint Ventures & Associates | Other Parties |
|--|--|----------------------|
| Aggregate amount of loans during the year | Nil | 25.00 Lakhs |
| Balance outstanding as at balance sheet date | Nil | 238.46 Lakhs |

(b) According to the information and explanations given to us, the Company has not made any investments or provided any guarantees or given any security or advances in the nature of loan during the year. Further, the terms and conditions of the grant of loan, are not prima facie prejudicial to the interest of the Company.



(c) According to the records of the Company examined by us, the loan given by the company is repayable on demand and during the year, company has not demanded such loan. Therefore, we are unable to comment on the regularity of repayment of principal amount.

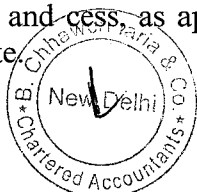
(d) In respect of loan granted by the company, there is no amount overdue for more than 90 days as at the balance sheet date.

(e) Since the loan given by the company is repayable on demand and during the year, the company has not demanded such loan, hence reporting under this clause is not required.

(f) According to the records of the Company examined by us, the Company has granted loans which are repayable on demand, the details of which is as below:

| Particulars | All Parties | Related Parties |
|---|--------------|-----------------|
| Aggregate amount of loans/ advances in nature of loans | | |
| - Repayable on Demand (A) | 238.46 Lakhs | 238.46 Lakhs |
| - Agreement does not specify any terms or period of repayment (B) | Nil | Nil |
| Percentage of loans/ advances in nature of loans to the total loans | 100% | 100% |

- (iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 in respect of loans, investments, guarantees and securities made by the company, if any.
- (v) The Company has not accepted any deposits or amounts which are deemed to be deposits. Hence, reporting under clause (v) of the Order is not applicable.
- (vi) The Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act, for any of the products/services sold/rendered by the Company.
- (vii) (a) According to the records of the company, the company is generally regular in depositing with appropriate authorities undisputed statutory dues including Provident fund, Employees' State Insurance, Income-Tax, Custom Duty, Goods & Services Tax, cess and other material statutory dues as applicable, and no such statutory dues were outstanding as at the last day of the financial year under review for a period more than six months from the date they became payable;
- (b) According to the information and explanations given to us, there are no dues of income-tax, GST, wealth tax, service tax, duty of customs, duty of excise, value added tax and cess, as applicable, which have not been deposited on account of any dispute.



- (viii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year by the company in the tax assessments under the Income Tax Act, 1961.
- (ix) a) In our opinion and according to the information and explanations given to us, the company has not defaulted in repayment of loans or borrowings or in the payment of interest thereon to any lender during the year.
- (b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (c) The Company has not taken any term loan during the year. Hence, reporting on clause 3(ix) (c) of the order is not applicable.
- (d) On an overall examination of the financial statements of the Company, funds raised on short term basis have, prima facie, not been used during the year for long term purposes by the company.
- (e) The Company have not taken any funds from any entity or person on account of or to meet obligation of its subsidiaries, associates or joint ventures.
- (f) The Company have not raised loans during the year on the pledge of securities held in its subsidiary, associates or joint ventures.
- (x) (a) In our opinion and according to the information and explanation given to us, the Company did not raise any money by way of initial public offer or further public offer (including debt instruments) during the year under review.
- (b) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year under review.
- (xi) (a) According to the information and explanations given to us, no material fraud by the Company or on the Company have been noticed or reported during the year under review.
- (b) No report has been filed by us under sub-section (12) of section 143 of the Companies Act, 2013.
- (c) According to the information and explanations given to us, no whistle-blower complaints have been received during the year by the company.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company and hence reporting on clauses 3(xii) of the Order is not applicable.



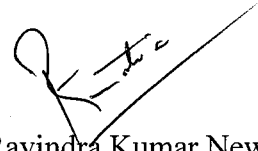
- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Companies Act, 2013 and the details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- (xiv) (a) According to the information and explanations given to us, the company has an adequate internal audit system, which in our opinion, is commensurate with the size of the company and the nature of its business.
- (b) Since the internal audit is not applicable on the company, therefore, reporting under this clause is not required.
- (xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into any non-cash transactions with directors or persons connected with him during the year.
- (xvi) (a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.
- (b) The Company has not conducted any non-banking financial or housing finance activities during the year. Accordingly, the reporting under Clause 3(xvi)(b) of the Order is not applicable to the company.
- (c) In our opinion, the company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.
- (d) Based on the information and explanations provided by the management of the Company, the Group does not have any CICs, which are part of the Group. We have not, however, separately evaluated whether the information provided by the management is accurate and complete. Accordingly, the reporting under Clause 3(xvi)(d) of the Order is not applicable to the Company.
- (xvii) On an overall examination of the financial statements of the Company, the Company has incurred cash losses during the immediately preceding financial year but has not incurred any cash losses during the current financial year.
- (xviii) There has not been any resignation of the statutory auditors during the year and hence reporting on clause 3(xviii) of the Order is not applicable.
- (xix) On the basis of the financial ratios disclosed in Note 19 to the financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and according to the information and explanations given to us, in our opinion, prima facie, no material uncertainty exists as on the date of the audit report regarding the company's capability to meet its liabilities existing as on the date of the balance sheet, as and when they fall due within a period of one year from the balance sheet date. We however, state that this is not an assurance as to future viability of the Company. We further state that our reporting is based on the facts up to the date of audit report and we neither give any guarantee nor any assurance that all



liabilities falling due within a period of one year from the balance sheet, will get discharged by the Company as and when they fall due.

- (xx) The provisions relating to Corporate Social Responsibility under Section 135 of the Act are not applicable to the Company. Accordingly, reporting under clause 3(xx) of the Order is not applicable to the Company.

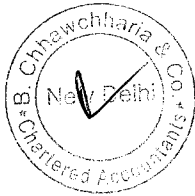
For **B. CHHAWCHHARIA & CO.**
Firm Registration No. 305123E
Chartered Accountants



Ravindra Kumar Newatia
Partner
Membership No: 074193

Date: 30th May, 2024
Place: New Delhi

UDIN: 24074193BKE67LP7449



IKAT EXPORTS PRIVATE LIMITED
BALANCE SHEET AS AT 31ST MARCH, 2024

(Figures are ₹ in lakhs)

| Particulars | Notes | AS AT 31.03.2024 | AS AT 31.03.2023 |
|---|---------|------------------------|------------------------|
| ASSETS | | | |
| Non-current assets | | | |
| Financial Assets | 3.1 | | |
| - Other financial asset | 3.1.1 | 2.23 | 0.18 |
| Deferred Tax Assets | 3.2 | 0.20 | 1.04 |
| | | <u>2.43</u> | <u>1.22</u> |
| Current assets | | | |
| Inventories | 4.1 | 1,957.64 | 1,389.17 |
| Financial Assets | 4.2 | | |
| - Cash & cash equivalents | 4.2.1 | 1.02 | 1.61 |
| - Loans | 4.2.2 | 238.46 | 482.86 |
| - Other financial assets | 4.2.3 | - | 33.55 |
| Current Tax Assets | 4.3 | 4.50 | 1.11 |
| Other Current Assets | 4.4 | 49.90 | 49.90 |
| | | <u>2,251.52</u> | <u>1,958.19</u> |
| Total Assets | | <u><u>2,253.95</u></u> | <u><u>1,959.41</u></u> |
| EQUITY AND LIABILITIES | | | |
| Equity | | | |
| Equity Share Capital | 5.1 | 1.00 | 1.00 |
| Other Equity | 5.2 | 0.20 | (2.30) |
| | | <u>1.20</u> | <u>(1.30)</u> |
| Liabilities | | | |
| Non-current liabilities | | | |
| Financial liabilities | 6.1 | | |
| - Borrowings | 6.1.1 | 1,750.00 | 1,750.00 |
| | | <u>1,750.00</u> | <u>1,750.00</u> |
| Current liabilities | | | |
| Financial liabilities | 7.1 | | |
| - Borrowings | 7.1.1 | 358.48 | 125.57 |
| - Trade Payables | 7.1.2 | | |
| a) Dues of micro and small enterprises | | - | - |
| b) Dues of creditors other than micro and small enterprises | | 17.82 | 12.36 |
| - Other financial liabilities | 7.1.3 | 120.81 | 34.32 |
| Other current liabilities | 7.2 | 5.64 | 38.46 |
| | | <u>502.74</u> | <u>210.71</u> |
| Total Equity & Liabilities | | <u><u>2,253.95</u></u> | <u><u>1,959.41</u></u> |
| Corporate Information & Significant Accounting Policies | 1 & 2 | | |
| Accompanying notes to the financial statements | 3 to 21 | | |

The Notes referred above form an integral part of the accounts
In terms of our report of even date attached herewith

For B. CHHAWCHHARIA & CO.

Chartered Accountants

Firm Registration No: 305123E

Ravindra Kumar Newatia

Partner

Membership No: 074193



Place: New Delhi

Date: 30th May, 2024

UDIN: 24074193BKEGLP7449

Rohit Raj Modi

Rohit Raj Modi
(Director)
(DIN: 00180505)

Rajendra Kumar Gupta

Rajendra Kumar Gupta
(Director)
(DIN: 00706419)

Pragati Agarwal

Pragati Agarwal
(Director)
(DIN: 02925431)

Sita Kumari

Sita Kumari
(Company Secretary)

IKAT EXPORTS PRIVATE LIMITED
STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH, 2024

(Figures are ₹ in lakhs)

| Particulars | Notes | Year ended 31 March 2024 | Year ended 31 March 2023 |
|--|-------|-----------------------------|-----------------------------|
| Income | | | |
| Other Income | 8.1 | 33.97 | - |
| Total Income | | <u>33.97</u> | <u>-</u> |
| Expenses | | | |
| Direct Costs: | | | |
| Purchases | 9.1 | 411.85 | 1,331.68 |
| Project Expenses | 9.2 | 156.62 | 57.49 |
| Changes in Inventories | 9.3 | (568.47) | (1,389.17) |
| | | - | - |
| Employee Benefits Expense | 9.4 | 8.98 | 3.66 |
| Finance Cost | 9.5 | 19.60 | - |
| Other Expenses | 9.6 | 2.04 | 0.52 |
| Total Expenses | | <u>30.62</u> | <u>4.18</u> |
| Profit/(Loss) Before Tax | | 3.35 | (4.18) |
| Tax Expense : | 10 | | |
| Current Tax | | - | - |
| Deferred Tax | | 0.84 | (1.04) |
| Profit/(Loss) from continuing operations | | <u>2.51</u> | <u>(3.15)</u> |
| Profit/(Loss) from discontinued operations | | - | 0.02 |
| Profit/(Loss) for the year | | <u>2.51</u> | <u>(3.12)</u> |
| Other Comprehensive Income/(Loss) | | | |
| (i) Items that will not be reclassified to Profit or Loss: | | - | - |
| (i) Items that will be reclassified to Profit or Loss: | | - | - |
| Other Comprehensive Income/(Loss) for the year | | <u>-</u> | <u>-</u> |
| Total Comprehensive Income/(Loss) for the Year | | <u>2.51</u> | <u>(3.12)</u> |
| Earnings per equity share (For continuing operations): | 11 | | |
| Basic and Diluted (in Rs. Per share) | | 25.07 | (31.47) |
| Earnings per equity share (For discontinued operations): | 11 | | |
| Basic and Diluted (in Rs. Per share) | | - | 0.24 |
| Earnings per equity share (For discontinued & continuing operations): | 11 | | |
| Basic and Diluted (in Rs. Per share) | | 25.07 | (31.22) |

The Notes referred above form an integral part of the accounts
In terms of our report of even date attached herewith

For B. CHHAWCHHARIA & CO.

Chartered Accountants

Firm Registration No: 305123E

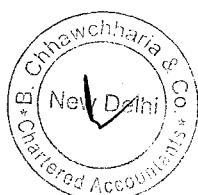
Ravindra Kumar Newatia

Partner

Membership No: 074193

Place: New Delhi

Date: 30th May, 2024



**For and on behalf of the Board of Directors of
IKAT Exports Private Limited**

Rohit Raj Modi
Rohit Raj Modi
(Director)
(DIN: 00180505)

Rajendra Kumar Gupta
Rajendra Kumar Gupta
(Director)
(DIN: 00706419)

Pragati Agarwal
Pragati Agarwal
(Director)
(DIN: 02925431)

Sita Kumari
Sita Kumari
(Company Secretary)

UDIN: 24074193BKEGLP7449

IKAT EXPORTS PRIVATE LIMITED
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2024

(Figures are ₹ in lakhs)

| Particulars | Year ended 31 March 2024 | Year ended 31 March 2023 |
|--|-----------------------------|-----------------------------|
| A. Cash flow from Operating Activities | | |
| Net profit/(loss) before taxation | 3.35 | (4.16) |
| Adjusted for : | | |
| Fixed asset written off | - | 0.01 |
| Net Operating profit/(Loss) before working capital changes | 3.35 | (4.15) |
| Adjusted for working capital adjustments : | | |
| Inventories | (568.47) | (1,388.88) |
| Other Assets | (2.05) | (50.08) |
| Other financial assets | 33.55 | (33.55) |
| Trade Payables | 5.45 | 12.36 |
| Other Financial Liabilities | 86.48 | 34.27 |
| Other Current Liabilities | (32.82) | 38.46 |
| Cash generated from operations | (474.51) | (1,391.57) |
| Direct Taxes (Paid)/ Refunded (net) | (3.40) | (1.15) |
| Net Cash Used in Operating Activities | (477.90) | (1,392.72) |
| B. Cash flow from Investing Activities | | |
| Repayment of Loan Given | 244.40 | (482.86) |
| Net Cash Flow from Investing Activities | 244.40 | (482.86) |
| C. Cash flow from Financing Activities | | |
| Proceeds from Borrowings | 232.91 | 1,875.07 |
| Net Cash Flow from Financing Activities | 232.91 | 1,875.07 |
| Net increase/(decrease) in cash or cash equivalents (A+B+C) | (0.59) | (0.50) |
| Cash and cash equivalents at beginning of year | 1.61 | 2.11 |
| Cash and cash equivalents at end of year (Refer Note 4.2.1) | 1.02 | 1.61 |

Notes:

- The statement of cash flows has been prepared using the indirect method as per Ind AS 7 - Statement of Cash Flows.
- Cash and cash equivalents represents cash and bank balances only.


The Notes referred above form an integral part of the accounts

In terms of our report of even date attached herewith

For B. CHHAWCHHARIA & CO.

Chartered Accountants

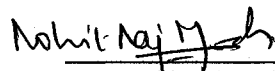
Firm Registration No: 305123E

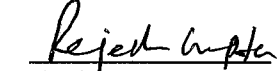

Ravindra Kumar Newatia
Partner
Membership No: 074193

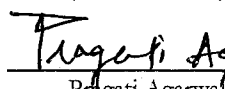
Place: New Delhi


Date: 30th May, 2024

**For and on behalf of the Board of Directors of
IKAT Exports Private Limited**


Rohit Raj Modi
(Director)
(DIN: 00180505)


Rajendra Kumar Gupta
(Director)
(DIN: 00706419)


Pragati Agarwal
(Director)
(DIN: 02925431)


Sita Kumari
(Company Secretary)

UDSN: 240741938KE6LP7449



IKAT EXPORTS PRIVATE LIMITED
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2024

5.1 Equity Share Capital

(Figures are ₹ in lakhs)

| Particulars | As at 1st April 2023 | Changes During 01.04.2023 to 31.03.2024 | As at 31st March 2024 |
|---|----------------------|---|-----------------------|
| 10,000 Equity shares of of Rs.10/- each | 1.00 | - | 1.00 |
| Total | 1.00 | - | 1.00 |

| Particulars | As at 1st April 2022 | Changes During 01.04.2022 to 31.03.2023 | As at 31st March 2023 |
|---|----------------------|---|-----------------------|
| 10,000 Equity shares of of Rs.10/- each | 1.00 | - | 1.00 |
| Total | 1.00 | - | 1.00 |

5.2 Other Equity

| Particulars | Reserves & Surplus | Total |
|--|---------------------------------------|--------|
| | Surplus in Statement of Profit & Loss | |
| Balance as at 01st April, 2022 | 0.82 | 0.82 |
| Profit/(Loss) for the year | (3.12) | (3.12) |
| Total Comprehensive Income/(Loss) for the Year | (3.12) | (3.12) |
| Balance as at 31st March, 2023 | (2.30) | (2.30) |
| Profit/(Loss) for the year | 2.51 | 2.51 |
| Total Comprehensive Income/(Loss) for the Year | 2.51 | 2.51 |
| Balance as at 31st March, 2024 | 0.20 | 0.20 |

The Notes referred above form an integral part of the accounts
In terms of our report of even date attached herewith

For B. CHHAWCHHARIA & CO.

Chartered Accountants

Firm Registration No: 305123E

Ravindra Kumar Newatia

Partner

Membership No: 529082

Place: New Delhi

Date: 30th May, 2024

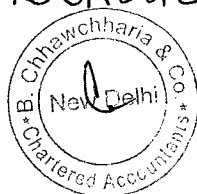
Rohit Raj Modi
Rohit Raj Modi
(Director)
(DIN: 00180505)

Rajendra Kumar Gupta
Rajendra Kumar Gupta
(Director)
(DIN: 00706419)

Pragati Agarwal
Pragati Agarwal
(Director)
(DIN: 02925431)

Sita Kumari
Sita Kumari
(Company Secretary)

UDIN: 24074193BKEGLP7449



NOTES TO THE ACCOUNTS

| | AS AT 31.03.2024 (In Lakhs) | AS AT 31.03.2023 (In Lakhs) |
|--|-----------------------------------|-----------------------------------|
| <u>NON - CURRENT ASSETS</u> | | |
| 3.1 FINANCIAL ASSETS | | |
| 3.1.1 OTHER FINANCIAL ASSETS | | |
| Security Deposit | 2.05 | - |
| Other receivable | 0.18 | 0.18 |
| | <u>2.23</u> | <u>0.18</u> |
| 3.2 DEFERRED TAX ASSETS | | |
| Deferred Tax Assets on: | | |
| - Unabsorbed Losses | 0.20 | 1.04 |
| | <u>0.20</u> | <u>1.04</u> |
| <u>CURRENT ASSETS</u> | | |
| 4.1 INVENTORIES | | |
| (As taken, valued and certified by the management) | | |
| Land | 1,743.53 | 1,331.68 |
| Work in progress | 214.10 | 57.49 |
| | <u>1,957.64</u> | <u>1,389.17</u> |
| 4.2 FINANCIAL ASSETS | | |
| 4.2.1 CASH AND CASH EQUIVALENTS | | |
| Cash-in-hand | 0.01 | 0.20 |
| Balances with Scheduled Banks: | | |
| - In Current Accounts* | 1.02 | 1.40 |
| | <u>1.02</u> | <u>1.61</u> |
| * Dormant Account | 1.00 | 1.00 |
| 4.2.2 LOANS | | |
| (Unsecured, Considered good) | | |
| <u>Repayable on demand</u> | | |
| -Loans to related party* | 238.46 | 482.86 |
| | <u>238.46</u> | <u>482.86</u> |
| * Due from Private company in which director of the company is a director. | | |
| 4.2.3 OTHER FINANCIAL ASSETS | | |
| Other receivables | - | 33.55 |
| | <u>-</u> | <u>33.55</u> |



NOTES TO THE ACCOUNTS (Contd...)

4.3 CURRENT TAX ASSETS

TDS Receivable

| | |
|-------------|-------------|
| <u>4.50</u> | <u>1.11</u> |
| <u>4.50</u> | <u>1.11</u> |

4.4 OTHER CURRENT ASSETS

Advance against land aggregation

| | |
|--------------|--------------|
| <u>49.90</u> | <u>49.90</u> |
| <u>49.90</u> | <u>49.90</u> |



NOTES TO THE ACCOUNTS

| | AS AT 31 March 2024 (In Lakhs) | AS AT 31 March 2023 (In Lakhs) |
|--|--------------------------------------|--------------------------------------|
| 5.1 EQUITY SHARE CAPITAL | | |
| <u>Authorised :</u> | | |
| 20,000 Equity shares of Rs.10/- each | 2.00 | 2.00 |
| | <u>2.00</u> | <u>2.00</u> |
| <u>Issued, Subscribed and Fully Paid up :</u> | | |
| 10,000 Equity shares of Rs.10 each | 1.00 | 1.00 |
| | <u>1.00</u> | <u>1.00</u> |

(i) **Reconciliation of the number of equity shares :**

| | As at 31 March 2024 | As at 31 March 2023 |
|------------------------------|------------------------|------------------------|
| At the Beginning of the Year | 10,000 | 10,000 |
| Changes during the Year | - | - |
| At the End of the Year | <u>10,000</u> | <u>10,000</u> |

(ii) **Details of shareholders holding more than 5% shares in the company**

| Name of Shareholders | As at 31 March 2024 | | As at 31 March 2023 | |
|---------------------------------|---------------------|-------------|---------------------|-------------|
| | Nos. | % holding | Nos. | % holding |
| Rajendra Kumar Gupta | 3,334 | 33.34% | 3,334 | 33.34% |
| Pragati Agarwal | 3,333 | 33.33% | 3,333 | 33.33% |
| Uditi Dwellings Private Limited | 3,333 | 33.33% | 3,333 | 33.33% |
| Total | 10,000 | 100% | 10,000 | 100% |

(iii) **Terms/ rights attached to equity shares**

The company has only one class of equity shares having a par value of Rs. 10/- per share. Each holder of equity shares is entitled to one vote per share. The company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of shareholders in the ensuing Annual General

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



NOTES TO THE ACCOUNTS (Contd...)

(iv) Details of shareholding of promoters in the company

Shares held by promoters as at 31.03.2024

| Name of Promoters | Nos. | % holding | % Change during the year 2023-24 |
|---------------------------------|---------------|-------------|-------------------------------------|
| Rajendra Kumar Gupta | 3,334 | 33.34% | - |
| Pragati Agarwal | 3,333 | 33.33% | - |
| Uditi Dwellings Private Limited | 3,333 | 33.33% | - |
| Total | 10,000 | 100% | - |

Shares held by promoters as at 31.03.2023

| Name of Promoters | Nos. | % holding | % Change during the year 2022-23 |
|---------------------------------|---------------|-------------|-------------------------------------|
| Rajendra Kumar Gupta | 3,334 | 33.34% | 33.34% |
| Pragati Agarwal | 3,333 | 33.33% | 33.33% |
| Uditi Dwellings Private Limited | 3,333 | 33.33% | 33.33% |
| Shankar Kumar Meher | - | - | -50% |
| Poulasti Meher | - | - | -50% |
| Total | 10,000 | 100% | - |

AS AT
31.03.2024
(In Lakhs)

AS AT
31.03.2023
(In Lakhs)

5.2 OTHER EQUITY

Reserve & Surplus

Surplus/(Deficit) in the Statement of Profit and Loss

| | | |
|--|-------------|---------------|
| As per Last Account | (2.30) | 0.82 |
| Total Comprehensive Income/(Loss) for the year | 2.51 | (3.12) |
| Net Surplus/(Deficit) in the Statement of Profit and Loss | 0.20 | (2.30) |



NOTES TO THE ACCOUNTS

AS AT
31.03.2024
(In Lakhs)

AS AT
31.03.2023
(In Lakhs)

NON CURRENT LIABILITIES

6.1 FINANCIAL LIABILITIES

6.1.1 BORROWINGS

DEBENTURES- UNSECURED

1,750, Rated, Listed, Reedemable, Non-Convertible Debentures of Rs. 1,00,000/- each.

1,750.00

1,750.00

1,750.00

1,750.00

Terms and conditions attached to Unsecured NCDs:

- The debentures are unsecured, listed, rated, redeemable and non-convertible having a tenure of 10 years from the date of first allotment i.e. 08.01.2023.
- The debentures carry a coupon rate of 6% XIRR, to be paid starting June 2024 and thereafter on a monthly basis.
- The debenture holders are entitled to an amount equivalent to 15.17% (or such mutually agreed percentage in terms of the Debenture Trust Deed) of the Gross Revenue of the residential project to be developed by the company. The said 15.17% of the Gross Revenue constitutes payment towards coupon, principal and redemption premium, if any.

CURRENT LIABILITIES

7.1 FINANCIAL LIABILITIES

7.1.1 BORROWINGS- UNSECURED

Repayable on demand

Loans from Related parties

358.48

125.57

358.48

125.57

7.1.2 TRADE PAYABLES

Dues of micro and small enterprises

-

-

Dues of creditors other than micro and small enterprises

17.82

12.36

17.82

12.36

| Particulars | Outstanding for following periods from due date of payment | | | | Total as at 31st March 2024 |
|---------------------|--|-----------|-----------|-------------------|-----------------------------|
| | Less than 1 year | 1-2 years | 2-3 years | More than 3 years | |
| (i) Undisputed Dues | | | | | |
| - MSME | - | - | - | - | - |
| - Other than MSME | 7.13 | 10.68 | - | - | 17.82 |
| (ii) Disputed Dues | | | | | |
| - MSME | - | - | - | - | - |
| - Other than MSME | - | - | - | - | - |



| Particulars | Outstanding for following periods from due date of payment | | | | Total as at 31st March 2023 |
|---------------------|--|-----------|-----------|-------------------|-----------------------------|
| | Less than 1 year | 1-2 years | 2-3 years | More than 3 years | |
| (i) Undisputed Dues | | | | | |
| - MSME | - | - | - | - | - |
| - Other than MSME | 12.36 | - | - | - | 12.36 |
| (ii) Disputed Dues | | | | | |
| - MSME | - | - | - | - | - |
| - Other than MSME | - | - | - | - | - |

7.1.3 OTHER FINANCIAL LIABILITIES

Interest accrued but not due on borrowings

117.43

22.93

Other Liabilities

3.38

11.39

120.81

34.32

7.2 OTHER CURRENT LIABILITIES

Statutory Liabilities

5.64

38.46

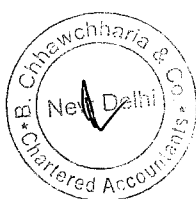
5.64

38.46



NOTES TO THE ACCOUNTS

| | Year ended 31 March 2024 (In Lakhs) | Year ended 31 March 2023 (In Lakhs) |
|---------------------------------------|---|---|
| 8.1 OTHER INCOME | | |
| Interest on Loan | 33.97 | - |
| | <u>33.97</u> | <u>-</u> |
| 9.1 PURCHASES | | |
| Land | 411.85 | 1,331.68 |
| | <u>411.85</u> | <u>1,331.68</u> |
| 9.2 PROJECT EXPENSES | | |
| <u>Other Project Expenses</u> | | |
| Financial Cost | 118.81 | 37.30 |
| Other Project Expenses | 37.80 | 20.19 |
| | <u>156.62</u> | <u>57.49</u> |
| 9.3 CHANGES IN INVENTORIES | | |
| <u>Opening stock :</u> | | |
| Land | 1,331.68 | - |
| Work in progress | 57.49 | - |
| | <u>1,389.17</u> | <u>-</u> |
| <u>Closing stock :</u> | | |
| Land | 1,743.53 | 1,331.68 |
| Work in progress | 214.10 | 57.49 |
| | <u>1,957.64</u> | <u>1,389.17</u> |
| | <u>(568.47)</u> | <u>(1,389.17)</u> |
| 9.4 EMPLOYEE BENEFITS EXPENSES | | |
| Salaries and other allowances | 8.85 | 3.65 |
| Staff welfare expenses | 0.13 | 0.01 |
| | <u>8.98</u> | <u>3.66</u> |
| 9.5 FINANCE COST | | |
| Interest: | | |
| - On Unsecured Loan | 19.60 | - |
| | <u>19.60</u> | <u>-</u> |
| 9.6 OTHER EXPENSES | | |
| Office expense | - | 0.14 |
| Advertisement Expnses | 1.28 | - |
| Auditors' remuneration : | | |
| For Statutory Audit | 0.35 | 0.30 |
| Travelling & conveyance | 0.04 | 0.06 |
| Miscellaneous expenses | 0.37 | 0.02 |
| | <u>2.04</u> | <u>0.52</u> |
| 10 TAX EXPENSE | | |
| <u>Current tax</u> | | |
| Income tax | - | - |
| | <u>-</u> | <u>-</u> |
| <u>Deferred tax</u> | 0.84 | (1.04) |
| | <u>0.84</u> | <u>(1.04)</u> |



NOTES TO THE FINANCIAL STATEMENTS

1 CORPORATE INFORMATION

IKAT Exports Private Limited ("the Company") is a private limited company domiciled and incorporated under the provisions of the Companies Act, 1956 on 16th June, 2004 in India and its debentures are listed on the Bombay Stock Exchange ("BSE"), India. The registered office of the company is situated at 501, 5th Floor Forum Mart, Kharavela Nagar Bhubaneswar Khordha Orissa 751007 IN.

The principal business activity of the company is Real Estate Development. The company has its presence in the state of Odisha.

The financial statements of the company for the year ended 31st March, 2024 were authorised for issue in accordance with a resolution of the directors on 30th May, 2024.

2 SUMMARY OF MATERIAL ACCOUNTING POLICIES INFORMATION

2.1 Basis of preparation

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

These financial statements for the year ended 31st March 2024 have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 and the provisions of the Companies Act, 2013

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

The financial statements are presented in Indian Rupees ("INR" or "₹") and all amounts are rounded to the nearest lacs, except as stated otherwise.

2.2 Estimates and Judgements

The preparation of the financial statements in conformity with Ind AS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions effect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period.

Accounting estimates could change from period to period. Actual results may differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

2.3 Current versus non-current classification

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

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle,
- Held primarily for the purpose of trading,



A liability is current when:

- It is expected to be settled in normal operating cycle,
 - It is held primarily for the purpose of trading,
 - It is due to be settled within twelve months after the reporting period, or
 - There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.
- All other liabilities are classified as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

2.4 Property, Plant and Equipment

Items of property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

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

On transition to Ind AS, the company has elected to continue with the carrying value of all its property, plant and equipment recognised as at 1st April 2021 measured as per the previous GAAP and use that carrying value as the deemed cost of the property, plant and equipment.

Depreciation on property, plant and equipment is calculated using the Written Down Value Method to allocate their cost, net of their residual values, over their estimated useful lives.

The useful lives have been determined based on technical evaluation done by the management's experts, which is same as the lives as specified by Schedule II to the Companies Act, 2013. The residual values are not more than 5% of the original cost/deemed cost of the asset. The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset is included in the statement of profit and loss when the asset is derecognised.

2.5 Financial Instruments

A. Financial Instruments - Initial recognition and measurement

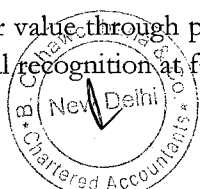
Financial assets and financial liabilities are recognised in the company's statement of financial position when the company becomes a party to the contractual provisions of the instrument. The company determines the classification of its financial assets and liabilities at initial recognition. All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

B.1. Financial assets –Subsequent measurement

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

a. Financial assets at fair value through profit or loss

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



b. Financial assets measured at amortised cost

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

c. Financial assets at fair value through OCI

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

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

B.2. Financial assets –Derecognition

The company derecognises a financial asset when the contractual rights to the cash flows from the assets expire or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset.

Upon derecognition of equity instruments designated at fair value through OCI, the associated fair value changes of that equity instrument is transferred from OCI to Retained Earnings.

C. Investment in subsidiaries, joint ventures and associates

Investments made by the company in subsidiaries, joint ventures and associates are measured at cost in the separate financial statements of the company.

D.1. Financial liabilities –Subsequent measurement

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

a. Financial liabilities at fair value through profit or loss

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

b. Financial liabilities measured at amortised cost

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

D.2. Financial liabilities –Derecognition

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

E. Offsetting financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the statement of financial position, if and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.



F. Fair value measurement

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

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

The principal or the most advantageous market must be accessible to the company.

The company uses valuation technique that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

2.6 Revenue Recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is received. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes, duties or other charges collected on behalf of the government/authorities.

The specific recognition criteria for the various types of the company's activities are described below:

a. Interest income

Interest income from debt instruments (including Fixed Deposits) is recognised using the effective interest rate method. The effective interest rate is that rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of a financial asset. While calculating the effective interest rate, the company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

2.7 Employee benefits

Short Term employee benefits

Liabilities for wages, salaries and other employee benefits that are expected to be settled within twelve months of rendering the service by the employees are classified as short term employee benefits. Such short term employee benefits are measured at the amounts expected to be paid when the liabilities are settled.

Post employment benefits

(a) Defined contribution plans

The company pays provident fund contribution to publicly administered provident funds as per the local regulations. The contributions are accounted for as defined contribution plans and are recognised as employee benefit expense when they are due.

(b) Defined benefit plans

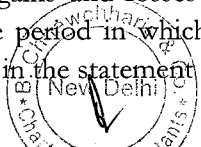
The liabilities recognised in the balance sheet in respect of defined benefit plan, namely gratuity and leave pay, are the present value of the defined benefit obligation at the end of the year less the fair value of plan assets, if any. The defined benefit obligation is calculated by actuaries using the projected unit credit method.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation

and fair value of plan assets. This cost is included in employee benefit expense in the statement of profit and loss.

Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in the retained earnings in the statement of changes in equity and in the balance sheet.



2.8 Finance Costs

Borrowing costs are recognised in the statement of profit and loss in the period in which they are incurred.

2.9 Taxes

Current Tax

The current tax expense for the period is determined as the amount of tax payable in respect of taxable income for the period, based on the applicable income tax rates.

Current tax relating to items recognised in other comprehensive income or equity is recognised in other comprehensive income or equity, respectively.

Deferred Tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised for all deductible temporary differences and, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, the carry forward of unused tax credits and unused tax losses can be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted at the reporting date.

Deferred tax relating to items recognised in other comprehensive income or equity is recognised in other comprehensive income or equity, respectively.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities.

2.10 Provisions, Contingent Liabilities and Contingent Assets

A provision is recognised when the company has present determined obligations as a result of past events and an outflow of resources embodying economic benefits will be required to settle the obligations. Provisions are recognised at the best estimate of the expenditure required to settle the present obligation at the balance sheet date.

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

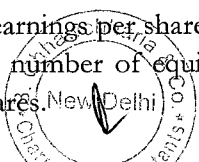
A Contingent liability is not recognised but disclosed in the notes to the accounts, unless the probability of an outflow of resources is remote.

A contingent asset is generally neither recognised nor disclosed.

2.11 Earnings per share

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

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



2.12 Exceptional items

Exceptional items refer to items of income or expense within statement of profit and loss from ordinary activities which are non-recurring and are of such size, nature or incidence that their separate disclosure is considered necessary to explain the performance of the company.

2.13 Impairment of assets

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

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used.

Impairment losses of continuing operations, including impairment on inventories, are recognised in the statement of profit and loss.

2.14 Leases

Company as a lessee

A lease is classified at the inception date as a finance lease or an operating lease.

A lease that transfers substantially all the risks and rewards incidental to ownership to the company is classified as a finance lease. Finance leases are capitalised at the commencement of the lease at the inception date at the fair value of the leased property or, if lower, at the present value of the minimum lease payments. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised in finance costs in the statement of profit and loss.

A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the company will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

Leases in which a significant portion of the risks and rewards of ownership are not transferred to the company are classified as operating lease. Operating lease payments are recognised as an expense in the statement of profit and loss on a straight-line basis over the lease term, unless the payments are structured to increase in line with expected general inflation.

Company as a lessor

Rental income from operating lease is recognised on a straight-line basis over the term of the relevant lease, unless the receipts are structured to increase in line with expected general inflation.



NOTES TO THE ACCOUNTS

11 EARNINGS PER SHARE (EPS)

Basic EPS is calculated by dividing the profit for the year attributable to equity holders of the company by the weighted average number of Equity shares outstanding during the year. Diluted EPS is calculated by dividing the profit for the year attributable to equity holders of the company by the weighted average number of Equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential Equity shares into Equity shares.

The earnings per share has been calculated as specified in Ind-AS 33 on "Earnings Per Share" prescribed by Companies (Accounting Standards) Rules, 2015 and related disclosures are as below :

| (Figures are ₹ in lakhs) | | |
|---|-----------------------------|-----------------------------|
| Particulars | Year ended 31 March 2024 | Year ended 31 March 2023 |
| a) Profits/(Loss) attributable to equity holders of the company | | |
| i) from continuing operations | 2.51 | (3.15) |
| ii) from discontinued operations | - | 0.02 |
| iii) from discontinued & continuing operations | 2.51 | (3.12) |
| b) Weighted average number of equity shares used as the denominator in calculating EPS (Nos.) | 0.10 | 0.10 |
| c) Basic and Diluted EPS (a/b) | | |
| i) from continuing operations | 25.07 | (31.47) |
| ii) from discontinued operations | - | 0.24 |
| iii) from discontinued & continuing operations | 25.07 | (31.22) |

12 INCOME TAX

(i) The major components of tax expense for the year ended 31 March 2024 and 31 March 2023 are:

| (Figures are ₹ in lakhs) | | |
|--|-----------------------------|-----------------------------|
| | Year ended 31 March 2024 | Year ended 31 March 2023 |
| Current Tax: | | |
| Current tax expenses for current year | - | - |
| Current tax expenses pertaining to prior periods | - | - |
| Deferred tax | 0.84 | (1.04) |
| Total tax expense reported in the statement of profit or loss | 0.84 | (1.04) |

(ii) The reconciliation of estimated income tax expense at statutory income tax rate to income tax expenses reported in statement of profit and loss is as follows:

| (Figures are ₹ in lakhs) | | |
|--|-----------------------------|-----------------------------|
| | Year ended 31 March 2024 | Year ended 31 March 2023 |
| Profit/(Loss) before income taxes | 3.35 | (4.16) |
| Tax at applicable rate of 25.17% | 25.17% | 25.17% |
| Estimated Income Tax expenses | 0.84 | - |

Tax effects of adjustments to reconcile estimated income tax expense to reported income tax expense:

| | | |
|----------------------------------|-------------|---------------|
| Current Tax | - | - |
| Deferred tax differences: | | |
| Unabsorbed Losses & Depreciation | 0.84 | (1.04) |
| Total Income Tax expenses | 0.84 | (1.04) |



NOTES TO THE ACCOUNTS (Contd...)

(iii) Deferred Tax

| | Balance Sheet | | Movement | |
|--|---------------|---------------|---------------|---------------|
| | As at | As at | Year ended | Year ended |
| | 31 March 2024 | 31 March 2023 | 31 March 2024 | 31 March 2023 |
| Deferred tax assets | | | | |
| Carry forward business losses & Unabsorbed Depreciation | 0.20 | 1.04 | (0.84) | 1.04 |
| Excess of depreciation on property, plant and equipment in accounts over the depreciation under the income tax law | - | - | - | (0.01) |
| Deferred tax charge/(credit) | - | - | (0.84) | 1.04 |
| Net deferred tax asset | 0.20 | 1.04 | - | - |

13 DUES TO MICRO AND SMALL ENTERPRISES

Disclosures pursuant to Schedule III of Companies Act, 2013 in relation to trade payables falling under the category of Micro and Small enterprises as defined under Micro, Small and Medium Enterprises Development Act, 2006 as follows:

(Figures are ₹ in lakhs)

| Particulars | 31 March 2024 | 31 March 2023 |
|--|---------------|---------------|
| Principal amount remaining unpaid as at the end of each accounting year | Nil | Nil |
| Interest due on above | Nil | Nil |
| The amount of interest paid by the buyer in terms of section 16 of the MSMED Act 2006 alongwith amount of payment made to the supplier beyond the appointed date during each accounting year | Nil | Nil |
| The amount of interest accrued and remaining unpaid at the end of each accounting year | Nil | Nil |
| The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the due date during the year) but without adding interest specified under this act. | Nil | Nil |
| The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to small enterprises for the purpose of disallowance under section 23 of the MSMED Act 2006. | Nil | Nil |

14 CAPITAL MANAGEMENT

The following are the objectives of Capital management policy of the company:

- Safeguard its ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits for other stakeholders, and
- Maintain an optimal capital structure to reduce the cost of capital

As a part of capital management strategy, the company may adjust the amount of dividends paid to shareholders, issue new shares, raise debt capital or sell assets to reduce debt.

15 SEGMENT INFORMATION

In accordance with Indian Accounting Standard 108 "Operating Segments" prescribed by Companies (Accounting Standards) Rules, 2015, the company has determined its primary business segment as a single segment of Real Estate Business. Since there are no other business segments in which the company operates, there are no other primary reportable segments. Therefore, the segment revenue, segment results, segment assets, segment liabilities, total cost incurred to acquire segment assets, depreciation charge are all as is reflected in the financial statements.



16 RELATED PARTY TRANSACTIONS

Related parties and transactions with them as specified in the Ind-AS 24 on "Related Parties Disclosures" prescribed under Companies (Accounting Standards) Rules, 2015 has been identified and given below on the basis of information available with the company and the same has been relied upon by the auditors.

a) Entities with Significant influence over the entity;

| Name of Entity | Country | Holding as at (%) | |
|---------------------------------|---------|-------------------|------------|
| | | 31.03.2024 | 31.03.2023 |
| Uditi Dwellings Private Limited | India | 33.33% | 33.33% |

b) Key Management Personnel and their relatives

Rajendra Kumar Gupta, Director
Pragati Agarwal, Director
Rohit Raj Modi, Director
Jaya Modi, Relative of director

c) Enterprises over which any person referred to in b) above are able to exercise significant influence

AGM Housing Private Limited
Kejriwal Finvest Private Limited
Madhuraj Infrastructure Private Limited
Progressive Finex Private Limited
Subroto Trading & Finance Co. Ltd
Sun Kissed Agencies Private Limited
RS Ores & Trading Private Limited

(Figures are ₹ in lakhs)

| Nature of Transactions | Enterprises over which any person referred to in b) above are able to exercise significant influence | | Key Management Personnel and their relatives | |
|------------------------------------|--|---------|--|---------|
| | 2023-24 | 2022-23 | 2023-24 | 2022-23 |
| <u>Income</u> | | | | |
| Interest on Loan | 33.97 | 11.06 | - | - |
| <u>Expenses</u> | | | | |
| Interest on Loan | 33.21 | 15.39 | 0.20 | 1.69 |
| <u>Year end Receivables</u> | | | | |
| Loans | 238.46 | 482.86 | - | - |
| <u>Year end paybles</u> | | | | |
| Short Term Borrowings | 358.48 | 123.88 | 1.88 | 1.69 |
| Other Financial Liabilities | - | 10.44 | | |



NOTES TO THE ACCOUNTS

17 FINANCIAL INSTRUMENTS AND FAIR VALUE MEASUREMENTS

17.1 Fair value hierarchy

Financial assets and financial liabilities measured at fair value in the balance sheet are categorised into three levels of fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

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 (i.e. as prices) or indirectly (i.e. derived from prices).

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

17.2 Financial Instruments by category

The carrying value of financial instruments by categories as on 31st March, 2024 were as follows:

(Figures are ₹ in lakhs)

| Particulars | Note No. | Amortised Cost | FVTOCI | FVTPL | Total carrying value | Total Fair Value |
|------------------------------------|---------------|-----------------|----------|----------|----------------------|------------------|
| Financial Assets | | | | | | |
| Other financial assets | 3.1.1 & 4.2.3 | 2.23 | - | - | 2.23 | 2.23 |
| Cash & cash equivalents | 4.2.1 | 1.02 | - | - | 1.02 | 1.02 |
| Loans | 4.2.2 | 238.46 | - | - | 238.46 | 238.46 |
| Total Financial Assets | | 241.71 | - | - | 241.71 | 241.71 |
| Financial Liabilities | | | | | | |
| Borrowings | 6.1.1 & 7.1.1 | 2,108.48 | - | - | 2,108.48 | 2,108.48 |
| Trade payables | 7.1.2 | 17.82 | - | - | 17.82 | 17.82 |
| Other financial liabilities | 7.1.3 | 120.81 | - | - | 120.81 | 120.81 |
| Total Financial Liabilities | | 2,247.11 | - | - | 2,247.11 | 2,247.11 |

The carrying value of financial instruments by categories as on 31st March, 2023 were as follows:

(Figures are ₹ in lakhs)

| Particulars | Note No. | Amortised Cost | FVTOCI | FVTPL | Total carrying value | Total Fair Value |
|------------------------------------|---------------|-----------------|----------|----------|----------------------|------------------|
| Financial Assets | | | | | | |
| Other financial assets | 3.1.1 & 4.2.3 | 33.72 | - | - | 33.72 | 33.72 |
| Cash & cash equivalents | 4.2.1 | 1.61 | - | - | 1.61 | 1.61 |
| Loans | 4.2.2 | 482.86 | - | - | 482.86 | 482.86 |
| Total Financial Assets | | 518.19 | - | - | 518.19 | 518.19 |
| Financial Liabilities | | | | | | |
| Borrowings | 6.1.1 & 7.1.1 | 1,875.57 | - | - | 1,875.57 | 1,875.57 |
| Trade payables | 7.1.2 | 12.36 | - | - | 12.36 | 12.36 |
| Other financial liabilities | 7.1.3 | 34.32 | - | - | 34.32 | 34.32 |
| Total Financial Liabilities | | 1,922.25 | - | - | 1,922.25 | 1,922.25 |

Management estimations and assumptions

a) The management assessed that the Loans, cash and cash equivalents, other financial assets, trade payables, short term borrowings and other financial liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

b) The fair value of the financial assets and liabilities is 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. The following methods and assumptions were used to estimate the fair values:

(i) The fair values of the unquoted equity shares have been determined based on certifications from valuers who have used Net Asset Value approach for determining the fair values.

(ii) The fair values of the derivative financial instruments have been determined based on the exchange rates prevailing as at year end.



NOTES TO THE ACCOUNTS (Contd...)

17.3 Financial Risk Management

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

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks and that advises on financial risks and the appropriate financial risk governance framework for the Company.

This note explains the risks which the company is exposed to and policies and framework adopted by the company to manage these risks:

(A) Credit Risk

Credit risk refers to the risk that the counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss to the company. The maximum exposure to the credit risk at the reporting date is primarily from other receivables which are typically unsecured. Credit risk on cash and bank balances is limited as the company generally invests in deposits with banks and financial institutions with high credit ratings assigned by credit rating agencies. The Company's credit risk in case of all other financial instruments is negligible.

The company assess and manage credit risk of financial assets based on followings categories arrived on the basis of assumptions, inputs and factors specific to the class of the financial assets.

(Figures are ₹ in lakhs)

| Credit risk rating | Particulars | 31st March, 2024 | 31st March, 2023 |
|--------------------|--|------------------|------------------|
| Low Credit Risk | Cash and cash equivalents | 1.02 | 1.61 |
| Moderate Risk | Loans and other non-current financial assets | 240.69 | 483.03 |
| High Credit Risk | Other current financial asset | - | 33.55 |

The company has no negative impact of credit risk, and is of the view that money will be received from all receivables in due course.

(B) Liquidity Risk

Liquidity risk is the risk that company will encounter difficulty in meeting the obligations associated with its financial liabilities that will be settled by cash or another financial assets. The company's approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due.

Management monitors rolling forecasts of the company's liquidity position and cash and cash equivalents on the basis of expected cash flows.

i) Maturities of financial liabilities

The table below analyses the Company's financial liabilities into relevant maturity groupings based on their contractual maturities for all financial liabilities, for which the contractual maturities are essential for an understanding of the timings of the cash flows.

(Figures are ₹ in lakhs)

| Contractual maturities of financial liabilities | Less than 1 year | 1-5 year | Total |
|---|------------------|-----------------|-----------------|
| As at 31 March 2024 | | | |
| Borrowings | 358.48 | 1,750.00 | 2,108.48 |
| Other financial liabilities | 120.81 | - | 120.81 |
| Trade payables | 17.82 | - | 17.82 |
| Total | 497.11 | 1,750.00 | 2,247.11 |
| As at 31 March 2023 | | | |
| Borrowings | 125.57 | 1,750.00 | 1,875.57 |
| Other financial liabilities | 34.32 | - | 34.32 |
| Trade payables | 12.36 | - | 12.36 |
| | 172.25 | 1,750.00 | 1,922.25 |



NOTES TO THE ACCOUNTS (Contd...)

(C) **Market Risk**

Market Risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises of interest rate risk, currency risk and price risk. Financial instruments affected by market risk includes investment in deposits, loans and borrowings and other financial liabilities.

i) **Interest rate risk:-**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's debt obligations with floating interest rates. The company only have fixed rate borrowings as at balance sheet date which have been carried at amortised cost. They are therefore not subject to interest rate risk, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

ii) **Price risk:-**

The company's exposure to price risk arises from investments held and classified in the balance sheet either as fair value through other comprehensive income or at fair value through profit or loss. The Company does not have any investments as at balance sheet date which have been classified and designated at fair value, hence the exposure to price risk is negligible.

iii) **Foreign Currency risk:-**

Foreign currency risk is the risk that the fair value of future cash flows of an exposure will fluctuate because of changes in exchange rates. The company's functional currency is Indian Rupees (₹). As the company does not undertake any material transaction denominated in foreign currency, consequently exposure to exchange rate fluctuation is negligible.



NOTES TO THE ACCOUNTS

18 Additional Regulatory Information as required by Schedule III of Companies Act, 2013

(A) Relationship with Struck off Companies:

No transactions has been made with any of the companies which have been struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

(B) Compliance with number of layers of companies:

No layers of companies have been established beyond the limit prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.

(C) Details in respect of Utilization of Borrowed funds and share premium

- i) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) 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
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- ii) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall
 - (a) 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
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(D) Undisclosed income:

There are no transactions which have not been recorded in the books of accounts during the year that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

(E) Details of Crypto Currency or Virtual Currency:

The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.

(F) Details of Benami Property held:

No proceedings have been initiated or pending against the company for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder as at 31st March, 2024.

(G) Wilful Defaulter:

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

(H) Registration of charges or satisfaction with Registrar of Companies:

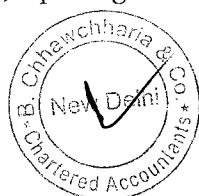
The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

I) Borrowings secured against current assets

The Company does not have any borrowing which is secured against current assets.

J) Valuation of Property, Plant & Equipment and Intangible Assets

The Company do not have Property, Plant and Equipment and Intangible Assets or both during the current or previous year. Therefore, reporting under this clause is not applicable.



NOTES TO THE ACCOUNTS (Contd...)

K) Title deeds of immovable properties not held in name of the company

The Company does not have any immovable properties.

K) Loans granted to promoters, directors, KMPs and related parties (repayable on demand):

| Type of Borrower | Amount of Loan outstanding | Percentage to the Total Loan |
|------------------------------|----------------------------|------------------------------|
| As at 31st March 2024 | 238.46 | 100% |
| Promoter | - | - |
| Directors | - | - |
| KMPs | - | - |
| Related Parties | 238.46 | 100% |
| As at 31st March 2023 | 482.86 | 100% |
| Promoter | - | - |
| Directors | - | - |
| KMPs | - | - |
| Related Parties | 482.86 | 100% |

19 Ratio Analysis and its elements

| S No. | Particulars | Numerator | Denominator | Resulted ratio (March, 2024) | Resulted ratio (March, 2023) | Variance |
|-------|---------------------------------|--|--|------------------------------|------------------------------|-------------------------|
| 1 | Current Ratio | Current Assets | Current Liabilities | 4.48 | 9.34 | (52.05)% ⁽¹⁾ |
| 2 | Debt Equity Ratio | Total Debt | Share Capital | 2,108.48 | 1875.57 | 12.42% |
| 3 | Debt Service Coverage Ratio | Earnings for debt service = Net profit before interest & taxes + Non-Cash operating expenses | Debt service = Interest + Principal Repayments | 1.17 | Refer Note No 3 below | Refer Note No 2 below |
| 4 | Return on Equity | Net Profits after taxes | Shareholder's Equity | 208.54% | 239.30% | (12.85%) |
| 5 | Inventory Turnover Ratio | Revenue from Operations | Inventory | NA | NA | Refer Note No 3 below |
| 6 | Trade Receivable Turnover Ratio | Revenue from Operations | Trade Receivable | NA | NA | Refer Note No 3 below |
| 7 | Trade Payables Turnover Ratio | Purchases | Trade Payables | NA | NA | Refer Note No 3 below |
| 8 | Net Capital Turnover Ratio | Revenue from Operations | Working capital | NA | NA | Refer Note No 3 below |
| 9 | Net Profit Ratio | Net Profit before taxes | Revenue from Operations | NA | NA | Refer Note No 3 below |
| 10 | Return on Capital Employed | Earnings before interest and taxes | Capital Employed = Tangible Net Worth + Total Debt - Deferred Tax Assets | 1.09% | -0.22% | 394.6% ⁽⁴⁾ |
| 11 | Return on Investment | Net Return on Investment | Average Investment | NA | NA | NA |



NOTES TO THE ACCOUNTS (Contd...)

- 1) During the year, borrowings of the company has increased, which results into increase in current liability as compared to current assets of company and resulting into overall decrease in current ratio.
- 2) During the previous year, the company has taken borrowings to finance the purchase of inventory and at the same time no earnings have been started from new operations, therefore the above ratio has not been calculated.
- 3) During the year, the company has not generated any revenue from that operations, due to which the above ratios have not been calculated.
- 4) During the year, the company has earned interest income, which results into increase in return on capital employed.

- 20 The disclosure pursuant to Section 186(4) of the Companies Act, 2013 in respect of the loans given by the Company is detailed below:

| Particulars | Purpose | Loan including Interest |
|-----------------------------------|----------------------|-------------------------|
| RS Ores & Trading Private Limited | General purpose Loan | 238.46 |

- 21 The figures for the corresponding previous years have been reclassified/regrouped wherever necessary to make them comparable with the current year.

The Notes referred to above form an integral part of the accounts.

In terms of our report of even date attached herewith

For B. CHHAWCHHARIA & CO.

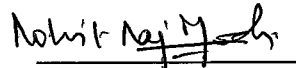
Chartered Accountants

Firm Registration No: 305123E

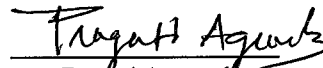


Ravindra Kumar Newatia
Partner
Membership No: 074193

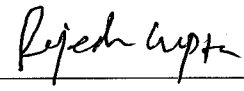
Place: New Delhi
Date: 30th May, 2024



Rohit Raj Modi
(Director)
(DIN: 00180505)



Pragati Agarwal
(Director)
(DIN: 02925431)



Rajendra Kumar Gupta
(Director)
(DIN: 00706419)



Sita Kumari
(Company Secretary)

UDIN: 24074193BKEGLP7449



IKAT EXPORTS PRIVATE LIMITED

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Mart, Kharavela Nagar,

Bhubaneswar-751001

Email: contact@ashianahomes.com

Contact No. +91- 8826738812

Website: www.ikatexports.com

DIRECTORS' REPORT

To
The Members,

Your Directors have pleasure in presenting their 20th Annual Report together with the audited accounts of the company for the Financial Year ended on March 31, 2024.

FINANCIAL RESULTS

| Particulars | (Amount Rs in Lakhs) | |
|--------------------------------------|----------------------|-------------|
| | 2023-2024 | 2022-2023 |
| Revenue from Operations (Net) | 0 | 0 |
| Other Income | 33.97 | 0 |
| Total Income | 33.97 | 0 |
| Total Expenses | 30.62 | 4.18 |
| Profit/(Loss) Before Tax | 3.35 | (4.18) |
| Provision for Taxation | | |
| - Current Tax | 0 | 0 |
| - Deferred Tax | 0.84 | (1.04) |
| Profit /(Loss) after Tax | 2.51 | (3.12) |
| Earnings per share - Basic & Diluted | 25.07 | (31.22) |
| Transfer to Reserves | 2.51 | (3.12) |

BUSINESS PERFORMANCE AND OPERATIONS:

During the year company has purchased various land parcels in Mouza Patia of Bhubaneswar, Odisha for development of a group housing project. The Company is in process of obtaining all necessary permissions and approvals required for launch of group housing residential project. Since operations of the company is yet to be start, there has been NIL revenue during the year. Further the company has earned Other Income of Rs 33.97 Lakhs and Profit after Tax stood at Rs 2.51 Lakhs as compared to Loss after Tax of Rs 3.12 Lakhs of previous year.

DIVIDEND

Your directors do not recommend any dividend for the year under review in view of retaining the profits for future growth.

SHARE CAPITAL STRUCTURE:

During the year there has been no change in the share capital structure of the company. The paid up Equity Share capital of the company as on 31.03.2024 was Rs. 1,00,000/-.

CHANGE IN THE NATURE OF BUSINESS

During the year, there has been no change in the nature of business of the Company.

IKAT EXPORTS PRIVATE LIMITED

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Contact No. +91- 8826738812

Website: www.ikatexports.com

MATERIAL CHANGES AND COMMITMENTS

There are no material changes and commitments affecting the financial position of the company which have occurred at the end of the financial year of the company to which the balance sheet relates and the date of the report.

SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS

During the year under review or between the end of that financial year and the date of this report, no significant or material orders were passed by the Regulators or Courts or Tribunals which impact the going concern status and future operations of the Company.

INTERNAL FINANCIAL CONTROLS

The Company has in place adequate internal financial controls with reference to financial statements. During the year, such controls were tested and no reportable material weakness in the design or operation was observed.

COST RECORDS

The provision of Cost Audit as per Section 148 of the Companies Act 2013 is not applicable on the Company.

DEPOSITS

During the year under review, your Company had neither invited nor accepted any deposits from the public in terms of the provisions of the Companies Act, 2013 read with Rules made thereunder.

DETAILS OF FRAUDS U/S 143 (12)

There has been no instance of fraud reported by the Auditors; therefore this clause is not applicable.

RESERVATION AND QUALIFICATION IN AUDITOR'S REPORT

The observations made in the Auditors' Report are self-explanatory and therefore do not call for any further comments.

NUMBER OF MEETINGS OF THE BOARD OF DIRECTORS

The Board of Directors duly met 8 (Eight) times during the year and in respect of which proper notices were given and the proceedings were properly recorded, and signed, in the minutes book maintained for the purpose.

PARTICULARS OF EMPLOYEES

As mandated by the Provisions of Section 197 of the Companies Act, 2013 read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, there is no employee who is in receipt of remuneration in excess of limits prescribed.

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STATUTORY AUDITORS

Pursuant to resolution passed by the Shareholders of the Company in 19th Annual General Meeting of the Company held on 30th September, 2023, M/s. B. Chhawchharia & Co., Chartered Accountants (ICAI Firm Registration No: 305123E) has been appointed as Statutory Auditor for a term of five years and accordingly will hold office from the conclusion of 19th AGM till the conclusion of the 24th AGM of the Company.

DIRECTORS AND KEY MANAGERIAL PERSONNEL

During the year, there has been no change in the board of directors of the company. Further, Ms. Pallavi Sharma, Company Secretary has resigned from the post of Company Secretary of the Company with effect from 07th December, 2023 and Ms. Sita Kumari, An Associate Member of ICSI having Membership No. 72519 has been appointed as Company Secretary of the Company by board of directors in their meeting held on 20.12.2023.

CORPORATE SOCIAL RESPONSIBILITY

The Company is not falling under the purview of Section 135 of The Companies Act, 2013; therefore this clause is not applicable on it.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO

The details of conservation of energy, technology absorption, foreign exchange earnings and outgo are as follows:

A. CONSERVATION OF ENERGY & TECHNOLOGY ABSORPTION

Your directors are of the opinion that the information required in terms of Section 134 of the Act read with Rule 8(3) of the Companies (Accounts) Rules, 2014, pertaining to the conservation of energy, technology absorption are not relevant in view of the nature of business activities of the company and hence, are not required to be given.

B. FOREIGN EXCHANGE EARNINGS & OUTGO

During the year No Foreign Exchange Earnings and Outgo has been made.

RISK MANAGEMENT POLICY

The Company has formulated a policy and process for risk management. Risk management forms an integral part of the management policy. The Company has identified potential risks and required mitigation measures. Major risks identified are systematically addressed through mitigating actions on a continuing basis.

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186

Details of Loans, Guarantees and Investments covered under the provisions of Section 186 of the Companies Act, 2013 are given in the notes to the Financial Statements.

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DISCLOSURE UNDER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

The Company has always provided a congenial atmosphere for work to all the employees that are free from discrimination and harassment including sexual harassment. During the year, No complaint has been received by the company.

PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES

During the year there has been no related party transactions entered into by the Company falling under the purview of Section 188 of Companies Act, 2013. Thus no disclosure in prescribed Form AOC-2 is required.

SUBSIDIARY/ASSOCIATE/JOINT VENTURE COMPANY

The company does not have any Subsidiary/Associate and Joint Venture Company.

ANNUAL RETURN

Pursuant to Section 92(3) and Section 134(3) (a) of the Companies Act, 2013, the Company shall place a draft copy of the Annual Return as at March 31, 2024 on its website at <https://www.ikatexports.com/>.

DETAILS OF APPLICATION/ANY PROCEEDING PENDING UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016

Neither any application was made nor any proceeding pending under the Insolvency and Bankruptcy Code, 2016 during the financial year.

DETAILS OF DIFFERENCE BETWEEN AMOUNT OF THE VALUATION DONE AT THE TIME OF ONE TIME SETTLEMENT AND THE VALUATION DONE WHILE TAKING LOAN FROM THE BANKS OR FINANCIAL INSTITUTIONS ALONG WITH THE REASONS THEREOF

As Company has not done any one time settlement during the year under review; hence no case of any difference arose during the year.

DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to Section 134(5) of the Companies Act, 2013 your directors confirm as under:

- a. that in the preparation of the annual accounts for the year ended 31st March, 2024, the applicable Accounting Standards have been followed along with proper explanation relating to material departures, if any;
- b. that the Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year under review and of the loss of the Company for that year;

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- c. that the Directors have taken proper and sufficient care for 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 fraud and other irregularities;
- d. that the Directors have prepared the annual accounts on a going concern basis;
- e. that the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and are operating effectively.

ACKNOWLEDGEMENT

Your Directors wish to place on record their deep appreciation for the co-operation extended by the Government agencies / Departments, Financial Institutions.

Your Directors also wish to acknowledge and thank all the members of staff and the workers for their deep sense of dedication and hard work put in for the proposed project of the Company.

For and on behalf of the Board
IKAT Exports Private Limited



Rajendra Kumar Gupta
Chairman

Date: 30/08/2024
Place: Bhubaneswar

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RELATED PARTY DISCLOSURES AS PER PART A OF SCHEDULE V OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

| S. No. | In the accounts of | Disclosures of amounts at the year end and the maximum amount of loans/ advances/Investments outstanding during the year | Details |
|--------|--------------------|--|--|
| 1 | Holding Company | <ul style="list-style-type: none">Loans and Advances in the nature of loans to subsidiaries by name and amountLoans and Advances in the nature of loans to associates by name and amountLoans and advances in the nature of loans to firms/companies in which directors are interested by name and amount. | Not Applicable as Company do not have any holding company |
| 2 | Subsidiary Company | Same disclosures as applicable to the parent company in the accounts of subsidiary company. | Not Applicable as Company do not have any Subsidiary Company |
| 3 | Holding Company | Investments by the loanee in the shares of parent company and subsidiary company, when the company has made a loan or advance in the nature of loan. | Not Applicable as Company do not have any holding company |

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**NAME OF DEBENTURE TRUSTEE WITH FULL CONTACT DETAILS AS PER REG 53 OF
SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS,
2015**

| SN | Particulars | Details |
|----|----------------|--|
| 1 | Name | Vardhman Trusteeship Private Limited |
| 2 | Address | Turner Morrison Building, Unit No. 15, 6 Lyons Range, Kolkata - 700001 |
| 3 | Email ID | corporate@vardhmantrustee.com |
| 4 | Website | https://vardhmantrustee.com/ |
| 5 | SEBI Regn. No. | IND000000611 |
| 6 | Contact Number | 022 - 42648335/40140832 |

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NOTICE OF 20TH ANNUAL GENERAL MEETING

NOTICE is hereby given that 20th Annual General Meeting of the members of IKAT Exports Private Limited will be held on **Monday, 23rd September, 2024** at its registered office at 501, 5th Floor, Forum Mart, Kharavela Nagar, Bhubaneswar - 751001 at 03:00 P.M. to consider and transact the following business:

ORDINARY BUSINESS

1. ADOPTION OF FINANCIAL STATEMENTS

To receive, consider and adopt the Audited Financial Statements of the Company for financial year ended 31st March 2024 together with notes attached thereto, along with Reports of the Board of Directors and Auditors thereon.

By Order of the Board of Directors
For IKAT Exports Private Limited



Rajendra Kumar Gupta

Director

DIN: 00706419

Date: 30/08/2024

Place: Bhubaneswar

Notes:

1. A Member entitled to attend and Vote at the meeting is entitled to appoint a proxy to attend and vote instead and the Proxy need not be a member of the Company.
2. Members/proxies should bring their attendance slips duly filled in for attending the meeting
3. Corporate members intending to send their authorized representatives to attend the meeting are requested to send to the Company a certified copy of the board resolution authorizing their representatives to attend and vote on their behalf at the meeting.