INDEPENDENT AUDITORS' REPORT

To the Members of Novel Buildmart Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying Financial Statements of **Novel Buildmart 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 loss, 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 obtainedis 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.

Aditya V Agarwal & Company FRN No. 038242N New Delhi Chartered Accountants

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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.

Aditya V Agarwal & Company
FRN No. 038242N
New Delhi
Chartered Accountants

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.

Aditya V Agarwal & Company
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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.

Aditya V Agarwal & Company FRN No. 038242N New Delhi Chartered Accountants

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(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 Aditya V Agarwal & Company
Chartered Accountants
Firm registration Number: 038242N

Aditya V Agarwal & Company
FRN No. 038242N
New Delhi
Chartered Accountants

Aditya Vikram Agarwal
Proprietor
Membership No.: 544829
UDIN: 21544829AAAAAY9204

Place : New Delhi
Date : 28 June 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. The Company does not have any fixed assets. Accordingly, paragraph 3 (i) of the Order is not applicable.

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, government, or debentures holders 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. Accordingly, paragraph 3(xi) of the Order is not applicable.

Aditya V Agarwal & Company
FRN No. 038242N
New Delhi
Chartered Accountants

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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 Aditya V Agarwal & Company
Chartered Accountants
Firm registration Number: 038242N

Aditya V Agarwal & Company FRN No. 038242N New Delhi Chartered Accountants

Aditya Vikram Agarwal
Proprietor
Membership No.: 544829
UDIN: 21544829AAAAAY9204

Place : New Delhi
Date : 28 June 2021

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 Novel Buildmart 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.

Aditya V Agarwal & Company
FRN No. 038242N
New Delhi
Chartered Accountants

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 Aditya V Agarwal & Company
Chartered Accountants
Firm registration Number: 038242N

Aditya V Agarwal & Company FRN No. 038242N New Delhi Chartered Accountants

Aditya Vikram Agarwal
Proprietor
Membership No.: 544829
UDIN: 21544829AAAAAY9204

Place : New Delhi
Date : 28 June 2021

NOVEL BUILDMART PRIVATE LIMITED
CIN: U45400DL2007PTC162502
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.
I ASSETS			
Non-current assets			
Financial assets			
(i) Investment	3	500,000,000	500,000,000
Current assets			
(a) Cash and cash equivalents	4	24,235	24,884
(b) Current tax assets (net)	5	1,391	1,391
		25,626	25,626
Total Assets		**500,025,626**	**500,026,275**
II EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	6	500,000	500,000
(b) Other equity	7	(198,511)	(168,758)
Total equity		301,489	331,243
Current liabilities			
(a) Other current liabilities	8	124,237	95,132
(b) Borrowings	9	499,599,900	499,599,900
Total liabilities		499,724,137	499,695,032
Total Equity and Liabilities		**500,025,626**	**500,026,275**

CORPORATE INFORMATION	1
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NOTES TO THE FINANCIAL STATEMENTS	3-23

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

For Aditya V Agarwal & Company
Chartered Accountants
Firm Registration No:-038242N

Aditya Vikram Agarwal
Proprietor
Membership No:- 544829

Date: June 28, 2021
Place : Delhi

For and on behalf of Board of Directors of
Novel Buildmart Private Limited

Tarun Mohan
Director
DIN:-08254156

Ajay Singh Pathania
Director
DIN:-03014114

NOVEL BUILDMART PRIVATE LIMITED
CIN: U45400DL2007PTC162502
E-4, 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.
I INCOME		-	-
II EXPENSES			
Other expenses	10	29,753	15,424
Total expenses		29,753	15,424
III Loss before tax (I - II)		(29,753)	(15,424)
IV Tax expense		-	-
V Loss for the year from continuing operation (III - IV)		(29,753)	(15,424)
VI Other Comprehensive Income		-	-
VII Total Comprehensive Income (V+VI)		(29,753)	(15,424)
VIII Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]			
1) Basic	12	(0.60)	(0.31)
2) Diluted	12	(0.60)	(0.31)

CORPORATE INFORMATION	1
SIGNIFICANT ACCOUNTING POLICIES	2
NOTES TO THE FINANCIAL STATEMENTS	3-23

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

For Aditya V Agarwal & Company
Chartered Accountants
Firm Registration No:-038242N

Aditya Agarwal & Company FRN No. 038242N New Delhi Chartered Accountants

Aditya Vikram Agarwal
Proprietor
Membership No:- 544829

For and on behalf of Board of Directors of
Novel Buildmart Private Limited

Tarun Mohan
Director
DIN:-08254156

Ajay Singh Pathania
Director
DIN:-03014114

Date: June 28, 2021
Place : Delhi

NOVEL BUILDMART PRIVATE LIMITED
CIN: U45400DL2007PTC162502
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, 2020 Rs.
A. CASH FLOW FROM OPERATIONS			
Loss before tax		(29,753)	(15,424)
Adjustment for working capital changes:			
Increase in other current liabilities		29,105	14,775
Increase in other liabilities		-	34,900,000
Net cash flow from operating activities	**(A)**	**(648)**	**34,899,351**
B. CASH FLOW FROM INVESTING ACTIVITIES	**(B)**	-	-
C. CASH FLOW FROM FINANCING ACTIVITIES			
Loan Repaid		-	**(34,900,000)**
Net cash used from financing activities	**(C)**	-	**(34,900,000)**
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	**(A+B+C)**	**(648)**	**(649)**
Cash and cash equivalents - Opening balance		24,883	25,533
Cash and cash equivalents - Closing balance		24,235	24,884

Note: Figures in brackets indicate cash outflow.

CORPORATE INFORMATION	1
SIGNIFICANT ACCOUNTING POLICIES	2
NOTES TO THE FINANCIAL STATEMENTS	3-23

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

For Aditya V Agarwal & Company
Chartered Accountants
Firm Registration No:-038242N

For and on behalf of Board of Directors of
Novel Buildmart Private Limited

Aditya V Agarwal & Company FRN No. 038242N New Delhi Chartered Accountants

Aditya Vikram Agarwal
Proprietor
Membership No:- 544829

Tarun Mohan
Director
DIN:-08254156

Ajay Singh Pathania
Director
DIN:-03014114

Date: June 28, 2021
Place : Delhi

NOVEL BUILDMART PRIVATE LIMITED
CIN: U45400DL2007PTC162502
E-4, Defence Colony, New Delhi-110024
Statement of Changes in Equity for the year ended March 31, 2021

a. Authorised Share Capital

Rs.

Equity shares of Rs. 10/- each	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	-	-
Balance as at March 31, 2021	**50,000**	**500,000**

b. Issued, Subscribed and paid up Share Capital

Rs.

Equity shares of Rs. 10/- each issued, subscribed and fully paid	Numbers	Amount
Balance as at April 1, 2019	50,000	500,000
Changes in equity share capital during year	-	-
Balance as at April 1, 2020	50,000	500,000
Share allotted during the year	-	-
B[illegible]nce as at March 31, 2021	**50,000**	**500,000**

c. Other equity

Rs.

Particulars	Retained earnings	Total equity attributable to equity share holders of the company
Balance as at April 01, 2019	**(153,334)**	**(153,334)**
Loss for the year	(15,424)	(15,424)
Balance as at March 31, 2020	**(168,758)**	**(168,758)**
Balance as at April 01, 2020	(168,758)	(168,758)
Loss for the year	(29,753)	(29,753)
Balance as at March 31, 2021	**(198,511)**	**(198,511)**

CORPORATE INFORMATION	1
S[illegible]NIFICANT ACCOUNTING POLICIES	2
NOTES TO THE FINANCIAL STATEMENTS	3-23

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

For Aditya V Agarwal & Company
Chartered Accountants
Firm Registration No:-038242N

Aditya Vikram Agarwal & Company FRN No. 038242N New Delhi Chartered Accountants

Aditya Vikram Agarwal
Proprietor
Membership No:- 544829

For and on behalf of Board of Directors of
Novel Buildmart Private Limited

Tarun Mohan
Director
DIN:-08254156

Ajay Singh Pathania
Director
DIN:-03014114

Date: June 28, 2021
Place : Delhi

NOVEL BUILDMART PRIVATE LIMITED
Notes to financial statements for the year ended March 31, 2021

1 Corporate Information

Novel Buildmart Private Limited ("The Company") is wholly owned subsidiary of TARC Limited *(formerly*
* Refer Note No:- 15 & 19

2 Significant Accounting Policies

i) Basis of Preparation and Presentation of Financial Statements

The Financial Statements are prepared in accordance with the Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 . The company has uniformly applied the accounting policies during the period presented.

ii) Inventory

Inventory is valued at lower of cost and net realisable value . Cost is determined on the basis of "First in First out" method.

iii) Impairment of Non - Financial assets

The company assesses at each balance sheet date whether there is any indication that an asset may be impaired . If any such indication exists , the company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than it's carrying amount , the carrying amount is reduced to it's recoverable amount .The reduction is treated as an impairment loss and is recognised in the statement of profit and loss .

iv) Basis of measurement

The Financial Statements have been prepared on an accrual basis and in accordance with the Historical Cost Convention, unless otherwise stated. These Financial Statements comply in all material aspects with Indian Accounting Standards (Ind AS) notified under section 133 of the Companies Act, 2013 (the Act)[Companies (Ind AS) Rules, 2015] and other relevant provisions of the Act. All assets and liabilities are classified into current and non- current based on the operating cycle of less than twelve months or based on the criteria of realisation/ settlement with in twelve months period from the Balance Sheet date.

v) Property, Plant and Equipment, depreciation and

i) Recognition and Measurement :

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses, if any. The cost of an item of property, plant and equipment comprises:

- Its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates.
- Any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Property, plant and equipment are derecognised from the financial statements, either on disposal or when no economic benefits are expected from its use or disposal. The gain or loss arising from disposal of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment recognised in the statement of profit and loss account in the year of occurrence.

Aditya V Agarwal & Company * FRN No. 038242N * New Delhi * Chartered Accountants

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Assets under construction includes the cost of property, plant and equipment that are not ready to use at the balance sheet date. Advances paid to acquire property, plant and equipment before the balance sheet date are disclosed under other non-current assets. Assets under construction are not depreciated as these assets are not yet available for use.

i) Subsequent expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the company.

ii) Depreciation and amortisation

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value.

Depreciation on property, plant and equipment of the company has been provided using the written down value method based on the useful lives specified in Schedule II to the Companies Act, 2013. Assets acquired on lease and leasehold improvements are amortised over the period of the lease on straight line basis. Depreciation method, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

a) Investment property and depreciation

i) Recognition and measurement:

Investment properties comprises of land and building are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. Though the company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation.

ii) Depreciation

Depreciation on Investment Property is provided using the written down value method based on the useful lives specified in Schedule II to the Companies Act, 2013.

b) Intangible assets and amortization

i) Recognition and Measurement :

Items of Intangible Assets are measured at cost less accumulated amortisation and impairment losses, if any. The cost of any intangible asset comprises of its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates; and any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

ii) Subsequent Measurement

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the company.

iii) Amortisation

Intangible assets are amortised over their estimated useful life using straight line method. Trademark is amortised over a period of 20 years. Intangible Assets (other than trademark) are amortised over a period of six years. Amortisation method, useful lives and residual values are reviewed at the end of each financial year and adjusted if appropriate.

vi) Cash and Cash equivalents

Cash and Cash equivalents for the purpose of Cash Flow Statement comprise cash at hand and balances with bank (including cheques in hand), which are free for withdrawal and usage and short term investment with an original maturity of three months or less.

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vii) **Income Tax Calculation**

Provision for current tax is made based on the tax payable under the Income Tax Act, 1961. Current income tax relating to items recognised outside profit and loss is recognised outside profit and loss (either in other comprehensive income or in equity).

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.

viii) **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.

ix) **Recognition of revenue and Expenditure**

Income and Expenditure are accounted for on accrual basis .

x) **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.

xi) **Provisions**

A provision is recognised 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.

xii) **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.

xiii) **Earning per share**

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

xiv) **Recognition of Deferred Tax Assets**

The extent to which deferred tax assets can be recognized is based on as assessment of the probability of the company's future taxable income against which the defffred tax assets can be utilized.

xv) **Functional and presentation currency**

These Financial statements are presented in Indian Rupees , which is also the functional currency of the company .

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xvi) **Classification of assets and liabilities into current and non - current**

The management classifies assets and liabilities into current and non-current categories based on it's operating cycle.

xvii) **Financial instruments**

a) Initial recognition

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. Regular way purchase and sale of financial assets are accounted for at trade date.

b) Subsequent measurement

Financial assets carried at amortised cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Investment in subsidiaries

Investments in equity instruments of subsidiaries are accounted for at cost in accordance with Ind AS-27 'Separate Financial Statements'.

Financial Liabilities carried at ammortized cost

Subsequent to initial recognition, these liabilities are measured at ammortized cost using the effective interest method. These liabilities include borrowings and deposits.

c) Derecognition of financial instruments

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition in accordance with Ind AS 109 "Financial Instruments" issued by the Ministry of Corporate Affairs, Government of India. A financial liability (or a part of a financial liability) is derecognized from the Company's Balance Sheet when the obligation specified in the contract is discharged or cancelled or expires.

d) Impairment of Financial Assets

i) Financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL.The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in profit or loss.

ii) Non financial Assets

Property, plant and equipment are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the cash generating unit (CGU) to which the asset belongs.

If such assets are considered to be impaired, the impairment to be recognized in the Statement of Profit and Loss is measured by the amount by which the carrying value of the assets exceeds the estimated recoverable amount of the asset. An impairment loss is reversed in the Statement of Profit and Loss, if there has been a change in the estimates used to determine the recoverable amount. The carrying amount of the asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of any accumulated amortization or depreciation) had no impairment loss been recognized for the asset in prior years.

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NOVEL BUILDMART PRIVATE LIMITED

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

	Particulars	As at March 31, 2021 Rs.	As at March 31, 2020 Rs.
3	**NON CURRENT ASSETS**		
	INVESMENTS		
	Trade investment and unquoted (Valued at cost)		
	a) Investment in Preference Shares		
	5,00,000 (5,00,000) 9% Non cumulative redeemable preference shares of face value of Rs. 10 (Rs.10) each fully paid up in Mahalaxmi Designs Pvt.	500,000,000	500,000,000
	Aggregate value of unquoted investments	**500,000,000**	**500,000,000**
4	**CASH AND CASH EQUIVALENTS**		
	a) Balance with bank		
	- In current account	19,762	20,411
	b) Cash on hand	4,473	4,473
		24,235	24,884
5	**CURRENT TAX ASSETS**		
	(Unsecured, considered good)		
	a) Income tax receivables	1,391	1,391
6	**SHARE CAPITAL**		
	Authorized Share Capital		
	50,000 (50,000) Equity share 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 fully paid up	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
Addition/(Deletion)	-	-	-	-
Number of shares outstanding at the end of the year	50,000	500,000	50,000	500,000

(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 holding Company, TARC Limited *(Formerly known as Anant Raj Global Limited):**

Particulars	As at March 31, 2021 Rs.	As at March 31, 2020 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, TARC Limited *(Formerly known as Anant Raj Global Limited)* *.

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

Particulars	As at March 31, 2021		As at March 31, 2020	
	Number	% holding	Number	% holding
Equity Shares of Rs. 10 (Rs. 10) each fully paid up				
- TARC Limited *(Formerly known as Anant Raj Global Limited)**	50,000	100%	50,000	100%

* Refer Note. No 16 & 20

7 **OTHER EQUITY**

Rs.

Particulars	Retained earnings	Total equity attributable to equity share holders of the company
Balance as at April 01, 2019	**(153,334)**	**(153,334)**
Loss for the year	(15,424)	(15,424)
Balance as at March 31, 2020	**(168,758)**	**(168,758)**
Balance as at April 01, 2020	(168,758)	(168,758)
Loss for the year	-	-
Balance as at March 31, 2021	**(168,758)**	**(168,758)**

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Particulars	As at March 31, 2021 Rs.	As at March 31, 2020 Rs.
8 OTHER CURRENT LIABILITIES		
Expenses payable^*	124,237	95,132

^ Includes amount payable to holding company Rs. 1,06,449 (P.Y. Rs. 33,277).
* Refer Note. No 16 & 20

9 BORROWINGS		
Current		
(Unsecured)		
Loan from related parties^	464,699,900	464,699,900
Advance against value to be receive		
- from related parties	34,900,000	34,900,000
	499,599,900	499,599,900

Loan from related party represents non interest bearing unsecured loan obtained from holding company and its fellow Subsidiaries companies.which is repayable on divestment of such investment.

10 OTHER EXPENSES		
Payment to auditors as audit fees	7,500	7,500
Filing fees	13,080	2,525
Bank charges	649	649
Legal and professional	8,500	4,750
Misc Expenses	24	-
	29,753	15,424

11 The Company proposes to undertake development of real estate projects and directors are identifying for suitable opportunities for the trade investments made.

12 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

Particulars		For the year ended March 31, 2021	For the year ended March 31, 2020
Loss attributable to equity shareholders	Rs.	(29,753)	(15,424)
Nominal value of equity shares	Rs.	10	10
Weighted average number of equity shares outstanding during the year	No.	50,000	50,000
Basic and diluted earnings per share	Rs.	(0.60)	(0.31)

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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 Company . The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

Credit risk management

Credit risk rating

The Company 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 Company 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 Company 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 Company. The Company 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.

Rs.

Credit rating	**Particulars**	**As at 31 March, 2021**	**As at 31 March, 2020**
A: Low credit risk	Cash and cash equivalents, other bank balances and investment	500,024,235	500,024,884

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LLP Entities in which fellow subsidiary is partner

Asylum Estate LLP
Gagan Promoters LLP

Partnership firm in which holding company is partner

Ganga Bishan & Co.

Associate company of holding company

Niblic Greens Hospitality Private Limited@

@ Incorporated during the year

Key management Personnel

Tarun Mohan	Director
Tarun Mohan	Director
Ajay Singh Pathania	Director

Note: The related parties relationship is as identified by the management.

b) **Transactions with related parties during the year (excluding reimbursement).**

Sl. No	Account head	Related party	For the year ended March 31, 2021 Rs.	For the year ended March 31, 2020 Rs.
1	Borrowings taken by holding company	TARC Limited*	-	50,000
2	Borrowings repaid by holding company	TARC Limited*	7,700,000	265,580,000
3	Borrowings taken by fellow subsidiaries companies	Krishna Buildtech Pvt Ltd	7,700,000	7,300,000
		Elevator Promoters Pvt Ltd	-	88,950,000
		Green Wood Properties Pvt Ltd	-	37,280,000
		Spiritual Developers Pvt Ltd	-	34,900,000
		Grand Park Estate Pvt Ltd	-	9,800,000
		Green Line Buildcon Pvt Ltd	-	19,800,000
		Green Line Promoters Pvt Ltd	-	15,000,000
		TARC Green Retreats Pvt Ltd *(Formerly Known as Green Retreat & Motels Pvt Ltd)*	-	52,500,000

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

Sl. No	Account head	Related party	As at March 31, 2021 Rs.	As at March 31, 2020 Rs.
1	Expenses Payable	TARC Limited*	106,649	33,277
2	Current Borrowings	TARC Limited*	226,369,900	234,069,900
		Elevator Promoters Pvt Ltd	88,950,000	88,950,000
		Grand Park Estate Pvt Ltd	9,800,000	9,800,000
		Green Line Buildcon Pvt Ltd	19,800,000	19,800,000
		Green Line Promoters Pvt Ltd	15,000,000	15,000,000
		TARC Green Retreats Pvt Ltd *(Formerly Known as Green Retreat & Motels Pvt Ltd)*	52,500,000	52,500,000
		Green Wood Properties Pvt Ltd	37,280,000	37,280,000
		Krishna Buildtech Pvt Ltd	15,000,000	7,300,000
		Spiritual Developers Pvt Ltd	34,900,000	34,900,000

* Refer Note No:- 16 & 20

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16 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 24 August,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 September, 2018.

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

17 **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 .

18 **Going concern**

The Company has significant accumulated losses and has incurred losses during the current and earlier years . It's current liabilities exceed it's current assets as on 31st March,21. The financial statements 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 organize 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.

19 **Contingent Liability**

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

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

21 Balances grouped under financial assets and liabilities are subject to confirmation from respective parties .

22 Figures and words in brackets pertain to previous year, unless otherwise indicated.

23 Previous year figures have been regrouped/recast, wherever necessary, to confirm with this year's presentation.

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

For Aditya V Agarwal & Company
Chartered Accountants
Firm Registration No:-038242N

Aditya Vikram Agarwal
Proprietor
Membership No:- 544829

For and on behalf of Board of Directors of
Novel Buildmart Private Limited

Tarun Mohan
Director
DIN:-08254156

Ajay Singh Pathania
Director
DIN:-03014114

Date: June 28, 2021
Place : Delhi