

INDEPENDENT AUDITORS' REPORT

To the Members of Ankur Buildcon Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying Financial Statements of **Ankur Buildcon Private Limited** ("the Company"), which comprise the Balance sheet as at March 31, 2021, the Statement of Profit and Loss, including the Statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the Financial Statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as the "Financial Statements").

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, as amended ("the 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, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2021, its profit, including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the Financial Statements in accordance with the Standards on Auditing (SAs), as specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditors' 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 made 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 audit opinion on the Financial Statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined that there are no key audit matters to be communicated in our report.



Information Other than the Financial Statements and Auditor's Report Thereon

The Company's management and the Board of Directors are responsible for the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, 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 and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

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 responsibilities for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Financial Statements that give a true and fair view of the financial position, financial performance including other comprehensive income, 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) specified 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 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 the 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 is also responsible for overseeing the Company's financial reporting process.



Auditor's Responsibilities for the Audit of the 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 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 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, 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 financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the 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 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 Financials Statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matters or when, 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

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, based on our audit we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity 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 specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2014, as amended from time to time.
 - (e) On the basis of the written representations received from the directors as on 31 March 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2021 from being appointed as a director in terms of Section 164 (2) of the Act.
 - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company with reference to these Financial Statements and the operating effectiveness of such controls, refer to our separate report in "Annexure B" to this report. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
 - (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197 (16) of the Act, as amended:
In our opinion and to the best of our information and according to the explanations given to us, no remuneration was paid by the Company to its directors during the year.
 - (h) 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, as amended, in our opinion and to the best of our information and according to the explanations given to us:
 - i. There are no pending litigations requiring disclosure of its impact on its financial position in its financial statement.
 - ii. The Company did not have any long term contracts, including derivative contracts for which there were any material foreseeable losses.



iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For Singh Pal & Associates

Chartered Accountants

Firm registration Number: 023070N



Brijesh Kumar Singh

Partner

Membership No.: 509943

UDIN:-21509943AAAADH7793

Place : New Delhi
Date : 04 September 2021

ANNEXURE 'A' TO THE INDEPENDENT AUDITOR'S REPORT

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

- i. a) The Company is maintaining proper records showing full particulars, including quantitative details and situation of fixed assets.

b) The Company has a regular program of physical verification of its fixed assets by which fixed assets are verified annually. In our opinion, this periodicity of physical verification is reasonable having regards to the size of company and the nature of its assets.

c) According to the information and explanations given to us, the records examined by us and based on the examination of conveyance deed / registered sale deeds provided to us, we report that, the title deeds are held in the name of the Company as at the balance sheet date.
- ii. The Company does not have any inventory. Accordingly, paragraph 3 (ii) of the order is not applicable.
- iii. In our opinion and according to information and explanations given to us, the Company has not granted any loans, secured or unsecured, to companies, firms or other parties covered in the register maintained under Section 189 of the Act.
- iv. In our opinion and according to information and explanation given to us, the Company has not granted any loans or provided any guarantees or given any security or made any investments to which the provision of section 185 and 186 of the Companies Act, 2013 are applicable during the year. Accordingly, paragraph 3 (iv) of the order is not applicable.
- v. In our opinion and according to the information and explanations given to us, the Company has not accepted deposits during the year and does not have any unclaimed deposits as at 31 March 2021 from the public as mentioned in the provisions of Section 73 to 76 or any other relevant provisions of the Act and the rules framed there under. Accordingly, paragraph 3 (v) of the order is not applicable.
- vi. In our opinion and according to the information and explanations given to us, the maintenance of cost records under section 148 of the Act is not applicable to the Company. Accordingly, paragraph 3 (vi) of the order is not applicable.
- vii.(a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, Income Tax and other applicable material undisputed statutory dues have generally been deposited regularly during the year with the appropriate authorities and there are no arrears of outstanding statutory dues as at the last day of the financial year concerned, for a period of 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 and other applicable material statutory dues which have not been deposited as on March 31, 2021 on account of any dispute.
- viii. The Company does not have any loan or borrowings from any financial institution, banks or government. The Company has not issued any debentures during the year. Accordingly, paragraph 3(viii) of the Order is not applicable.
- ix. According to the information and explanations given to us, the Company has not raised any money by way of initial public offer, further public offer, debt instrument or term loans during the year and hence reporting under clause 3 (ix) of the Order is not applicable to the Company.
- x. To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or no material fraud on the Company by its officers or employees has been noticed or reported during the year.
- xi. According to the information and explanations given to us, no managerial remuneration has been paid or provided during the year.



- xii. According to the information and explanations given to us, the Company is not a Nidhi Company as prescribed under Section 406 of the Act. Accordingly, paragraph 3(xii) of the Order is not applicable to the Company.
- xiii. According to the information and explanations given to us, all transactions with the related parties are in compliance with Section 177 and 188 of Act, where applicable and the details have been disclosed in the notes to the Financial Statements as required by the applicable Indian accounting standards.
- xiv. According to the information and explanations given 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 fully or partly convertible debentures during the year. Accordingly, paragraph 3(xiv) of the Order is not applicable to the Company.
- 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 non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
- xvi. According to the information and explanations given to us, the provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company. Accordingly, paragraph 3(xvi) of the Order is not applicable to the Company.

For Singh Pal & Associates
Chartered Accountants
Firm registration Number: 023070N



Place : New Delhi
Date : 04 September 2021

Membership No.: 509943
UDIN:-21509943AAAADH7793

Annexure 2 to the Independent Auditor's Report

(Referred to in paragraph 2 (f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of the Company of even date)

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

We have audited the internal financial controls over financial reporting of **Ankur Buildcon Private Limited** ("the Company") as of 31 March 2021 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

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

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls over financial reporting with reference to these Financial Statements.



Meaning of Internal Financial Controls over Financial Reporting with reference to these Financial Statements

A company's internal financial control over financial reporting with reference to these Financial Statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting with reference to these Financial Statements includes those policies and procedures that:

- (a) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (b) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the Company; and
- (c) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting with reference to these Financial Statements

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

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, adequate internal financial controls over financial reporting with reference to these Financial Statements and such internal financial controls over financial reporting with reference to these Financial Statements were operating effectively as at 31 March 2021, based on the criteria for internal financial control over financial reporting established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

For Singh Pal & Associates
Chartered Accountants
Firm registration Number: 023070N



Place : New Delhi
Date : 04 September 2021

Membership No.: 509943
UDIN:-21509943AAAADH7793

Ankur Buildcon Private Limited
CIN: U45200DL2007PTC160813
E-4, Second Floor, Defence Colony, New Delhi - 110024
Balance Sheet as at March 31, 2021

Particulars	Notes	As at March 31, 2021 Rs.	As at March 31, 2020 Rs.
I ASSETS			
Non-current assets			
Capital work in progress	3	200,984	200,984
Investment property	4	5,315,004	12,094,406
Other non-current assets	5	609,850	609,850
Deferred tax assets (Net)	6	1,476,370	-
Total non-current assets		7,602,208	12,905,240
Current assets			
Cash and cash equivalents	7	35,590	8,586
Loan	8	7,882,000	-
Total current assets		7,917,590	8,586
TOTAL ASSETS		15,519,797	12,913,825
II EQUITY AND LIABILITIES			
Equity			
Equity share capital	9	500,000	500,000
Other equity		2,533,568	(35,071)
		3,033,568	464,929
LIABILITIES			
Current liabilities			
Financial liabilities			
Other payables	10	141,229	103,896
Borrowings	11	12,345,000	12,345,000
		12,486,229	12,448,896
TOTAL EQUITY AND LIABILITIES		15,519,797	12,913,825

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The accompanying notes are an integral part of the financial statements.
As per our report of even date.

Singh Pal & Associates
Chartered Accountants
Firm Registration No. 022974N
By the hand of

Brijesh Kumar Singh
Partner
Membership No. 5099445
New Delhi.
Date:- September 04, 2021
UDIN - 21509943AAAAADH7793



For and on behalf of the Board of Directors of
Ankur Buildcon Private Limited


Shyam Sharma
Director
DIN:-08725404
A-732, Kaila Bhatia, Gaushala fathak,
Ghaziabad, Uttar Pradesh - 201009


Rakesh Kumar Seth
Director
DIN:-08164426
House No. 619, GH-5 and 7,
Paschim Vihar, Delhi - 110087

Ankur Buildcon Private Limited
CIN: U45200DL2007PTC160813
E-4, Second Floor, Defence Colony, New Delhi - 110024
Statement of Profit and Loss for the year ended March 31, 2021

Particulars	Notes	For the year ended March 31, 2021 Rs.	For the year ended March 31, 2020 Rs.
INCOME	12	<u>1,122,198</u>	<u>-</u>
EXPENSES			
Other expenses	13	29,929	35,071
Total expenses		<u>29,929</u>	<u>35,071</u>
Profit/Loss before tax		1,092,269	(35,071)
Less: Tax expense			
Current tax		-	-
Deferred tax		(1,476,370)	-
Profit/Loss after tax		<u>2,568,639</u>	<u>(35,071)</u>
Other comprehensive income		-	-
Total comprehensive income		<u>2,568,639</u>	<u>(35,071)</u>
Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]			
Basic and Diluted	15	51.37	(0.70)

CORPORATE INFORMATION	1
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NOTES TO THE FINANCIAL STATEMENTS	3-22

The accompanying notes are an integral part of the financial statements.
As per our report of even date.

Singh Pal & Associates
Chartered Accountants
Firm Registration No. 0230704
By the hand of

Brijesh Kumar Singh
Partner
Membership No.-509843
New Delhi.
Date:- September 04,2021
UDIN:- 21509943AAAADH7793



For and on behalf of the Board of Directors of
Ankur Buildcon Private Limited

Shyam Sharma
Director
DIN:-08725404
A-732,Kaila Bhatha, Gaushala fathak,
Ghaziabad,Uttar Pradesh - 201009

Rakesh Kumar Seth
Director
DIN:-08164426
House No. 619, GH-5 and 7,
Paschim Vihar, Delhi - 110087

Ankur Buildcon Private Limited
CIN: U45200DL2007PTC160813
E-4, Second Floor, Defence Colony, New Delhi - 110024
Cash Flow Statement for the year ended March 31, 2021

Particulars	For the year ended March 31, 2021 Rs.	For the year ended March 31, 2020 Rs.
A. CASH FLOW FROM OPERATIONS		
Profit before tax	1,092,269	(35,071)
Income from sale proceeds	(1,122,198)	-
Operating profit before working capital changes	<u>(29,929)</u>	<u>(35,071)</u>
Increase/(Decrease) in other current liabilities	37,333	29,702
Net cash from operating activities (A)	<u>7,404</u>	<u>(5,369)</u>
B. CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds from Sale of Property	7,901,600	-
Loan given	(7,882,000)	-
Net cash used in investing activities (B)	<u>19,600</u>	<u>-</u>
C. CASH FLOW FROM FINANCING ACTIVITIES		
Loan Taken	-	-
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (A+B+C)	<u>27,004</u>	<u>(5,369)</u>
Cash and cash equivalents - Opening balance	8,586	13,955
Cash and cash equivalents - Closing balance	35,590	8,586

Note: Figures in brackets indicate cash outflow.

This is the Cash Flow Statement referred to in our report of even date.

Singh Pal & Associates
Chartered Accountants
Firm Registration No:-023070N
By the hand of

*For and on behalf of the Board of Directors of
Ankur Buildcon Private Limited*


Brijesh Kumar Singh
Partner
Membership No:-509943
New Delhi.
Date:- September 04,2021
UDIN:- 21509943AAAADH7793


Shyam Sharma
Director
DIN:-08725404
A-732,Kaila Bhatha, Gaushala fathak,
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Ankur Buildcon Private Limited

CIN: U45200DL2007PTC160813

E-4, Second Floor, Defence Colony, New Delhi - 110024

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

Particulars	Equity Share Capital	Other Equity		Total equity attributable to equity
		Reserves & Surplus	Retained Earning	
	Rs.	Rs.	Rs.	
Balance as at April 1, 2020	500,000	(35,071)		464,929
Profit for the year		2,568,639		2,568,639
Balance as at March 31,2021	500,000	2,533,568		3,033,568

CORPORATE INFORMATION	1
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The accompanying notes are an integral part of the financial statements.

As per our report of even date attached

Singh Pal & Associates

Chartered Accountants

Firm Registration No:-0227701

By the hand of

Brijesh Kumar Singh

Partner

Membership No:-509943

New Delhi.

Date:- September 04,2021

UDIN:- 21509943AAAADH7793



For and on behalf of the Board of Directors of
Ankur Buildcon Private Limited

Shyam Sharma

Director

DIN:-08725404

A-732,Kaila Bhatha, Gaushala fathak,
Ghaziabad,Uttar Pradesh - 201009

Rakesh Kumar Seth

Director

DIN:-08164426

House No. 619, GH-5 and 7,
Paschim Vihar, Delhi - 110087

1 Corporate Information

Ankur Buildcon Private Limited is wholly owned subsidiary of High Land Meadows Private Limited, domiciled in India and incorporated under the provisions of the Companies Act, 1956. The Company is primarily engaged in business of real estate.

2 Significant Accounting Policies

a) Basis of preparation of financial statements

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Act), (Ind AS compliant Schedule III), as applicable to the Company.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

b) Use of estimates

The preparation of the financial statements in conformity with Ind AS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions affect 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 could 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.

c) Investment properties

The Company measures investment properties initially at cost, including transaction cost. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

The Company discloses the fair value of investment properties in notes. Fair values are determined based on annual evaluation performed by the management.

Investment properties are derecognized either when they have been disposed off or when they have been permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of derecognition.

d) Capital work-in-progress

Capital work in progress represents expenditure incurred in respect of capital projects which are carried at cost. Cost includes land, related acquisition expenses, development and construction costs, borrowing costs and other direct expenditure.

e) Cash flow statement

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a Non-Cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of incomes or expense associated with Investing or Financing cash-flows. The Cash flow from operating, investing and financing activities of the company are segregated.

f) Provisions

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that is reasonably estimable, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

g) Contingent Liabilities/Assets

Contingent Liabilities and contingent assets are not recognised in the books of accounts. Provisions are made for the reliably estimated amount of present obligation to pay for the past events. Contingent liabilities are appropriately disclosed unless the possibility of an outflow of resources embodying economic benefits is remote.

h) Exceptional Items

Exceptional items are disclosed separately in the financial statements where it is necessary to do so to provide further understanding of the financial performance of the Company. They are material items of income or expense that have been shown separately due to the significance of their nature or amount.



i) Financial instruments

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through profit or loss, are added to the fair value on initial recognition.

Current versus non current classification

The Company presents its assets and liabilities in the financial statements based on current and non-current classification.

An asset is treated as current when it is:

- (i) Expected to be realised in, or is intended for sale or consumption in, the Company's normal operating cycle;
- (ii) Held primarily for the purpose of being traded;
- (iii) Expected to be realised within twelve month after the reporting date; or
- (iv) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting date.

The Company classifies all other assets as non-current.

A liability is current when it is:

- (i) It is expected to be settled in the Company's normal operating cycle;
- (ii) It is held primarily for the purpose of being traded;
- (iii) It is due to be settled within twelve months after the reporting date; or

(iv) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting date.

The Company classifies all other liabilities as non-current.



Ankur Buildcon Private Limited
Notes to financial statements

Particulars	As at March 31, 2021 Rs.	As at March 31, 2020 Rs.
3 Capital work-in-progress		
Preoperative expenditure pending capitalisation		
Opening balance	200,984	200,984
Addition during the year	-	-
Balance at the end of the year	<u>200,984</u>	<u>200,984</u>
4 Investment Property		
Land		
Opening balance	12,094,406	12,094,406
Additions during the year	-	-
Less:- Disposal	6,779,402	-
Balance at the end of the year	<u>5,315,004</u>	<u>12,094,406</u>
Estimate of Fair value		
The fair value of Investment property is Rs. 264 Lakh (Rs. 600 Lakh). These valuations are based on best evidence of fair value is current prices in the active market of similar properties. The fair valuation of investment property has been determined by the management.		
The Company has transferred land out of its investment property, situated at Fazalwas as the same was acquired by the Haryana Govt. Industries Department under the compulsory acquisition of land. The Company has received compensation under Land Acquisition Act 1894 from the Govt. as consideration of such acquisition and transfer of capital assets. Therefore, resulting this the Company has made profit during the financial year 2020-21.		
5 Other non-current assets		
Advance Recoverable in Cash Or in Kind	609,850	609,850
	<u>609,850</u>	<u>609,850</u>
6 Deferred tax assets		
Unabsorbed losses	1,476,370	-
	<u>1,476,370</u>	<u>-</u>
7 Cash and cash equivalents		
Balance with bank in current account	32,725	3,721
Cash on hand	2,865	4,865
	<u>35,590</u>	<u>8,586</u>
8 LOAN		
Current assets		
Loan to related party [^]	7,882,000	-
[^] Loans to related parties represents unsecured loans given to fellow subsidiary of holding company, utilized for meeting developmental costs of a real estate project, which loans are recoverable wherever stipulated as mutually agreed. There is no repayment of principal due by the Subsidiaries as at the year end.		
* Refer Note No. 12 & 13.		
9 Equity share capital		
Authorized		
50,000 (50,000) equity shares of Rs. 10 (Rs.10) each	500,000	500,000
Issued, subscribed and paid up equity capital		
50,000 (50,000) Equity share of Rs. 10 (Rs. 10) each issued and fully paid	500,000	500,000

a) Reconciliation of equity shares outstanding at the beginning and at the end of the reporting period:

Particulars	As at March 31, 2021		As at March 31, 2020	
	No.	Rs.	No.	Rs.
Outstanding at the beginning of the year	50,000	500,000	50,000	500,000
Issued/allotted during the year	-	-	-	-
Outstanding at the end of the year	<u>50,000</u>	<u>500,000</u>	<u>50,000</u>	<u>500,000</u>

b) Terms/rights attached to equity shares:

The Company has only one class of equity share having a par value of Rs. 10 per share. Each shareholder of equity shares is entitled to one vote per share. The Company declares and pays dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by each shareholder.

c) Shares held by the holding Company:

Particulars	As at March 31, 2021 Rs.	As at March 31, 2020 Rs.
High Land Meadows Private Limited		
50,000 (50,000) equity shares of Rs. 10 (Rs. 10) each fully paid up	500,000	500,000

[^]Includes 6 (6) equity shares held by nominees of the holding company, High Land Meadows Pvt. Ltd.

d) Details of shareholders holding more than 5% shares in the Company:

Particulars	As at March 31, 2021		As at March 31, 2020	
	Nos.	% holding	Nos.	% holding
High Land Meadows Private Limited	50,000	100%	50,000	100%
Equity share of Rs. 10 (Rs. 10) each issued and fully paid up				



Ankur Buildcon Private Limited
Notes to financial statements

Particulars	As at March	As at March
	31, 2021	31, 2020
	Rs.	Rs.
## Other payables		
Expenses payable		
To related party	97,204	51,706
Others	44,025	52,190
	<u>141,229</u>	<u>103,896</u>
## Borrowings		
Current		
(Unsecured, considered good)		
Loan from related party [^]	12,345,000	12,345,000
	<u>12,345,000</u>	<u>12,345,000</u>
[^] Loan from related party represents non interest bearing unsecured loan obtained from holding company, utilised for meeting developmental costs of a real estate project currently under development. The said loan is repayable on divestment of the said project and there is no repayment of principal or payment of interest due by the Company as at the year end.		
## Other Income		
Compulsory Aquisition by Govt [^]	7,901,600	-
Less:- Cost of Land	6,779,402	-
	<u>1,122,198</u>	<u>-</u>
[^] Refer Note No. 4		
## Other expenses		
Audit fees	8,850	8,850
Filing fees	14,233	15,352
Bank charges	2,596	5,369
Legal and professional	4,250	5,500
	<u>29,929</u>	<u>35,071</u>

14 The entire land owned by the Company was notified for acquisition by the Government of Haryana. The above said notification has been challenged before the Hon'ble Supreme Court of India, operation whereof has been stayed by the Hon'ble court. Pending the disposal of the aforesaid petition, the Company has not collected the compensation and other amount payable to it. The possession of the land is with the Company. The Compensation amount is greater than the book value of the land, therefore, there is no impairment in the value of the land.

15 Earning Per Share

The earning considered in ascertaining the Company's EPS is the net profit after tax. The number of shares used in computing basic EPS is the weighted average number of shares outstanding during the period. The diluted earnings per equity share are computed using the weighted average number of equity shares and dilutive potential equity shares outstanding during the period.

Particulars		For the year	For the year
		ended March	ended March
		31, 2021	31, 2020
Loss attributable to equity shareholders	Rs.	2,568,639	(35,071)
Nominal value of equity share	Rs.	10	10
Weighted average number of equity shares outstanding	No.	50,000	50,000
Basic and diluted earnings per share	Rs.	51.37	(0.70)

16 Shareholding details as at March 31, 2021:



[^] Refer Note No 18 & 19



17 Related Party Disclosures:

Pursuant to Indian Accounting Standard (Ind AS-24) on "Related Party Disclosures" issued by the "Ministry of Corporate Affairs, Government of India" following parties are to be treated as related parties along with their relationships:

a) List of related parties where control exists and other related parties with whom transactions have taken place and relationships:

Ultimate Holding Company	Holding Company
TARC Limited (formerly known as Anant Raj Global Limited)*	High Land Meadows Private Limited
Fellow Subsidiaries of holding company	
Anant Raj Hotels Limited	Kalinga Buildtech Private Limited
Anant Raj Infrastructure Private Limited	Kalinga Realtors Private Limited
BBB Realty Private Limited	Novel Buildmart Private Limited
Bolt Properties Private Limited	Novel Housing Private Limited
Echo Buildtech Private Limited	Oriental Meadows Limited
Elegant Buildcon Private Limited	Park Land Construction & Equipment Pvt Ltd
Elegant Estates Private Limited	Park Land Developers Private Limited
Elevator Buildtech Private Limited	Park View Promoters Private Limited
Elevator Promoters Private Limited	Rapid Realtors Private Limited
Elevator Properties Private Limited	Roseview Buildtech Private Limited
Fabulous Builders Private Limited	Roseview Properties Private Limited
Gadget Builders Private Limited	Sand Storm Buildtech Private Limited
Goodluck Buildtech Private Limited	Suburban Farms Private Limited
Grand Buildtech Private Limited	TARC Buildtech Private Limited@
Grand Park Buildtech Private Limited	TARC Estates Private Limited@
Grand Park Estates Private Limited	TARC Green Retreat Private Limited
Green View Buildwell Private Limited	(Formerly Known As Green Retreat And Motels Private Limited)
Greenline Buildcon Private Limited	TARC Projects Limited
Greenline Promoters Private Limited	(Formerly Known As Anant Raj Projects Limited)
Greenwood Properties Private Limited	TARC Properties Private Limited@
Hemkunt Promoters Private Limited	Townsend Construction And Equipments Pvt Ltd
Jubilant Software Services Private Limited	Travel Mate India Private Limited
	Twenty First Developers Private Limited

@ Incorporated during the year

Companies in which fellow Subsidiary of holding company exercise control

A-Plus Estates Private Limited \$	Oriental Promoters Pvt Ltd #
Capital Buildcon Private Limited ^^	Papillon Buildtech Private Limited #
Capital Buildtech Private Limited #	Papillon Buildcon Private Limited #
Carnation Buildtech Private Limited #	Rising Realty Private Limited ^^
Gagan Buildtech Private Limited #	Spiritual Developers Private Limited ^^
Greatways Buildtech Private Limited #	West Land Buildcon Private Limited #
Krishna Buildtech Private Limited ^^	
Monarch Buildtech Private Limited #	
Moon Shine Entertainment Private Limited **	

Step Down Subsidiary of Green View Buildwell Private Limited
^ Step Down Subsidiary of Greenline Buildcon Private Limited
^^ Step Down Subsidiary of Highland Meadows Private Limited
\$ Step Down Subsidiary of Kalinga Buildtech Private Limited
** Step Down Subsidiary of TARC Projects Limited

LLP Entities in which fellow subsidiary of holding company is partner

Asylum Estate LLP
Gagan Promoters LLP

Partnership firm in which ultimate holding company is partner

Ganga Bishan & Co.

Associate company of ultimate holding company

Niblic Greens Hospitality Private Limited@

@ Incorporated during the year



Key management Personnel

Rakesh Kumar Seth	Director	
Shyam Sharma	Director	
Vishal Malhotra	Director	(Appointed w.e.f. 04.08.2020)
Vikas Tyagi	Director	(Appointed w.e.f. 06.07.2020)
Abhishek Chopra	Director	(Resigned w.e.f. 06.07.2020)
Nutan Nakra	Director	(Resigned w.e.f. 04.08.2020)

Note: Above party is as identified by the management of the Company.

b) Transaction during the year with related parties (excluding reimbursements):

Account Head	Related Party	As at March 31, 2021 Rs.	As at March 31, 2020 Rs.
Loan Given	Grand Park Buildtech Pvt Ltd	7,882,000	-

c) Amount outstanding as at March 31, 2021:

Account head	Related Party	As at March 31, 2021 Rs.	As at March 31, 2020 Rs.
Loan-Current	High Land Meadows Pvt. Ltd	12,345,000	12,345,000
Other current liability	TARC Limited*	97,204	51,706
Loan & Advances	Grand Park Buildtech Pvt Ltd	7,882,000	-

* Refer Note No 18 & 19

18 SCHEME OF ARRANGEMENT

A composite scheme of Arrangement between Anant Raj Agencies Private Limited (Amalgamating Company), Anant Raj Limited (Amalgamated Company/Demerged Company) and Anant Raj Global Limited (Resulting Company) [Presently Known as TARC Limited] was approved by the Hon'ble National Company Law Tribunal, Chandigarh Bench (NCLT) on August 24,2020.

The appointed date for the Scheme was September 30, 2018.

In accordance with the Scheme, all assets and liabilities of Project Division of the Demerged Company stand transferred to the Resulting Company from the Appointed Date. Demerged Company and Resulting Company have given effect to Scheme with effect from September 30, 2018.

To give effect of the scheme sanctioned by NCLT in books of accounts of the Company, all Assets and Liabilities held by Demerged Company stand transferred to Resulting Company and Company become step down subsidiary company of Resulting Company.

19 The name of Anant Raj Global Limited, the ultimate holding company has been changed to TARC Limited w.e.f April 19, 2021.

20 In the opinion of the management, the current assets, if realized, in the ordinary course of business, would realize a sum equal to that stated in the Balance Sheet.

21 Figures and words in brackets relate to previous year unless otherwise indicated.

22 Previous years figures have been regrouped or recast, wherever necessary, in order to confirm to this year's presentation.
The accompanying notes are an integral part of the financial statements.

Singh Pal & Associates
Chartered Accountants
Firm Registration No.-023070N
By the hand of

Brijesh Kumar Singh
Partner
Membership No.-509943
New Delhi.
Date:- September 04,2021
UDIN:- 21509943AAAADH7793



For and on behalf of the Board of Directors of
Ankur Buildcon Private Limited

Shyam Sharma
Shyam Sharma
Director
DIN:-08725404
A-732,Kaila Bhatha, Gaushala fathak,
Ghaziabad,Uttar Pradesh - 201009

Rakesh Kumar Seth
Director
DIN:-08164426
House No. 619, GH-5 and 7,
Paschim Vihar, Delhi - 110087