

## **INDEPENDENT AUDITORS' REPORT**

**To the Members of A-Plus Estates Private Limited**

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

### **Opinion**

We have audited the accompanying Financial Statements of **A-Plus Estates 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 Deepak Maurya & Associates*  
*Chartered Accountants*  
Firm registration Number: 029971N

Place : New Delhi  
Date : 28 June 2021



**Deepak Kumar**  
**Proprietor**

Membership No:-529005  
UDIN:-21529005AAAACK3678

## 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 Deepak Maurya & Associates*  
*Chartered Accountants*  
Firm registration Number: 029971N

Place : New Delhi  
Date : 28 June 2021



  
**Deepak Kumar**  
**Proprietor**  
Membership No:-529005  
UDIN:-21529005AAAACK3678



## **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 Deepak Maurya & Associates  
Chartered Accountants  
Firm registration Number: 029971N*

Place : New Delhi  
Date : 28 June 2021



**Deepak Kumar**  
**Proprietor**

Membership No:-529005  
UDIN:-21529005AAAACK3678

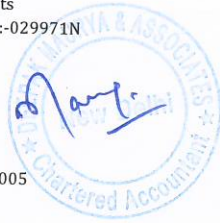


**A-Plus Estates Private Limited**  
CIN:U70109DL2006PTC154546  
E-4, Defence Colony, New Delhi-110024  
**Balance Sheet as at March 31, 2021**

Particulars	Notes	As at March 31, 2021 Rs.	As at March 31, 2020 Rs.
<b>I ASSETS</b>			
<b>Non-current assets</b>			
Capital work-in-progress	3	274,996	274,996
Investment property	4	42,851,613	54,000,000
Deffered Tax Assets	5	1,061,423	-
<b>Total non-current assets</b>		<u>44,188,032</u>	<u>54,274,996</u>
<b>Current assets</b>			
<b>Financial assets</b>			
Loan	6	17,300,000	-
Cash and cash equivalents	7	279,829	104,228
Other Current assets	8	168,750	-
<b>Total current assets</b>		<u>17,748,579</u>	<u>104,228</u>
<b>TOTAL ASSETS</b>		<u>61,936,611</u>	<u>54,379,224</u>
<b>II EQUITY AND LIABILITIES</b>			
Equity share capital	9	500,000	500,000
Other equity	10	12,252,272	(80,151)
<b>Total equity</b>		<u>12,752,272</u>	<u>419,849</u>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
<b>Financial liabilities</b>			
Borrowings	11	1,215,000	21,615,000
Others	12	910	910
Other current liabilities	13	47,968,429	32,343,465
		<u>49,184,339</u>	<u>53,959,375</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>61,936,611</u>	<u>54,379,224</u>
<b>Corporate Information</b>	1		
<b>Significant Accounting Policies</b>	2		
<b>Notes to the Financial Statements</b>	3-28		

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

FOR DEEPAK MAURYA AND ASSOCIATES  
Chartered Accountants  
Firm Registration No:-029971N



**Deepak Kumar**  
Proprietor  
Membership No:-529005  
Date: June 28, 2021  
Place: Delhi  
UDIN:21529005AAAACK3678

For and on behalf of the Board of Directors of  
A-Plus Estates Private Limited

**Amar Sarin**  
Director  
DIN:-00015937  
28, Sri Ram Road Civil Lines  
Delhi- 110054

**Jatinder Sagar**  
Director  
DIN:-07640064  
F 19/37 2Nd Floor, Sector-15  
Rohini, New Delhi 110085

**A-Plus Estates Private Limited**  
CIN:U70109DL2006PTC154546  
E-4, Defence Colony, New Delhi-110024  
**Statement of Profit and Loss for the year ended March 31, 2021**

Particulars	Notes	Year ended March 31, 2021 Rs.	Year ended March 31, 2020 Rs.
<b>INCOME</b>	<b>14</b>	<u>11,351,613</u>	<u>-</u>
<b>EXPENSES</b>			
Other expenses	15	<u>80,613</u>	<u>36,166</u>
Expenses incurred during the year transferred to preoperative expenditures pending capitalisation		-	-
<b>Profit/(Loss) before tax</b>		<u>11,271,000</u>	<u>(36,166)</u>
<b>Less: Tax expense</b>			
Current tax		-	-
Deferred tax		<u>(1,061,423)</u>	<u>-</u>
<b>Profit/(Loss) after tax</b>		<u>12,332,423</u>	<u>(36,166)</u>
<b>Other Comprehensive Income</b>		<u>-</u>	<u>-</u>
<b>Total Comprehensive Income</b>		<u><u>12,332,423</u></u>	<u><u>(36,166)</u></u>
<b>Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]</b>			
Basic and Diluted	17	246.65	(0.72)
<b>Corporate Information</b>	<b>1</b>		
<b>Significant Accounting Policies</b>	<b>2</b>		
<b>Notes to the Financial Statements</b>	<b>3-28</b>		

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

FOR DEEPAK MAURYA AND ASSOCIATES  
Chartered Accountants  
Firm Registration No:-029971N

Deepak Kumar  
Proprietor  
Membership No:-529005  
Date: June 28, 2021  
Place : Delhi  
UDIN:21529005AAAACK3678



*For and on behalf of the Board of Directors of  
A-Plus Estates Private Limited*

Amar Sarin  
Director  
DIN:-00015937  
28, Sri Ram Road Civil Lines  
Delhi- 110054

Jatin Sagar  
Director  
DIN:-07640064  
F 19/37 2Nd Floor, Sector-15  
Rohini, New Delhi 110085



**A-Plus Estates Private Limited**  
CIN:U70109DL2006PTC154546  
E-4, 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, 202 Rs.
<b>A. CASH FLOW FROM OPERATIONS</b>		
Profit/(Loss) before tax	11,271,000	(36,166)
<b>Adjustment for working capital changes:</b>		
Increase/(Decrease) in other current liabilities	15,624,964	2,035,517
(Increase)/Decrease in other current assets	(168,750)	-
<b>Other Adjustment:-</b>		
Profit from sale of Land	(11,351,613)	-
<b>Net cash from operating activities</b>	<u>15,375,601</u>	<u>1,999,351</u>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>		
Proceeds From Sale of Land	22,500,000	-
Loan Given	(17,300,000)	-
<b>Net cash from investing activities</b>	<u>5,200,000</u>	<u>-</u>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>		
Loan Taken	-	60,000
Loan Repaid	(20,400,000)	(2,000,000)
<b>Net cash from financing activities</b>	<u>(20,400,000)</u>	<u>(1,940,000)</u>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (A+B+C)</b>	<b>175,601</b>	<b>59,351</b>
Cash and cash equivalents - Opening balance	104,228	44,877
Cash and cash equivalents - Closing balance	279,829	104,228

<b>Corporate Information</b>	<b>1</b>
<b>Significant Accounting Policies</b>	<b>2</b>
<b>Notes to the Financial Statements</b>	<b>3-28</b>

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

As per our report of even date attached.

FOR DEEPAK MAURYA AND ASSOCIATES  
Chartered Accountants  
Firm Registration No:-029971N  
By the hand of

Deepak Kumar  
Proprietor  
Membership No:-529005  
Date: June 28, 2021  
Place : Delhi  
UDIN:21529005AAAACK3678



*For and on behalf of Board of Directors of*  
A-Plus Estates Private Limited

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**A-Plus Estates Private Limited**  
**CIN:U70109DL2006PTC154546**  
**E-4, Defence Colony, New Delhi-110024**

**a. Authorised Share Capital**

Equity shares of Rs. 10/- each	Rs.	
	Numbers	Amount
Balance as at April 1, 2019	50,000	500,000
Changes in Authorised share capital during year	-	-
Balance as at March 31, 2020	50,000	500,000
Changes in Authorised share capital during year	-	-
<b>Balance as at March 31, 2021</b>	<b>50,000</b>	<b>500,000</b>

**b. Issued, Subscribed and paid up Share Capital**

Equity shares of Rs. 10/- each issued, subscribed and fully paid	Rs.	
	Numbers	Amount
Balance as at	50,000	500,000
Changes in equity share capital during year	-	-
<b>Balance as at April 1, 2020</b>	<b>50,000</b>	<b>500,000</b>
Share allotted during the year	-	-
<b>Balance as at March 31, 2021</b>	<b>50,000</b>	<b>500,000</b>

**c. Other equity**

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

Particulars	Retained earnings	Total equity attributable to equity share holders of the company
	Rs.	Rs.
Balance as at April 01, 2019	(43,985)	(43,985)
Loss for the year	(36,166)	(36,166)
<b>Balance as at March 31, 2020</b>	<b>(80,151)</b>	<b>(80,151)</b>
Balance as at April 01, 2020	(80,151)	(80,151)
Profit for the year	12,332,423	12,332,423
<b>Balance as at March 31, 2021</b>	<b>12,252,272</b>	<b>12,252,272</b>
<b>CORPORATE INFORMATION</b>	<b>1</b>	
<b>SIGNIFICANT ACCOUNTING POLICIES</b>	<b>2</b>	
<b>NOTES TO THE FINANCIAL STATEMENTS</b>	<b>3-28</b>	

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

**FOR DEEPAK MAURYA AND ASSOCIATES**  
Chartered Accountants  
Firm Registration No:-029971N  
By the hand of

*For and on behalf of the Board of Directors of*  
A-Plus Estates Private Limited

Deepak Kumar  
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## 1 Corporate Information

A-Plus Estates Private Limited, ("The Company") is wholly owned subsidiary of Kalinga Buildtech 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

These financial statements are prepared in accordance with Indian Accounting Standard (IndAS), under the historical cost convention on the accrual basis except for certain financial instruments which are measured at fair values, the provisions of the Companies Act, 2013, ('the Act') (to the extent notified) and guidelines issued by the Securities and Exchange Board of India (SEBI). The Ind AS are prescribed under Section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015, and relevant amendment rule issued there after.

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) Income taxes

#### Current tax

Current income tax for current and prior periods is recognized at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date.

#### Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The carrying amount of Deferred tax liabilities and assets are reviewed at the end of each reporting period.

### f) Financial instruments

#### Initial & Subsequent Measurement:

Loans obtained from holding company is measured at historical cost as it is payable on demand. Accordingly, in accordance with the provisions of Ind AS-113 Fair Valuation Measurement issued by Ministry of Corporate Affairs, fair value of loans payable on demand will not be less than its historical cost.

#### Current versus non current classification

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



**A-Plus Estates Private Limited**

Notes to financial statements for the year ended March 31, 2021

Particulars	As at March	As at March
	31, 2021	31, 2020
	Rs.	Rs.
<b>3 Capital work-in-progress</b>		
Preoperative expenditure pending capitalisation		
Balance at the beginning of the year	274,996	274,996
Additions during the year	-	-
Balance at the end of the year	<u>274,996</u>	<u>274,996</u>
<b>4 Investment property</b>		
Land (At cost)		
Balance at the beginning of the year	54,000,000	54,000,000
Additions during the year	-	-
Deletion during the year	11,148,387	-
Balance at the end of the year	<u>42,851,613</u>	<u>54,000,000</u>
<b>Estimate of Fair value</b>		
The fair value of Investment property is Rs. 3,330 Lacs (Rs. 4200 Lacs). 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.		
<b>5 Deferred Tax Assets</b>		
Deferred Tax Assets-Unrealised Losses	1,061,423	-
	<u>1,061,423</u>	<u>-</u>
<b>6 Loan</b>		
<b>Current</b>		
Unsecured considered good		
Loan to related party	17,300,000	-
	<u>17,300,000</u>	<u>-</u>
<b>7 Cash and cash equivalents</b>		
Balance with bank in current account	240,901	65,300
Cash on hand	38,928	38,928
	<u>279,829</u>	<u>104,228</u>
<b>8 Other Current Assets</b>		
TDS Receivable	168,750	-
	<u>168,750</u>	<u>-</u>
<b>9 Equity share capital</b>		
<b>Authorized</b>		
50,000 (50,000) equity shares of Rs.10 (Rs.10) each	500,000	500,000
<b>Issued, subscribed and paid up equity capital</b>		
50,000 (50,000) equity shares of Rs.10 (Rs.10) each	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	
	Number	Amount (Rs.)	Number	Amount (Rs.)
Number of shares outstanding at the beginning of the year	50,000	500,000	50,000	500,000
Number of shares 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	As at March
	31, 2021	31, 2020
	Rs.	Rs.
*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, Kalinga Buildtech Private Limited

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

Name of the Shareholder	As at		As at	
	March 31, 2021		March 31, 2020	
	Nos.	% holding in the class	Nos.	% holding in the class
<b>Kalinga Buildtech Private Limited</b>				
Equity Shares of Rs. 10 (Rs. 10) each fully paid up:	50,000	100%	50,000	100%

10 **Other equity**

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

Particulars	Retained earnings	Total equity attributable to equity share holders of the company
Balance as at April 01, 2020	(80,151)	(80,151)
Profit for the year	12,332,423	12,332,423
<b>Balance as at March 31, 2021</b>	<b>12,252,272</b>	<b>12,252,272</b>

11 **Borrowings**

**Current**

- from related party	1,215,000	21,615,000
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Loan from related party represents non-interest bearing unsecured loans obtained from its holding Company and ultimate holding company; which is repayable wherever stipulated or as mutually agreed.

12 **Other Financial Liabilities**

Interest payable	910	910
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13 **Other current liabilities**

Other advances		
Advances for which value has to be given	47,850,000	32,250,000
Other payables		
Expenses payable ^	118,429	93,465
	<b>47,968,429</b>	<b>32,343,465</b>

^ Payable to ultimate holding company Rs.47849/- (Rs.37045/-).

14 **Other Income**

Income from transfer of land		
Proceeds from land	22,500,000	-
Less:- Cost of land	11,148,387	-
	<b>11,351,613</b>	<b>-</b>

15 **Other expenses**

Payment to auditors as audit fees	14,160	14,160
Bank charges	649	649
Filing fees	2,804	15,857
Legal and professional	8,000	5,500
Repair & Maintenance	55,000	-
	<b>80,613</b>	<b>36,166</b>



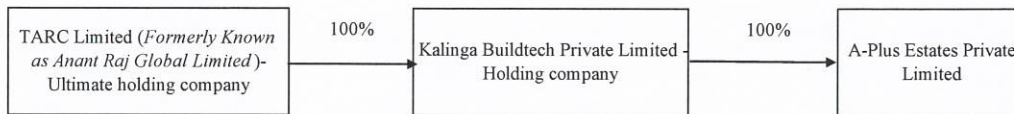
- 16 The Company had acquired land for the development of real estate project in Delhi. Expenses incurred by the Company during the year considered to enhance the value of the development project, have been transferred to "Preoperative expenditure pending capitalization" to constitute cost of project and will be apportioned over the fixed assets to be created on completion of development in progress.

**17 Earnings per share**

The earnings 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 weighted 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	Year ended	Year ended
	March 31, 2021	March 31, 2020
Profit/ (Loss) attributable to equity shareholders	12,332,423	(36,166)
Nominal value of equity shares	10	10
Weighted average number of equity shares outstanding during the year	50,000	50,000
Basic and diluted earnings per share	246.65	(0.72)

- 18 Shareholding details as at March 31, 2021:



\* Refer Note No 23 & 27

- 19 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.





## 20 Financial instruments

### (I) Financial instruments by category

Rs.

Particulars	As at 31st March 2021		As at 31st March 2020	
	Carrying Value	Fair Value	Carrying Value	Fair Value
<b>Financial Assets</b>				
Current				
<b>Measured at amortised cost</b>				
Cash and Cash Equivalents	279,829	279,829	104,228	104,228
Loans	17,300,000	17,300,000	-	-
	17,579,829	17,579,829	104,228	104,228
<b>Total Financial Assets</b>	<b>17,579,829</b>	<b>17,579,829</b>	<b>104,228</b>	<b>104,228</b>
<b>Financial liabilities</b>				
Current				
<b>Measured at amortised cost</b>				
Borrowings	1,215,000	1,215,000	21,615,000	21,615,000
Other financial liabilities	910	910	910	910
	1,215,910	1,215,910	21,615,910	21,615,910
<b>Total Financial liabilities</b>	<b>1,215,910</b>	<b>1,215,910</b>	<b>21,615,910</b>	<b>21,615,910</b>

For short term financial assets and liabilities carried at amortized cost. The carrying value is reasonable approximation of fair value.

The carrying amount of bank balances, Trade Receivable, Trade Payable, other financial assets/liabilities, loans, cash and cash equivalents, borrowings are considered to the same as their fair value due to their short term nature.

### (II) Fair values hierarchy

Fair value of the financial instruments is classified in various fair value hierarchies based on the following three levels:

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

Level 2: Inputs other than quoted price 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).

The fair value of financial instruments that are not traded in an active market is determined using market approach and valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

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

#### Financial Risk Management Objectives And Policies

The Company's activities expose it to a variety of financial risks, including market risk, credit risk and liquidity risk. The Company's primary risk management focus is to minimize potential adverse effects of market risk on its financial performance. The Company's risk management assessment and policies and processes are established to identify and analyze the risks faced by the Company, to set appropriate risk limits and controls, and to monitor such risks and compliance with the same. Risk assessment and management policies and processes are reviewed regularly to reflect changes in market conditions and the Company's activities. The Board of Directors is responsible for overseeing the Company's risk assessment and management policies and processes.

The Company's financial risk management policy is set by the management. Market risk is the risk of loss of future earnings, fair values or future cash flows that may result from a change in the price of a financial instrument. The value of a financial instrument may change as a result of changes in the interest rates, foreign currency exchange rates, equity prices and other market changes that affect market risk sensitive instruments. The Company manages market risk which evaluates and exercises independent control over the entire process of market risk management. The management recommend risk management objectives and policies, which are approved by Senior Management.

#### Risk management

##### Credit Risk

Credit risk is the risk that a counterparty fails to discharge its obligation to the Group. The Group's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The Group continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.



## Credit risk management

### Credit risk rating

The Group assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk on financial reporting date

B: Moderate Credit Risk

C: High credit risk

The Group provides for expected credit loss based on the following:

Credit risk	Basis of categorisation	Provision for expected credit loss
Low credit risk	Cash and cash equivalents, other bank balances and investment	12 month expected credit loss
Moderate credit risk	Trade receivables and other financial assets	Life time expected credit loss or 12 month expected credit loss

Based on business environment in which the Group operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or litigation decided against the Group.

The Group continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in the statement of profit and loss.

Credit rating	Particulars	Rs.	
		As at 31 March, 2021	As at 31 March, 2020
A: Low credit risk	Cash and cash equivalents, other bank balances and investment	279,829	104,228
B: Moderate credit risk	Trade receivables and other financial assets	17,300,000	-

### i) Concentration of Loan

The Company's exposure to credit risk for loan is presented as below. Loans majorly represents loans to related parties for business purposes.

Particulars	Rs.	
	As at 31st March 2021	As at 31st March 2020
Loan to Related Parties	-	-
Loan to Others	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

### ii) Credit risk exposure

#### Provision for expected credit losses

As at 31 March 2021

Particulars	Rs.		
	Estimated gross Carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
<b>Measured at amortised cost</b>			
Current			
Cash and Cash Equivalents	279,829	-	279,829
Loans	17,300,000	-	17,300,000
<b>Total</b>	<b>17,579,829</b>	<b>-</b>	<b>17,579,829</b>





As at 31 March 2020

Rs.

Particulars	Estimated gross Carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
<b>Measured at amortised cost</b>			
Cash and Cash Equivalents	104,228	-	104,228
<b>Total</b>	<b>104,228</b>	<b>-</b>	<b>104,228</b>

**b) Liquidity risk**

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

**Maturities of financial liabilities**

The tables below analyze the company's financial liabilities into relevant maturity groupings based on their contractual maturities:

Rs.

Contractual maturities of financial liabilities as at March 31, 2021	Total Carrying Value	On Demand Payable	Due within 1 Year	Over 1 Year within 3 Years	Over 3 Year within 5 Years
Current Borrowings	1,215,000	1,215,000			
<b>Total</b>	<b>1,215,000</b>	<b>1,215,000</b>	-	-	-

Rs.

Contractual maturities of financial liabilities as at March 31, 2020	Total Carrying Value	On Demand Payable	Due within 1 Year	Over 1 Year within 3 Years	Over 3 Year within 5 Years
Current Borrowings	21,615,000	21,615,000			
<b>Total</b>	<b>21,615,000</b>	<b>21,615,000</b>	-	-	-

**c) Market risk**

Market risk is the risk of loss of future earnings, fair values or future cash flows that may result from adverse changes in market rates and prices (such as interest rates, foreign currency exchange rates and commodity prices) or in the price of market risk-sensitive instruments as a result of such adverse changes in market rates and prices. Market risk is attributable to all market risk-sensitive financial instruments and all short term and long-term debt. The Company is exposed to market risk primarily related to foreign exchange rate risk, interest rate risk and the market value of its investments. Thus, the Company's exposure to market risk is a function of investing and borrowing activities.

**(i) Foreign exchange risk**

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates.

The Company is not having any international transactions therefore exposures to foreign exchange risk does not arise from foreign currency transactions.

**(ii) Interest rate risk**

The Company's interest free borrowings from related parties are carried at amortised cost. They are therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

**(IV) Capital management**

The capital structure of the Company consists of equity, debt, cash and cash equivalents. The Company's objective for capital management is to maintain the capital structure which will support the Company's strategy to maximize shareholder's value, safeguarding the business continuity and help in supporting the growth of the Company.

- 21 The company continues to monitor the impact of COVID 19 on its business including its impact on customers, supply chain etc. Due care has been exercised in concluding on significant accounting judgement and estimates including in relation to recoverability of receivables, inventory and other financial assets based on information available to date while preparing the company's financial statements as at and for the year ended on March 31, 2021.



## A-Plus Estates Private Limited

Notes to financial statements for the year ended March 31, 2021

### 22 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

TARC Limited

(Formerly known as Anant Raj Global Limited) \*

#### Holding Company

Kalinga Buildtech Private Limited

#### Fellow Subsidiaries of holding company

Anant Raj Hotels Limited

Anant Raj Infrastructure Private Limited

BBB Realty Private Limited

Bolt Properties Private Limited

Echo Buildtech Private Limited

Elegant Buildcon Private Limited

Elegant Estates Private Limited

Elevator Buildtech Private Limited

Elevator Promoters Private Limited

Elevator Properties Private Limited

Fabulous Builders Private Limited

Gadget Builders Private Limited

Goodluck Buildtech Private Limited

Grand Buildtech Private Limited

Grand Park Buildtech Private Limited

Grand Park Estates Private Limited

Greenline Buildcon Private Limited

Greenline Promoters Private Limited

Greenwood Properties Private Limited

Greatways Buildtech Private Limited

Hemkunt Promoters Private Limited

High Land Meadows Private Limited

Jubilant Software Services Private Limited

Kalinga Realtors Private Limited

Novel Housing Private Limited

Novel Buildmart Private Limited

Oriental Meadows Limited

Park Land Construction & Equipments Pvt Ltd

Park Land Developers Private Limited

Park View Promoters Private Limited

Rapid Realtors Private Limited

Roseview Buildtech Private Limited

Roseview Properties Private Limited

Sand Storm Buildtech Private Limited

Suburban Farms Private Limited

TARC Buildtech Private Limited@

TARC Estates Private Limited@

TARC Green Retreat Private Limited

(Formerly Known As Green Retreat And Motels Private Limited)

TARC Projects Limited

(Formerly Known As Anant Raj Projects Limited)

TARC Properties Private Limited@

Townsend Construction And Equipments Pvt Ltd

Travel Mate India Private Limited

Twenty First Developers Private Limited

@ Incorporated during the year

#### Companies in which fellow Subsidiary of holding company exercise control

Ankur Buildcon Private Limited ^^

Capital Buildcon Private Limited ^^

Capital Buildtech Private Limited #

Carnation Buildtech Private Limited #

Gagan Buildtech Private Limited #

Greatways Buildtech Private Limited #

Krishna Buildtech Private Limited ^^

Monarch Buildtech Private Limited #

Moon Shine Entertainment Private Limited \*\*

Oriental Promoters Pvt Ltd #

Papillion Buildtech Private Limited #

Papillon Buildcon Private Limited #

Rising Realty Private Limited ^^

Spiritual Developers Private Limited ^

West Land Buildcon Private Limited #

# Subsidiary of Green View Buildwell Private Limited

^ Subsidiary of Greenline Buildcon Private Limited

^^ Subsidiary of Highland Meadows Private Limited

\*\* Subsidiary of TARC Projects Limited

#### LLP Entities in which subsidiaries 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**

Roma Sarin	Director	
Amar Sarin	Director	
Jatin Sagar	Director	
Ranjeet Kumar	Director	Appointed w.e.f. 23/10/2020
Sunil	Director	Appointed w.e.f. 10/10/2019 and resigned w.e.f 23/10/2020

**Note:** The related party relationships are as identified by the management.

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

Account Head	Related Party	For the year	For the year
		ended March	ended March
		31, 2021	31, 2020
		Rs.	Rs.
Borrowings Taken	Kalinga Buildtech Pvt. Ltd	23,555,000	-
Borrowings Repaid	Kalinga Buildtech Pvt. Ltd	22,400,000	2,000,000
Borrowings Taken	TARC Limited*	-	60,000
Borrowings Given	Grand Park Buildtech Pvt Ltd	17,300,000	-

**c) Amount outstanding as at March 31, 2021:**

Account Head	Related Party	As at March	As at March
		31, 2021	31, 2020
		Rs.	Rs.
Interest Payable	Kalinga Buildtech Pvt. Ltd.	910	910
Expenses Payable	TARC Limited*	47,849	37,045
Current borrowings	Kalinga Buildtech Pvt Ltd	1,155,000	21,555,000
	TARC Limited*	60,000	60,000
Loans & Advances	Grand Park Buildtech Pvt Ltd	17,300,000	-

\* Refer Note No 23 & 27

**23 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 wholly owned step down subsidiary company of Resulting Company.

**24 Segment Reporting**

In line with the provisions of IND AS 108 - Operating segments and on the basis of review of operations being done by the management of the company , the operations of the company falls under real estate business , which is considered to be the only reportable segment by the management .



**25 Going concern**

The company has incurred losses during the current and earlier years. Its current liabilities exceeds its current assets as on 31st March 21. The financial statement have been prepared on going concern basis in view of the fact that the Company has obtained a support letter from its holding company indicating that the holding company will take necessary actions to orgnize for any shortfall in liquidity during the period of 12 months from the balance sheet date.

Based on the above, the Company is confident of its ability to meet the funds requirement and to continue its business as a going concern and accordingly, the financial statements have been prepared on that basis.

**26 Contingent Liability**

The Company does not have any contingent liability during the year .

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

28 Previous year figures have been regrouped/recast, where ever necessary, to confirm with this year's presentation.

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

FOR DEEPAK MAURYA AND ASSOCIATES  
Chartered Accountants  
Firm Registration No:-029971N



Deepak Kumar  
Proprietor  
Membership No:-529005  
Date: June 28, 2021  
Place: Delhi  
UDIN:21529005AAAACK3678

*For and on behalf of the Board of Directors of*  
A-Plus Estates Private Limited

Amar Sarin  
Director  
DIN:-00015937  
28, Sri Ram Road Civil Lines  
Delhi- 110054

Jatin Sagar  
Director  
DIN:-07640064  
F 19/37 2Nd Floor, Sector-15  
Rohini, New Delhi 110085