

## **INDEPENDENT AUDITORS' REPORT**

**To the Members of TARC Green Retreat Private Limited**

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

### **Opinion**

We have audited the accompanying Financial Statements of **TARC Green Retreat 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 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 Rakesh C Jain & Company*  
*Chartered Accountants*  
Firm registration Number: 032008N



*Rakesh*

**Rakesh Jain**  
**Proprietor**  
Membership No.: 086501  
UDIN:-21086501AAAACH6545

Place : New Delhi  
Date : 29 June 2021

## ANNEXURE 'A' TO THE INDEPENDENT AUDITOR'S REPORT

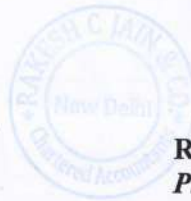
(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of the Company of even date)

- i. 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 Rakesh C Jain & Company  
Chartered Accountants  
Firm registration Number: 032008N



*Rakesh*

**Rakesh Jain**  
**Proprietor**  
Membership No.: 086501  
UDIN:-21086501AAAACH6545

Place : New Delhi  
Date : 29 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 TARC Green Retreat Private Limited ("the Company") as of 31 March 31 2021 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

#### **Management's Responsibility for Internal Financial Controls**

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

#### **Auditors' Responsibility**

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

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

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





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

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

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

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

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

## **Opinion**

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

*For Rakesh C Jain & Company*  
*Chartered Accountants*  
Firm registration Number: 032008N

*Rakesh*

**Rakesh Jain**  
**Proprietor**  
Membership No.: 086501  
UDIN:-21086501AAAACH6545

Place : New Delhi  
Date : 29 June 2021



**TARC GREEN RETREAT PRIVATE LIMITED**  
(Formerly Known as Green Retreat and Motels Private Limited)  
CIN: U55101DL1995PTC265094  
E-4, Second Floor, Defence Colony, New Delhi - 110024  
**BALANCE SHEET AS AT MARCH 31, 2021**

Particulars	Notes	As at March 31, 2021 Rs.	As at March 31, 2020 Rs.
<b>I. ASSETS</b>			
<b>Non-current assets</b>			
(a) Property, plant and equipments	3	279,195	-
(b) Investment property			
i) Land	4	61,433,492	61,433,492
ii) Building	5	50,750,085	50,750,085
iii) Capital work in progress	6	237,443,769	235,709,353
(c) Financial assets			
i) Investments	7	3,579,500	3,579,500
(d) Other non current assets	8	6,373,043	6,373,043
		<u>359,859,083</u>	<u>357,845,473</u>
<b>Current assets</b>			
(a) Financial assets			
i) Trade receivables	9	380,700	380,700
ii) Cash and cash equivalent	10	188,375	615,897
iii) Loan	11	52,500,000	52,500,000
(b) Loans and advances	12	118,945,766	118,867,791
		<u>172,014,841</u>	<u>172,364,388</u>
<b>Total Assets</b>		<u><b>531,873,925</b></u>	<u><b>530,209,861</b></u>
<b>II. EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
(a) Equity share capital	13	64,160,290	64,160,290
(b) Other equity		63,401,677	64,598,072
		<u>127,561,967</u>	<u>128,758,362</u>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
(a) Financial liabilities			
i) Borrowing	14	60,000	60,000
(b) Other non current liabilities	15	1,000,000	1,000,000
		<u>1,060,000</u>	<u>1,060,000</u>
<b>Current liabilities</b>			
(a) Financial liabilities			
i) Borrowing	16	401,944,745	399,446,722
ii) Other payables	17	1,307,213	944,777
<b>Total Equity and Liabilities</b>		<u><b>531,873,925</b></u>	<u><b>530,209,861</b></u>

<b>CORPORATE INFORMATION</b>	1
<b>SIGNIFICANT ACCOUNTING POLICIES</b>	2
<b>NOTES TO THE FINANCIAL STATEMENTS</b>	3-35

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

FOR RAKESH C JAIN & CO.  
Chartered Accountants  
Firm Registration No.: 032008N  
By the hand of

*Rakesh*



Rakesh Jain  
Proprietor  
Membership No.: 086501  
Date: June 29, 2021  
Place: Delhi

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

For and on behalf of the Board of Directors of  
TARC Green Retreat Private Limited

*Rajeev*

Rajeev Trehan  
Director  
DIN:-02957355  
B-201, 1St Floor Greater Kailash,  
Part-1, New Delhi 110048

**TARC GREEN RETREAT PRIVATE LIMITED**  
(Formerly Known as Green Retreat and Motels Private Limited)  
CIN: U55101DL1995PTC265094  
E-4, Second Floor, Defence Colony, New Delhi - 110024

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2021**

Particulars	Notes	For the year ended March 31, 2021 Rs.	For the year ended March 31, 2020 Rs.
<b>I INCOMES</b>			
Revenue from operations		-	-
Other income	18	-	1,638,975
<b>Total income</b>		<u>-</u>	<u>1,638,975</u>
<b>II EXPENSES</b>			
Employee benefit expenses	19	952,804	739,504
Depreciation & amortization expenses	20	85,138	-
Other expenses	21	158,453	68,298
<b>Total expenses</b>		<u>1,196,395</u>	<u>807,802</u>
<b>III Profit before extraordinary and exceptional items and tax</b>		<b>(1,196,395)</b>	<b>831,173</b>
<b>IV Exceptional items</b>			
Prior period expense		-	-
<b>V Profit before extraordinary items and tax(III-IV)</b>		<b>(1,196,395)</b>	<b>831,173</b>
<b>VI Extraordinary items</b>		-	-
<b>VII Profit/(Loss) before tax(V-VI)</b>		<b>(1,196,395)</b>	<b>831,173</b>
<b>VIII TAX EXPENSES</b>			
Current Tax		-	-
Deferred tax		-	-
<b>IX PROFIT/loss for the period from continuing operations</b>		<b>(1,196,395)</b>	<b>831,173</b>
<b>X Profit/loss from discontinuing operations</b>		-	-
<b>XI Tax expenses of discontinuing operations</b>		-	-
<b>XII Profit / loss from discontinuing operations (after tax )</b>		-	-
<b>XIII Other Comprehensive Income</b>		-	-
<b>XIV Profit/(loss) for the period</b>		<b>(1,196,395)</b>	<b>831,173</b>
<b>XV Earnings per share [equity share, par value of Rs. 10 (Rs. 10) each]</b>			
Basic and Diluted	22	<b>(0.19)</b>	<b>0.13</b>
<b>CORPORATE INFORMATION</b>	<b>1</b>		
<b>SIGNIFICANT ACCOUNTING POLICIES</b>	<b>2</b>		
<b>NOTES TO THE FINANCIAL STATEMENTS</b>	<b>3-35</b>		

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

FOR RAKESH C JAIN & CO.  
Chartered Accountants  
Firm Registration No:-032008N  
By the hand of

For and on behalf of the Board of Directors of  
TARC Green Retreat Private Limited

Rakesh



Rakesh Jain  
Proprietor  
Membership No:-086501  
Date: June 29,2021  
Place:Delhi

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

Rajeev Trehan  
Director  
DIN:-02957355  
B-201, 1St Floor Greater Kailash,  
Part-1, New Delhi 110048

**TARC GREEN RETREAT PRIVATE LIMITED**  
(Formerly Known as Green Retreat and Motels Private Limited)  
CIN: U55101DL1995PTC265094

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

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

Particulars	For the year ended March 31, 2021 Rs.	For the year ended March 31, 2020 Rs.
<b>A. CASH FLOW FROM OPERATIONS</b>		
Profit/(Loss)before tax	(1,196,395)	831,173
Income from transfer of land	-	(1,638,975)
Depreciation	85,138	-
<b>Operating profit before working capital changes</b>	<b>(1,111,257)</b>	<b>(807,802)</b>
Movement in working capital:		
Increase/(decrease) in other current liabilities	362,436	4,627
Other Non Current Liabilities	-	(2,056,429)
Short Term Loan & Advances	-	32,390,540
<b>Cash generated from operations</b>	<b>(748,821)</b>	<b>29,530,936</b>
- Income tax paid	-	-
<b>Net cash from operating activities</b>	<b>(A) (748,821)</b>	<b>29,530,936</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>		
Additions to fixed assets including project in progress	(1,734,416)	(235,709,353)
Proceeds from land compulsory acquired	-	2,453,683
Sale of long term Investments	-	20,000,000
Loan given to related parties	-	(52,500,000)
Purchase of Vehicle	(364,333)	-
Loan Given	(77,975)	-
<b>Net cash from investing activities</b>	<b>(B) (2,176,724)</b>	<b>(265,755,670)</b>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>		
Loan Taken	2,498,023	236,713,759
Loan Repaid	-	-
<b>Net cash from financing activities</b>	<b>(C) 2,498,023</b>	<b>236,713,759</b>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(A+B+C) (427,522)</b>	<b>489,025</b>
Cash and cash equivalents - Opening balance	615,897	126,872
Cash and cash equivalents - Closing balance	188,375	615,897

**Note: Figures in brackets indicate cash outflow.**

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

FOR RAKESH C JAIN & CO.  
Chartered Accountants  
Firm Registration No:-032008N  
By the hand of

For and on behalf of the Board of Directors of  
TARC Green Retreat Private Limited

Rakesh Jain  
Proprietor  
Membership No:-086501  
Date: June 29,2021  
Place:Delhi



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

Rajeev Trehan  
Director  
DIN:-02957355  
B-201, 1St Floor Greater Kailash,  
Part-1, New Delhi 110048

**TARC GREEN RETREAT PRIVATE LIMITED**  
(Formerly Known as Green Retreat and Motels Private Limited)  
CIN: U55101DL1995PTC265094  
E-4, Second Floor, Defence Colony, New Delhi - 110024  
**Statement of Changes in Equity for the year ended March 31, 2021**

**a. Authorised Share Capital**

Equity shares of Rs.10/- each	Numbers	Amount
Balances as at April 1,2019	7,000,000	70,000,000
Changes in Authorised share capital during year	-	-
Balances as at March 31,2020	7,000,000	70,000,000
Changes in Authorised share capital during year	-	-
Balances as at March 31,2021	7,000,000	70,000,000

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

Equity shares of Rs.10/- each Issued, subscribed and fully paid	Amount	Amount
Balances as at April 1,2019	6,416,029	64,160,290
Changes in Authorised share capital during year	-	-
Balances as at March 31,2020	6,416,029	64,160,290
Changes in Authorised share capital during year	-	-
Balances as at March 31,2021	6,416,029	64,160,290

**c. Other equity**

Particulars	Retained earnings	Total equity attributable to equity share holders of the company
	Rs.	Rs.
Balance as at April 1, 2019	63,766,899	63,766,899
Profit for the year	831,173	831,173
Balance as at March 31,2020	64,598,072	64,598,072
Balance as at April 1, 2020	64,598,072	64,598,072
Loss for the year	(1,196,395)	(1,196,395)
Balance as at March 31, 2021	63,401,677	63,401,677

CORPORATE INFORMATION	1
SIGNIFICANT ACCOUNTING POLICIES	2
NOTES TO THE FINANCIAL STATEMENTS	3-35

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

FOR RAKESH C JAIN & CO.  
Chartered Accountants  
Firm Registration No:-032008N  
By the hand of



Rakesh Jain  
Proprietor  
Membership No:-086501  
Date: June 29,2021  
Place:Delhi

For and on behalf of the Board of Directors of  
TARC Green Retreat Private Limited

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

Rajeev Trehan  
Director  
DIN:-02957355  
B-201, 1St Floor Greater Kailash,  
Part-1, New Delhi 110048

**1 Corporate Information**

TARC Green Retreat Private Limited (Formerly Known as Green Retreat and Motels Private Limited) is wholly owned subsidiary of TARC Limited (Formerly Known as Anant Raj Global Limited)\*, domiciled in India and incorporated under the provisions of the Companies Act, 1956. The Company is primarily engaged in business of real estate.

\* Refer Note No:- 26 & 27

**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.

The financial statements are presented in Indian Rupees, except when otherwise indicated.

**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.

The following are significant management judgments in applying the accounting policies of the Company that have the most significant effect on the financial statements.

Recognition of deferred tax assets – The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilized.

Evaluation of indicators for impairment of assets – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

Impairment of financial assets – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding financial assets.

Provisions – At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding contingent liabilities. However the actual future outcome may be different from this judgment.

Valuation of investment property – Investment property is stated at cost. However, as per Ind AS 40 there is a requirement to disclose fair value as at the balance sheet date. The Company has not engaged independent valuation specialists to determine the fair value of its investment property as at reporting date. The fair value of the investment properties have been disclosed by the management of the Company based upon its own assessment and relying upon prevailing circle rates and market values.

Fair value measurement disclosures – Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument.

**c) Investment properties**

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 management own assessment based upon various parameters.

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) Current versus non current classification**

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

**An asset is treated as current when it is:**

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

The Company classifies all other assets as non-current.

**A liability is current when it is:**

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

The Company classifies all other liabilities as non-current.

**f) Revenue recognition**

Income and expenditure are accounted for on accrual basis.

**g) 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.

**h) Cash flow statement**

Cash flows are reported using the indirect method, whereby net profit before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

Cash flows are reported using the indirect method, whereby net profit before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

**i) Cash and cash equivalents**

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

**j) Earnings per share**

Basic earnings per equity share is computed by dividing the net profit attributable to the equity holders of the Company by the weighted average number of equity shares outstanding during the period. Diluted earnings per equity share is computed by dividing the net profit attributable to the equity holders of the Company by the weighted average number of equity shares considered for deriving basic earnings per equity share and also the weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares. The dilutive potential equity shares are adjusted for the proceeds receivable had the equity shares been actually issued at fair value (i.e. the average market value of the outstanding equity shares). Dilutive potential equity shares are deemed converted as of the beginning of the period, unless issued at a later date. Dilutive potential equity shares are determined independently for each period presented.

**k) Provisions**

Provisions are recognized only when there is a present obligation (legal or constructive), as a result of past events, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and when a reliable estimate of the amount of obligation can be made at the reporting date. Provisions are discounted to their present values, where the time value of money is material, using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

When the Company expects some or all of a provision to be reimbursed, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

Contingent liability is disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are neither recognised nor disclosed except when realisation of income is virtually certain, related asset is disclosed.



## l) Financial instruments

### Initial recognition and measurement:

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.

### 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.

#### Financial Liabilities carried at amortised cost

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

### 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.

### Impairment of Financial Assets

#### 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.

### Reclassification of Financial instruments

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

### Offsetting of Financial instruments

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

## m Fair value measurement

The Company measures financial instruments such as derivative instruments etc at fair value at each balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

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

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

External valuers are involved for valuation of significant assets, such as properties and unquoted financial assets, and significant liabilities, such as contingent consideration. Involvement of external valuers is decided upon annually by the management. Valuers are selected based on market knowledge, reputation, independence and whether professional standards are maintained. Fair value disclosure of Investment Properties are based on management own assessment relying upon various parameters.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

This note summarises accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

- Disclosures for valuation methods, significant estimates and assumptions
- Quantitative disclosures of fair value measurement hierarchy
- Investment in unquoted equity shares
- Investment properties
- Financial instruments

## n) 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 its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the statement of profit and loss.





Particulars	As at March 31, 2021 Rs.	As at March 31, 2020 Rs.
<b>NON CURRENT ASSETS</b>		
<b>4 Investment Property</b>		
Land ( Freehold)	61,433,492	62,248,200
Less:- Compulsory aquired <sup>^</sup>	-	814,708
	<u>61,433,492</u>	<u>61,433,492</u>
<b>Estimate of Fair Value</b>		
The fair value of Investment Property in land is Rs. 25660 Lacs (Rs. 25660 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 in land has been determined by the management.		
<sup>^</sup> The Company has transferred some land out of its investment property, situated at Mehrauli Delhi as the same was acquired by the National Highway Authority of India (NHAI) under the compulsory acquisition of land. The Company has received compensation under Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act 2013 from the NHAI as consideration of such acquisition and transfer of capital assets. Therefore, resulting this the Company has made profit during the financial year 2019-20.		
<b>5 Building</b>		
Opening balance	50,750,085	50,750,085
Additions during the year	-	-
Disposal during the year	-	-
	<u>50,750,085</u>	<u>50,750,085</u>
<b>Estimate of Fair Value</b>		
The fair value of Investment Property in building is Rs. 18000 Lakhs ( Rs. 18000 lakhs). 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 in building has been determined by the management.		
<b>6 Capital Work In Progress</b>		
Opening balance	235,709,353	-
Addition during the year	1,734,416	235,709,353
Disposal during the year	-	-
Closing balance	<u>237,443,769</u>	<u>235,709,353</u>
<b>NON CURRENT INVESTMENTS</b>		
<b>7 Long Term Trade Investment at Cost</b>		
<b>Unquoted</b>		
(1) Madras Stock Exchange Limited	3,579,500	3,579,500
13,60,210 Equity Shares of Rs.1/- each fully paid up		
	<u>3,579,500</u>	<u>3,579,500</u>
<b>8 Other Non Current Assets</b>		
a) MAT credit Entitlement	<u>6,373,043</u>	<u>6,373,043</u>
	<u>6,373,043</u>	<u>6,373,043</u>
<b>CURRENT ASSETS</b>		
<b>9 TRADE RECEIVABLES</b>		
(Unsecured and considered good)		
- Trade receivables outstanding for a period:		
a) more than six months from the date they are due for payment	380,700	380,700
b) less than six months from the date they are due for payment	-	-
	<u>380,700</u>	<u>380,700</u>
<b>10 Cash and Cash Equivalent</b>		
a) Cash and cash equivalents		
i) Balance with bank in current account	177,195	607,217
ii) Cash on hand	6,180	3,680
	<u>183,375</u>	<u>610,897</u>
<b>Other Bank Balances</b>	(A)	
with Federal Bank (FDR)		
Deposits with original Maturity of More than 12 Months	5,000	5,000
	(B)	
<b>Total Cash and Bank Balances</b>	<u>(A)+(B)</u>	<u>615,897</u>



**TARC GREEN RETREAT PRIVATE LIMITED**  
Notes to financial statements for the year ended March 31, 2021

<b>11</b>	<b>Loan</b>		
	<b>Current</b>		
	Loan to related parties	52,500,000	52,500,000
		<u>52,500,000</u>	<u>52,500,000</u>
<b>12</b>	<b>Loans And Advances</b>		
	a) Advances recoverable in cash or kind	118,945,766	118,865,766
	b) Balance with revenue authorities	-	2,025
		<u>118,945,766</u>	<u>118,867,791</u>
<b>13</b>	<b>EQUITY AND LIABILITY</b>		
	<b>EQUITY</b>		
	<b>SHARE CAPITAL</b>		
	<b>Authorized</b>		
	70,00,000 (70,00,000) equity shares of Rs. 10 (Rs.10) each	70,000,000	70,000,000
	<b>Issued, subscribed, and fully paid up</b>		
	64,16,029 (64,16,029) Equity Shares of Rs.10/- (Rs.10) each fully paid-up	64,160,290	64,160,290
		<u>64,160,290</u>	<u>64,160,290</u>

**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	6,416,029	64,160,290	6,416,029	64,160,290
Number of shares outstanding at the end of the year	<u>6,416,029</u>	<u>64,160,290</u>	<u>6,416,029</u>	<u>64,160,290</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 holding Company, TARC Limited (formerly Known as Anant Raj Global Limited)\*:**

Particulars	As at March 31, 2021	As at March 31, 2020
	Rs.	Rs.
64,16,029 (64,16,029) Equity Shares of Rs.10/- (Rs.10) each fully paid-up	64,160,290	64,160,290

**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:				
Name of Shareholders				
TARC Limited (Formerly Known as Anant Raj Global Limited)*				
a) Number of equity shares held	6,416,029	100%	6,416,029	100%

\* Refer Note No:- 26 & 27



TARC GREEN RETREAT 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.
<b>FINANCIAL LIABILITIES</b>		
<b>14 Borrowing</b>		
<b>Non Current Borrowings</b> (Unsecured, considered good)		
a) Loan from related party <sup>^</sup>	<u>60,000</u>	<u>60,000</u>
<sup>^</sup> Loan from directors, which is repayable on demand.	<u>60,000</u>	<u>60,000</u>
<b>15 Other current liability</b>		
<b>Other Long Term Liabilities</b>		
a) Security Deposit	<u>1,000,000</u>	<u>1,000,000</u>
	<u>1,000,000</u>	<u>1,000,000</u>
<b>16 Borrowing</b>		
<b>Current Borrowings</b> (Unsecured, considered good)		
a) Loan from related party	<u>401,944,745</u>	<u>399,446,722</u>
	<u>401,944,745</u>	<u>399,446,722</u>
<p>Loan from related party represents interest free unsecured loan obtained from its holding company and fellow subsidiaries companies, which is repayable on demand. There is no default in repayment of principal by the Company as at the year end.</p>		
<b>17 CURRENT LIABILITIES</b>		
<b>Other payables</b>		
a) Advances for which value to be given	110,959	110,959
b) Employee salary and other benefits	188,204	128,304
c) Expenses payable	998,949	705,514
d) Statutory Dues payable	<u>9,101</u>	<u>-</u>
	<u>1,307,213</u>	<u>944,777</u>
<b>18 Other Income</b>		
Income from transfer of land		
Proceeds from land compulsory acquired	-	2,453,683
Less: Cost of land compulsory acquired	<u>-</u>	<u>814,708</u>
	<u>-</u>	<u>1,638,975</u>
<b>19 Employee Benefit Expenses</b>		
Salaries	952,374	739,504
Staff Welfare Expenses	<u>430</u>	<u>-</u>
	<u>952,804</u>	<u>739,504</u>



**TARC GREEN RETREAT 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.
<b>20 Depreciation &amp; amortization expenses</b>		
Depreciation	85,138	-
<b>21 OTHER EXPENSES</b>		
Bank Charges	2,649	1,623
Electricity Charges	109,590	-
Filing Fees	20,308	43,650
Legal & Professional	7,606	4,250
Audit Fee	17,500	17,500
Conveyance expense	800	1,275
	<u>158,453</u>	<u>68,298</u>

- 22 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 weighted diluted earnings per equity share are computed using the weighted average number of equity shares and dilutive potential equity shares outstanding during the year.

Particulars		For the year ended March 31, 2021	For the year ended March 31, 2020
Profit/(Loss) attributable to equity shareholders	Rs.	(1,196,395)	831,173
Nominal value of equity share	Rs.	10	10
Weighted average number of equity shares outstanding	No.	6,416,029	6,416,029
Basic and diluted earnings per share	Rs.	(0.19)	0.13



23 Financial instruments

(I) Financial instruments by category

Particulars	As at 31st March 2021		As at 31st March 2020	
	Carrying Value	Fair Value	Carrying Value	Fair Value
<b>Financial Assets</b>				
<b>A. Current</b>				
<b>Measured at amortised cost</b>				
Trade Receivables	380,700	380,700	380,700	380,700
Cash and Cash Equivalents	188,375	188,375	615,897	615,897
Loans	52,500,000	52,500,000	52,500,000	52,500,000
	53,069,075	53,069,075	53,496,597	53,496,597
<b>Total Financial Assets</b>	<b>53,069,075</b>	<b>53,069,075</b>	<b>53,496,597</b>	<b>53,496,597</b>
<b>Financial liabilities</b>				
<b>A. Non Current</b>				
<b>Measured at amortised cost</b>				
Borrowings	60,000	60,000	60,000	60,000
	60,000	60,000	60,000	60,000
<b>B. Current</b>				
<b>Measured at amortised cost</b>				
Borrowings	401,944,745	401,944,745	399,446,722	399,446,722
Other financial Liabilities	1,307,213	1,307,213	944,777	944,777
	403,251,958	403,251,958	400,391,499	400,391,499
<b>Total Financial liabilities</b>	<b>403,311,958</b>	<b>403,311,958</b>	<b>400,451,499</b>	<b>400,451,499</b>

Investment in subsidiaries is measured at cost and hence are not required to be disclosed as per Ind AS 107 "Financial Instruments Disclosures". therefore, the same have been excluded from the above table.

(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	As at 31 March, 2021	As at 31 March, 2020
A: Low credit risk	Cash and cash equivalents, other bank balances and investment	188,375	615,897
B: Moderate credit risk	Trade receivables and other financial assets	52,880,700	52,880,700

### 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	(Amt. in Rs.)	
	As at 31st March 2021	As at 31st March 2020
Loan to Related Parties	-	-
Loan to Others	-	-
<b>Total</b>	-	-

### ii) Credit risk exposure

#### Provision for expected credit losses

As at 31 March 2021

Particulars	(Amt. in 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	188,375	-	188,375
Trade Receivable	380,700	-	380,700
Loans	52,500,000	-	52,500,000
<b>Total</b>	<b>53,069,075</b>	-	<b>53,069,075</b>

As at 31 March 2020

Particulars	(Amt. in Rs.)		
	Estimated gross Carrying amount at default	Expected credit losses	carrying amount net of impairment provision
<b>Measured at amortised cost</b>			
Current			
Trade Receivable	380,700	-	380,700
Cash and Cash Equivalents	615,897	-	615,897
Loans	52,500,000	-	52,500,000
<b>Total</b>	<b>53,496,597</b>	-	<b>53,496,597</b>



**Reconciliation of loss provision – expected credit losses**

	(Amt. in Rs.)
<b>Reconciliation of loss allowance</b>	<b>Loan</b>
Loss allowance as on 1 April 2019	-
Impairment loss recognised/reversed during the year	-
Loss allowance on 31 March 2020	-
Impairment loss recognised/reversed during the year	-
Loss allowance on 31 March 2021	-

**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:

	(Amt. in Rs.)				
Contractual maturities of financial liabilities as at March 31, 2021	Total Carrying Value	On Demand Payable	on due within 1 Year	Over 1 Year within 3 Years	Over 3 Year within 5 Years
Non current Borrowings	60,000	60,000			
Current Borrowings	401,944,745	401,944,745			
Other financial Liabilities	1,307,213	1,307,213			
<b>Total</b>	<b>403,311,958</b>	<b>403,311,958</b>	-	-	-

	(Amt. in Rs.)				
Contractual maturities of financial liabilities as at March 31, 2020	Total Carrying Value	On Demand Payable	on due within 1 Year	Over 1 Year within 3 Years	Over 3 Year within 5 Years
Non current Borrowings	60,000	60,000			
Current Borrowings	399,446,722	399,446,722			
Other financial Liabilities	944,777	944,777			
<b>Total</b>	<b>400,451,499</b>	<b>400,451,499</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 not having any international transactions therefore exposed to foreign exchange risk does not arising 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.

- 24 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.



**TARC GREEN RETREAT PRIVATE LIMITED**

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

**25 Related Party Disclosures**

Pursuant to Ind AS-24 on "Related Party Disclosures" issued by the Institute of Chartered Accountants of India, following parties are to be considered as related parties along with their relationships as on 31.03.2021:

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

**Holding Company**

TARC Limited (Formerly known as Anant Raj Global Limited)\*

**Fellow Subsidiaries**

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  
Green View Buildwell Private Limited  
Greenline Buildcon Private Limited  
Greenline Promoters Private Limited  
Greenwood Properties Private Limited  
Hemkunt Promoters Private Limited  
High Land Meadows Private Limited  
Jubilant Software Services Private Limited

Kalinga Buildtech 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 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 companies exercise control**

A-Plus Estates Private Limited \$  
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 #

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

**LLP Entities in which fellow subsidiary 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





**TARC GREEN RETREAT PRIVATE LIMITED**

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

**Key Management Personnel**

Pankaj Nakra	Director	(Resigned w.e.f 16.06.2021)
Rajeev Trehan	Director	
Rakesh Kumar Seth	Director	
Ajay Singh Pathania	Director	( Appointed w.e.f 16.06.2021)
Chandra Shekhar Upreti	Company Secretary	(Resigned w.e.f 17.06.2021)

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

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

Nature of transactions	Related Party	For the year ended March 31, 2021	For the year ended March 31, 2020
		Rs.	Rs.
1 Borrowings from Holding Company- Taken	TARC Limited*	2,961,758 ✓	238,545,607 ✓
Borrowings from Holding Company- Repaid	TARC Limited*	440,000 ✓	390,316,848 ✓
2 Borrowings from fellow Subsidiary Co- Taken	Greenline Buildcon Private Ltd	-	356,985,000 ✓
3 Borrowings from fellow Subsidiary Co- Taken	Park Land Developers Pvt Ltd	-	31,500,000 ✓
4 Advances Given to fellow Subsidiary Co	Novel Buildmart Pvt Ltd	-	52,500,000 ✓
5 Other Financial Liabilities-Interest paid	TARC Limited*	-	2,056,429 ✓

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

Nature of transactions	Related Party	As at March 31, 2021	As at March 31, 2020
		Rs.	Rs.
1 Non Current Borrowings	Amar Sarin	60,000	60,000 ✓
2 Current Borrowings	TARC Limited*	3,459,745 ✓	961,722 ✓
	Greenline Buildcon Private Ltd	366,985,000 ✓	366,985,000 ✓
	Park Land Developers Pvt Ltd	31,500,000 ✓	31,500,000 ✓
3 Employee benefit expenses payables	Chandera Shekhar Upreti	34,000	29,000
4 Other Current liabilities	TARC Limited*	641,813 ✓	590,164 ✓
5 Advances-Current Assets	Novel Buildmart Pvt Ltd	52,500,000 ✓	52,500,000 ✓

\*Refer Note No:- 26 & 27

**26 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, Liabilities and Share capital held by Demerged Company stand transferred to Resulting Company and Company become wholly owned subsidiary company of Resulting Company.

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

**28 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.

**29 Going concern**

The company has incurred losses during the current and earlier years. It's current liabilities exceeds it's 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.



**30 Contingent Liability**

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

**31** The name of Green Retreat and Motels Private Limited has been changed to TARC Green Retreat Private Limited w.e.f April 28, 2021.

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

**33 Taxes on Income**

Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the Income tax Act, 1961 Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax Accordingly, MAT is recognised as an asset in the Balance Sheet when it is probable that future economic benefit associated with it will flow to the Company.

**34** Previous year figures have been regrouped or recast, where ever necessary to confirm with this year's presentation.

**35** Figures in brackets pertain to previous year, unless otherwise indicated.

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

FOR RAKESH C JAIN & CO.  
Chartered Accountants  
Firm Registration No:-032008N  
By the hand of



Rakesh Jain  
Proprietor  
Membership No:-086501  
Date: June 29, 2021  
Place: Delhi



For and on behalf of the Board of Directors of  
TARC Green Retreat Private Limited



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



Rajeev Trehan  
Director  
DIN:-02957355  
B-201, 1st Floor Greater Kailash,  
Part-1, New Delhi 110048

**TARC GREEN RETREAT PRIVATE LIMITED**

E-4 Defence Colony, New Delhi-110024

Note:3

Property, plant and equipments

(Amount in Rs.)

Particulars	Gross carrying value				Depreciation and Impairment			Net Block		
	As at April 1, 2020	Additions	Adjustments /Disposals	As at March 31, 2021	As at April 1, 2020	Depreciation during the year	Written off/Disposal of assets	As at March 31, 2021	As at March 31, 2021	As at March 31, 2020
Vehicles	-	364,333	-	364,333	-	85,138	-	85,138	279,195	-
<b>Total</b>	-	<b>364,333</b>	-	<b>364,333</b>	-	<b>85,138</b>	-	<b>85,138</b>	<b>279,195</b>	-

