

INDEPENDENT AUDITOR'S REPORT

To

The Members of Sanwaria Apartments Private Limited

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Opinion

We have audited the standalone financial statements of "Sanwaria Apartments Private Limited", which comprise the Balance Sheet as at March 31, 2022 and the Statement of Profit and Loss for the year then ended, and notes to the financial statements including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the **Companies Act, 2013** in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2022 and its Loss for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143 (10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

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



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

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report 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 communicate the matter to those charged with governance.

Management's Responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance of the Company in accordance with the accounting principles generally accepted in India, including the accounting standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement 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.

Those Board of Directors are 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 Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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 the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when in



extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure "A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

As required by Section 143(3) of the Act, we report that:

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the 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, and the cash flow statement dealt with by this report are in agreement with the books of account;

(d) In our opinion, the aforesaid financial statements comply with the accounting standards specified under section 133 of the Act, read with rule 7 of the **Companies (Accounts) Rules, 2014**;

(e) On the basis of the written representations received from the directors as on March 31, 2022 taken on record by the board of directors, none of the directors is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164 (2) of the Act;

(f) Since the Company's turnover as per last audited financial statements is less than Rs.50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs.25 Crores, the Company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls vide notification dated June 13, 2017; and

(g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us;

a. The Company does not have any pending litigations which would impact its financial position;

b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and



c. There was no amount which were required to be transferred to the Investor Education and Protection Fund by the Company.

d. The management has represented that other than those disclosed in the notes to accounts:

- i. No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- ii. No funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- iii. Based on such audit procedures that are considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.

e. The Company has not declared or paid any dividend during the year

For KASG & Co.
Chartered Accountants
Firm Registration No.: 002228C



NIRAJ KUMAR HARODIA
(PARTNER)

Membership No.: 410411
UDIN: 22410411BBAAJN6395

Place: Kolkata
Date: 01/09/2022

ANNEXURE 1 TO THE INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL STATEMENTS OF

M/S. Sanwaria Apartments Private Limited

(Referred to in paragraph 1 under the heading 'Reporting on Other Legal and Regulatory Requirements' of our report)

| | | |
|-------|-----|---|
| (i) | (a) | (A) The company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and equipment. (B) The company has not owned any intangible assets hence, it has not maintained any record of intangible assets. |
| | (b) | As explained to us, the company does not own any fixed assets at any point during the year. The title deeds of immovable properties are held in the name of the company. |
| | (c) | According to the information and explanations given to us, no proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder. |
| (ii) | | The inventory has been physically verified during the year by the management. In our opinion, the frequency of verification, coverage & procedure of such verification is reasonable and appropriate. No material discrepancies were noticed on such verification. As per the information and explanations provided to us and books of accounts and records examined by us, the Company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets at any point of time during the year. |
| (iii) | | According to the information and explanations given to us and on the basis of our examination of the records of the Company, the company does not hold any investments at any point during the year. |
| (iv) | | In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Companies Act, 2013, in respect of loans, investments, guarantees and security as applicable. |
| (v) | | The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable. |
| (vi) | | According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Act for services provided by it. Accordingly, clause 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, in our opinion amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Goods and Services Tax ('GST'), Provident fund, Employees' State Insurance, Income-Tax, Cess and other statutory dues have been regularly deposited by the Company with the appropriate authorities. |
| | (b) | According to the information and explanation given to us, there are no dues of income-tax, sales-tax, duty of customs, duty of excise, and cess which have not been deposited on account of any dispute. |
| (viii) | | According to the information and explanation given to us, there exists no transactions which are not recorded in the accounts and have been disclosed or surrendered before the tax authorities as income during the year. |
| (ix) | (a) | Based on our audit procedures and according to the information and explanations given to us, the company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender. |
| | (b) | According to the information and explanation given to us, company is not a declared wilful defaulter by any bank or financial institution or other lender; |
| | (c) | Based on our audit procedures and according to the information and explanations given to us, the loans were applied for the purpose for which the loans were obtained. |
| | (d) | According to the information and explanation given to us, no funds raised on short term basis has been applied on long term purposes. |
| | (e) | According to the information and explanation given to us, the company has not taken any funds from any person or entity on account of or to meet the obligations of its subsidiaries, associates or joint ventures. |
| | (f) | According to the information and explanation given to us, the company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. |
| (x) | (a) | The company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year. |
| | (b) | The company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year |



| | | |
|---------|-----|---|
| (xi) | (a) | During the course of our examination of the books and records of the company carried out in accordance with generally accepted auditing practices in India and according to the information and explanations given to us, there is no instances of fraud by the company or any fraud on the company has been noticed or reported during the year. |
| | (b) | Based on the documents examined, information and explanation provided to us, there was no report filed under section 143(12) of the companies act, 2013 by the auditors with the central government. |
| | (c) | There were no whistle-blower complaints received during the year by the company. |
| (xii) | | The company is not a Nidhi Company. Accordingly, the reporting requirements under clause (xii) of paragraph 3 of the Order are not applicable. |
| (xiii) | | According to the information and explanations given to us and the records of the Company examined by us, all transactions with the related parties are in compliance with sections 177 and 188 of the Act and the details have been disclosed in the Financial Statements etc. as required by the applicable accounting standards. |
| (xiv) | (a) | The company is not required to have an internal audit system on the basis of its size and nature of business. |
| (xv) | | The company has not entered into any non-cash transactions with directors or persons connected with the directors. Accordingly, the reporting requirement under clause (xv) of paragraph 3 of the Order is not applicable. |
| (xvi) | (a) | In our opinion and according to the information and explanation provided to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934 and is not required to obtain the registration. |
| | (b) | The company is not a Core Investment Company (CIC) as defined in the regulations made by the RBI. Hence, sub-clauses (c) & (d) are not applicable. |
| (xvii) | | According to the information and explanations given to us and the records of the Company examined by us, the company has not incurred any cash losses in the financial year and the immediately preceding financial year. |
| (xviii) | | According to the information and explanations given to us, the issues, objections or concerns raised by the outgoing auditor have been taken care of by the auditor. |
| (xix) | | According to the information and explanations given to us and the records of the Company examined by us, there exists no material uncertainty on company ability to meet its liabilities as and when they are due on the date of audit report on an evaluation of - the ageing report, financial ratios and expected dates of realization of financial assets and payment of financial liabilities. |



| | |
|------|--|
| (xx) | In our opinion and according to information and explanation given to us and based on the computation done as per provisions of Section 135 of Companies Act 2013, the Company is not required to spend any amount on Corporate Social Responsibility. Accordingly, clauses 3(xx)(a) & 3(xx)(b) of the Order is not applicable. |
|------|--|

For KASG & Co.
Chartered Accountants
Firm Registration No: 002228C)



Niraj Kumar Harodia

Niraj Kumar Harodia
(PARTNER)
Membership No. - 410411
UDIN - 22410411GBAAJN6395

Place: Kolkata
Date: 01/09/2022

SANWARIA APARTMENTS PRIVATE LIMITED
CIN: U70102WB2013PTC192216
Registered Office : 1447/1, Madurdaha Road, Kolkata-700107
Balance Sheet as at 31st March, 2022

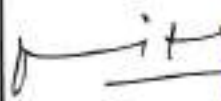

(Amount in Rs.'00)
except otherwise stated

| Particulars | Note No | As at 31st March, 2022 | As at 31st March, 2021 |
|---|---------|---------------------------|---------------------------|
| I. EQUITY AND LIABILITIES | | | |
| (1) Shareholders' Funds | | | |
| (a) Share Capital | 3 | 201,000 | 201,000 |
| (b) Reserves & Surplus | 4 | (6,554) | (4,259) |
| (2) Current Liabilities | | | |
| (a) Short Term Borrowings | 5 | - | 280,023 |
| (b) Trade Payables | 6 | 4,222 | 1,091 |
| (c) Other Current Liabilities | 7 | 493,596 | 1,225,963 |
| Total | | 692,264 | 1,703,818 |
| II. ASSETS | | | |
| (1) Non-Current Assets | | | |
| (a) Deferred Tax Assets (Net) | 8 | 2,286 | 1,479 |
| (2) Current Assets | | | |
| (a) Inventories | 9 | 649,680 | 469,119 |
| (b) Cash and Cash Equivalents | 10 | 8,947 | 373,415 |
| (c) Short Term Loans and Advances | 11 | - | 836,000 |
| (d) Other Current Assets | 12 | 31,351 | 23,805 |
| Total | | 692,264 | 1,703,818 |
| Significant accounting policies & Notes on Financial Statements | 1-20 | | |

IN TERMS OF OUR REPORT ATTACHED

FOR & ON BEHALF OF THE BOARD OF DIRECTORS

KASG & Co
Chartered Accountants

NIRAJ HARODIA

Partner
Membership No: 410411
(Firm Registration No: 002228C)

Place: Kolkata
Date : 01/09/2022

Sanwaria Apartments Private Limited Sanwaria Apartments Private Limited

✓
Authorized Signatory/Director


Authorized Signatory/Director

AMIT JHUNJUNWALA TARKESHWAR UPADHYAY

DIRECTOR
(DIN:00513900)

DIRECTOR
(DIN:06870665)

SANWARIA APARTMENTS PRIVATE LIMITED
CIN: U70102WB2013PTC192216
Registered Office : 1447/1, Madurdaha Road, Kolkata-700107
Statement of Profit and Loss for the year ended 31st March, 2022

(Amount in Rs.'00)
except otherwise stated

| Particulars | Note No | For the year ended 31st March, 2022 | For the year ended 31st March, 2021 |
|--|---------|--|--|
| Income: | | | |
| Revenue from Operations (Gross) | | - | - |
| Other Income | | - | - |
| Total Income | | - | - |
| Expenses: | | | |
| Cost of Material Consumed | | 180,561 | 64,574 |
| Change in Inventories of Work in progress | 13 | (180,561) | (64,574) |
| Other Expenses | 14 | 3,102 | 139 |
| Total Expenses | | 3,102 | 139 |
| Profit/(Loss) before tax | | (3,102) | (139) |
| Tax Expense | | | |
| (1) Current Tax | | | - |
| (2) Deferred Tax | | (806) | (40) |
| Profit/(Loss) after tax | | (2,295) | (99) |
| Earning per equity share: | 15 | | |
| Basic & Diluted | | (0.11) | (0.00) |
| (Nominal Value per share = Rs.10/-) | | | |
| Significant accounting policies & Notes on Financial Statements | 1-20 | | |

IN TERMS OF OUR REPORT ATTACHED

FOR & ON BEHALF OF THE BOARD OF DIRECTORS

KASG & Co
Chartered Accountants




NIRAJ HARODIA
PARTNER
Membership No: 410411
(Firm Registration No: 002228C)

Sanwaria Apartments Private Limited

↓
Authorised Signatory/Director

AMIT JHUNJHUNWALA
DIRECTOR
(DIN:00513900)

Sanwaria Apartments Private Limited


Authorised Signatory/Director

TARKESHWAR UPADHYAY
DIRECTOR
(DIN:06870665)

Place: Kolkata
Date : 01/09/2022

SANWARIA APARTMENTS PRIVATE LIMITED
CIN: U70102WB2013PTC192216
Registered Office : 1447/1, Madurdaha Road, Kolkata-700107
Cash Flow Statement for the year ended 31st March, 2022

(Amount in Rs.'00)
except otherwise stated

| Particulars | For the year ended 31st March, 2022 | For the year ended 31st March, 2021 |
|--|--|--|
| Cash flows from operating activities | | |
| Net Profit before Tax | (3,102) | (139) |
| Net Profit before taxation and extraordinary items | (3,102) | (139) |
| Adjustments: | - | - |
| Operating profit before working capital changes | (3,102) | (139) |
| Adjustments for: | | |
| Increase/(decrease) in Short Term Borrowings | (280,023) | 244,023 |
| Increase/(decrease) in Trade Payables | 3,131 | (72) |
| Increase/(decrease) in Other Current Liability | (732,367) | 985,963 |
| (Increase)/decrease in Inventories | (180,561) | (64,574) |
| (Increase)/decrease in Short term loan & advances | 836,000 | (785,072) |
| (Increase)/decrease in Trade Receivables | - | - |
| (Increase)/decrease in Other Current Assets | (7,548) | (20,088) |
| Changes in working capital | (361,367) | 360,180 |
| Cash generated from operations | (364,469) | 360,042 |
| Net cash used in/ from operating activities | (364,469) | 360,042 |
| Cash flows from investing activities | | |
| Net cash from/ used in investing activities | - | - |
| Cash flows from financing activities | | |
| Proceeds from share capital | - | - |
| Net cash from/ used in financing activities | - | - |
| Net increase/ (decrease) in cash and cash equivalents | (364,469) | 360,042 |
| Cash and cash equivalents in the beginning | 373,415 | 13,373 |
| Cash and cash equivalents at end | 8,946 | 373,415 |

IN TERMS OF OUR REPORT ATTACHED

FOR & ON BEHALF OF THE BOARD
OF DIRECTORS

KASG & Co
Chartered Accountants



NIRAJ HARODIA
PARTNER
Membership No: 410411
(Firm Registration No: 002228C)

PLACE: Kolkata
Date : 01/09/2022

Sanwaria Apartments Private Limited
↓
Authorized Signatory/Director

Sanwaria Apartments Private Limited
Tarkeshwar Upadhyay
Authorized Signatory/Director

AMIT JHUNJUNWALA
DIRECTOR
(DIN:00513900)

TARKESHWAR UPADHYAY
DIRECTOR
(DIN:06870665)

SANWARIA APARTMENTS PRIVATE LIMITED

CIN: U70102WB2013PTCL192216

Registered Office : 1447/1, Madurdahe Road, Kolkata-700107

Notes forming part of the Financial Statements for the year ended 31st March, 2022

NOTE 1: CORPORATE INFORMATION

Sanwaria Apartments Private Limited is a company engaged in business of construction and development of Residential Premises.

NOTE 2: SIGNIFICANT ACCOUNTING POLICIES

a Basis of preparation of financial statement

These financial statements are prepared in accordance with Indian Generally Accepted Accounting Principles (GAAP) under the historical cost convention on the accrual basis. GAAP comprises mandatory accounting standards as prescribed under Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014, the provisions of the Act, to the extent notified. Accounting policies have been consistently applied.

All the assets and liabilities have been classified as current or non-current, wherever applicable, as per the operating cycle on the basis of the guidance set out in Schedule III to the Companies Act, 2013.

b Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting period. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates. Differences between actual results and estimates are recognized in the period in which the results are known / materialized.

c Revenue recognition

(i) Revenue is recognised to the extent that it is probable that the economic benefits will accrue to the Company and the revenue can be reliably measured and also when it is reasonably certain that the ultimate collection will be made and that there is buyers' commitment to make the complete payment.

(ii) Revenue from sale of 'finished properties / buildings / rights' is recognised on transfer of all significant risks and rewards of ownership of such properties / building / rights, as per the terms of the contracts entered into with buyer(s), which generally coincides with the firming of the sales contracts / agreements, except for contracts where the Company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards.

d Preliminary Expenses

Preliminary expenses incurred by the company being a prior to incorporation expense was earlier being amortized over a period of 5 years. This policy was followed till March 31, 2014. However, in accordance with Accounting Standard 26 (Para 56) read with Companies Accounting Standard Rules, 2006, Preliminary Expenses is required to be written off in full in the year of incurrence.

e Taxes on Income

Provision for current Income Tax is made on the basis of the assessable taxable income under the Income Tax Act, 1961. Deferred tax is recognized on timing difference, being the difference between the taxable incomes and accounting income that originate in one period and are capable of reversal in one or more subsequent periods. The tax effect is calculated on accumulated timing difference at the end based on the tax rates and laws enacted or substantially enacted on the balance sheet date.

f Cash and Cash equivalents

Cash and Cash equivalents comprises of cash-in-hand and cash-at-bank.

g Inventories

- i) Land and plots are valued at lower of cost/approximate average cost/ as re-valued on conversion to stock and net realizable value. Cost includes land (including development rights) acquisition cost, borrowing cost, estimated internal development costs and external development charges.
- ii) Cost of construction/development material is valued at lower of cost or net realizable value.

h Cash flow statement

Cash flows are reported using 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 regular revenue generating, investing and financing activities of the Company have been segregated.

i Earnings per share

Earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders, by the weighted average number of equity shares outstanding during the period.



Sanwaria Apartments Private Limited

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Authorised Signatory/Director

Sanwaria Apartments Private Limited

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Authorised Signatory/Director

(Amount in Rs '00)

| Note No. | Trade payable Ageing | | | | | |
|----------|----------------------|--|-------------|-------------------|-------|-------|
| | Particulars | Outstanding for Following Periods from Due Date of Payment | | | | |
| | Less than 1 year | 1 - 2 years | 2 - 3 years | more than 3 years | Total | |
| Note 6a | (i) MSME | - | - | - | - | - |
| | (ii) OTHERS | 4,222 | - | - | - | 4,222 |
| | (iii) DISPUTED DUES | - | - | - | - | - |
| | MSME | - | - | - | - | - |
| | (IV) DISPUTED DUES | - | - | - | - | - |
| OTHERS | - | - | - | - | - | |

Sanwaria Apartments Private Limited

Sanwaria Apartments Private Limited



Authorised Signatory/Director

Tanuj Kumar Upadhyay

Authorised Signatory/Director

SANWARIA APARTMENTS PRIVATE LIMITED
CIN: U70102WB2013PTC192216
Registered Office : 1447/1, Madurdaha Road, Kolkata-700107
Notes forming part of the Financial Statements for the year ended 31st March,2022

(Amount in Rs.'00)

| Note No | Particulars | For the period ended 31st March, 2022 | For the period ended 31st March, 2021 |
|---------|---|---------------------------------------|---------------------------------------|
| 13 | Change in Inventory of Work In Progress: | | |
| | Inventory at the beginning of the year | 469,119 | 404,545 |
| | Less: Inventory at the end of the year | 649,680 | 469,119 |
| | Total | (180,561) | (64,574) |

(Amount in Rs.'00)

| Note No | Particulars | For the period ended 31st March, 2022 | For the period ended 31st March, 2021 |
|---------|------------------------|---------------------------------------|---------------------------------------|
| 14 | Other Expenses: | | |
| | Audit Fees | 50 | 50 |
| | Bank Charges | 39 | 12 |
| | Filing Fees | 24 | 30 |
| | Professional tax | 25 | 25 |
| | Interest on TDS | 1,167 | - |
| | Interest on GST | 1,775 | - |
| | Trade Licence Fees | 22 | 22 |
| | Total | 3,102 | 139 |

(Amount in Rs.'00)

| Note No | Particulars | For the period ended 31st March, 2022 | For the period ended 31st March, 2021 |
|---------|-----------------------------|---------------------------------------|---------------------------------------|
| 14.1 | Payment to Auditors: | | |
| | Statutory Audit Fees | 50 | 50 |
| | Total | 50 | 5,000 |

| Note No | Particulars | As at 31.03.2022 | As at 31.03.2021 |
|---------------------------|---|------------------|------------------|
| 15 | Earnings Per Share (EPS) | | |
| | Profit/Loss for the year as per Profit and Loss Statement | (2,295) | (99) |
| | Less: Extraordinary items (net of taxes) | - | - |
| | (A) Net Profit after Tax as per Profit and Loss Statement attributable to Equity Shareholders | (2,295) | (99) |
| | (B) Weighted average number of equity shares for calculation of basic earnings per share | 2,010,000 | 2,010,000 |
| | (C) Weighted average number of equity shares for calculation of diluted earnings per share | 2,010,000 | 2,010,000 |
| | Nominal value per equity share (Rs.) | 10 | 10 |
| Earnings Per Share (EPS): | | | |
| (1) Basic (Rs.) (A/B) | (0.11) | (0.00) | |

Reconciliation of number of equity shares used in the computation of basic and diluted earnings per share is set out below:

| Particulars | As at 31.03.2022 | As at 31.03.2021 |
|--|------------------|------------------|
| Weighted average number of equity shares outstanding during the year | 2,010,000 | 2,010,000 |
| Weighted average number of convertible preference shares | - | - |
| Weighted average number of equity shares for calculation of diluted earnings per share | 2,010,000 | 2,010,000 |

Sanwaria Apartments Private Limited



Authorised Signatory/Director

Sanwaria Apartments Private Limited

Tanuj Kumar Sanwaria
Authorised Signatory/Director

Notes forming part of the Financial Statements for the year ended 31st March, 2022

| | | | |
|---|--|---|------------------------|
| 16 | Related Party Disclosures: | | |
| Relationships: | | | |
| Related Party | | Nature of Relationship | |
| Mangalaha Real Estates Pvt Ltd | | Associate Company | |
| Jasmine Comtrade Pvt Ltd | | | |
| Homebury Developers LLP | | | |
| Keeriyas Realtors Pvt Ltd. | | Entities that have Common Director & Designated Partners as the case may be | |
| Lakshit Developers LLP | | | |
| Teerlok Plaza LLP | | | |
| Venerate Construction LLP | | | |
| Vartaman Builders LLP | | | |
| Amount in (Rs'00) | | | |
| Name of related Party | Nature of Outstanding | As at 31.03.22 | As at 31.03.21 |
| Mangalaha Real Estates Pvt Ltd | Opening Balance | - | - |
| | Advance against property taken and also Repaid during the year | 165,000 | 200,000 |
| | Closing Balance | - | - |
| | | | |
| Jasmine Comtrade Pvt Ltd | Opening Balance | - | - |
| | Advance against property taken during the year | 68,000 | - |
| | Closing Balance (Liability) | 68,000 | - |
| | | | |
| Homebury Developers LLP | Opening Balance | 200,000 | - |
| | Advance against property taken and refunded during the year | (300,000) | 200,000 |
| | Closing Balance | - | 200,000 |
| | | | |
| Keeriyas Realtor Pvt Ltd | Opening Balance | 25,000 | - |
| | Advance against property refunded during the year | (25,000) | 25,000 |
| | Closing Balance | - | 25,000 |
| | | | |
| Lakshit Developers LLP | Opening Balance | 100,000 | - |
| | Advance against property refunded during the year | (100,000) | 100,000 |
| | Closing Balance | - | 100,000 |
| | | | |
| Pae'ful Vinivay Pvt Ltd | Opening Balance | 100,000 | 100,000 |
| | Advance against property refunded during the year | - | - |
| | Closing Balance (Liability) | 100,000 | 100,000 |
| | | | |
| Teerlok Plaza LLP | Opening Balance | 100,000 | - |
| | Advance against property taken and refunded during the year | (100,000) | 100,000 |
| | Closing Balance | - | 100,000 |
| | | | |
| Venerate Construction LLP | Opening Balance | 41,000 | - |
| | Advance against property taken and refunded during the year | (41,000) | 41,000 |
| | Closing Balance | - | 41,000 |
| | | | |
| Vartaman Builders LLP | Opening Balance | - | - |
| | Advance against property taken and refunded during the year | 200,000 | - |
| | Closing Balance | - | - |
| | | | |
| 17 | Contingent Liabilities : | | |
| There is no contingent liabilities in the company during the year. | | | |
| 18 | Additional information to the financial statements: | | |
| 18.1 | Disclosures relating to amount unpaid as at year end | As at | As at |
| | Particulars | 31st March 2022 | 31st March 2021 |
| | 1. Principal amount due and remaining unpaid | - | - |
| | 2. Interest due thereon | - | - |
| | 3. Interest paid by the Company on all delayed payments under the MOWTO Act | - | - |
| | 4. Payment made beyond the appointed day during the year | - | - |
| | 5. Interest due and payable for the period of delay other than (3) above | - | - |
| | 6. Interest accrued and remaining unpaid | - | - |
| | 7. Further Interest remaining due and payable in succeeding years | - | - |
| 18.2 | Capital and Other Commitments | | |
| The company has not entered into any capital commitments during the year. | | | |
| 18.3 | The Company is engaged in the business of Real Estate and operates from a single geographical location i.e., India. Accordingly, segment reporting is not applicable to the Company. | | |
| 18.4 | Previous year's figures have been regrouped/rearranged wherever necessary to conform to current year's presentation. | | |



Sanwaria Apartments Private Limited

Sanwaria Apartments Private Limited

Authorised Signatory/Director

Authorised Signatory/Director

19 Following Ratios as per schedule III of the companies Act, 2013

| S. No. | Ratios | Numerator | Denominator | Current Period | Previous Period | Variance | Reason For Variance |
|--------|----------------------------------|---|-------------------------------------|----------------|-----------------|-----------|---|
| (i) | Current Ratio | Current Assets | Current Liabilities | 1.39 | 1.13 | 22.70% | NA |
| (ii) | Return on Equity Ratio | Net Profit after taxes - Preference Dividend (if any) Net Profit | Avg Shareholder's Equity | -1.18% | -0.05% | -2251.45% | Expenses has increased in the current as compared to last year. |
| (iii) | Net Profit Ratio | Net Profit | Net Sales | 0.00 | 0.00 | 0.00% | NA |
| (iv) | Return on Capital Employed | Profit before tax | Capital Employed + borrowings | -1.60% | -0.03% | -5381.88% | Expenses has increased in the current as compared to last year. |
| (v) | Debt Equity Ratio | Total Debt | Shareholder's Equity | 0 | 1.42 | NA | In current year there is no Debt. |
| (vi) | Debt - Service Coverage Ratio | Profit before tax+Depreciation+Finance Cost | Repayment of principal & interest | NA | NA | NA | NA |
| (vii) | Net Capital Turnover Ratio | Net Sales | Working Capital | NA | NA | NA | NA |
| (viii) | Return on Investments | Net change in market value of investments | Opening market value of investments | NA | NA | NA | NA |
| (ix) | Inventory Turnover Ratio | Cost of goods sold | Average Inventory | NA | NA | NA | NA |
| (x) | Trade Receivables Turnover Ratio | Net Sales | Average receivables | NA | NA | NA | NA |
| (xi) | Trade Payables Turnover Ratio | Credit purchases | Average payables | NA | NA | NA | NA |



Sanwaria Apartments Private Limited

Authorised Signator/Director

Sanwaria Apartments Private Limited

Authorised Signator/Director

Note 20 : Additional Regulatory Information

1. Title deeds of Immovable Property not held in name of the Company:

Not Applicable

2. Revaluation of PPE

The Company has not revalued any of its Property, Plant and Equipment during the year.

3. Loans or Advances in the nature of loans are granted to promoters, directors, KMPs and related parties

Disclosed in the Related Party Transactions

4. Capital-Work-In Progress (CWIP)

Not Applicable

5. Intangible Assets under development

Not Applicable

6. Details of Benami Property held

No proceedings have been initiated during the year or are pending against the Company as at March 31, 2022 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

7. Borrowings from bank or financial institution on the basis of security of current assets

Not Applicable

8. Willful Defaulter

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

9. Relationship with Struck Off Companies

Not Applicable

10. Registration of charges or satisfaction with Registrar of Companies

Not Applicable

11. Compliance with number of layers of companies

Not Applicable

12. Financial Ratios

Separately Annexed

13. Compliance with approved Scheme(s) of Arrangements

Not Applicable

14. Utilisation of Borrowed Funds and Share Premium

Not Applicable

15. Corporate Social Responsibility

There is no liability of the company under the provisions of section 135 of the Companies Act, relating to Corporate Social Responsibility.

16. Details of Crypto Currency or Virtual Currency

No such transactions were entered by the company during the year.

Sanwaria Apartments Private Limited



Authorised Signatory/Director



Sanwaria Apartments Private Limited

Tanushree Mukherjee
Authorised Signatory/Director

Assessee: Sanwaria Apartments Private Limited
Status: Company

Asst. Year - 2022-23
Prev. Year - 2021-22

Computation of Total Income for the Assessment Year 2021-22

| Particulars | Amount (Rs) | Amount (Rs) |
|---|-------------|-------------|
| <u>Income under Head House Property</u> | | |
| Net Annual Value | - | |
| Less: Standard Deduction | - | - |
| <u>Income under Head Business Profession</u> | | |
| Profit from business | (310,190) | |
| Loss carry forwarded | (568,990) | (879,180) |
| <u>Income under Head Capital Gain</u> | | - |
| <u>Income from Other Sources</u> | | - |
| Gross Total Income | | (879,180) |
| <u>Less: Deduction under Chapter VI A</u> | | - |
| Total Income | | (879,180) |
| Total Income Rounded off u/s. 288A | | - |
| Tax There on @ 25% | | - |
| Add : Education Cess @ 4% | | - |
| Add: Interest U/S 234 | | - |
| Less : TDS | | - |
| Less : Advance tax | | - |
| Less: Self Assesment Tax | | - |
| Payable/(Refundable) | | - |

Sanwaria Apartments Private Limited



Authorised Signatory/Director

Sanwaria Apartments Private Limited

Tamshwar Singh
Authorised Signatory/Director

SANWARIA APARTMENTS PRIVATE LIMITED

Assessment Year: 2022-21

Previous Year: 2021-22

Computation of DTA

Calculation of DTA (F.Y.- 2021-22)

| <u>Particulars</u> | <u>Amount (Rs.)</u> | <u>Amount (Rs.)</u> |
|---|---------------------|---------------------|
| Opening CF Losses | | 568,990 |
| Add: Carry forward of losses of Current year | | 310,190 |
| Difference in WDV | | |
| W.D.V as per Income Tax Act | - | - |
| Less: W.D.V as per Companies Act | - | - |
| Closing balance of Timing Difference | | 879,180 |
| Deferred tax asset @ 26% | | 228,587 |
| Less: Opening balance | | 147,937 |
| Transferred to P/L | | 80,649 |
| Year wise brought forward loss | <u>Amount (Rs.)</u> | |
| Loss for FY 2013-14 | 13,288 | |
| Loss for FY 2014-15 | 21,839 | |
| Loss for FY 2015-16 | 23,468 | |
| Loss for FY 2016-17 | 15,743 | |
| Loss for FY 2017-18 | 16,941 | |
| Loss for FY 2018-19 | 448,886 | |
| Loss for FY 2019-20 | 14,951 | |
| Loss for FY 2020-21 | 13,874 | |
| Opening brought forward loss for 2021-22 | 568,990 | |

SANWARIA APARTMENTS PRIVATE LIMITED
CIN: U70102WB2013PTC192216
1447/1, Madurdaha Road Kolkata 700107, WEST BENGAL
Mail-ID – accounts@atrigroup.in

DIRECTORS' REPORT FOR THE FINANCIAL YEAR ENDED 31st March, 2022

To
The Members
Sanwaria Apartments Private Limited

The directors have pleasure in presenting herewith their Report on the business and operation of the Company together with the Audited Statements of Accounts and the Auditor's Report of the Company for the financial year ended 31st March, 2022.

FINANCIAL PERFORMANCE OF THE COMPANY

| Particulars | (Amount in Rs.) | |
|---|------------------------|-----------------|
| | 2021-22 | 2020-21 |
| Revenue from operations | - | - |
| Other Income | - | - |
| Expenditure for the year excluding Depreciation and Amortization Expenses | 3,10,189.51 | 13,874 |
| Profit or Loss before Depreciation and Amortization Expenses | (3,10,189.51) | (13,874) |
| Less: Depreciation and Amortization Expenses | - | - |
| Profit or Loss after Depreciation and Amortization Expenses but before Tax | (3,10,189.51) | (13,874) |
| Less: Current Tax | - | - |
| Deferred Tax | (80,649.2911) | (3,997) |
| Tax for Earlier Years | - | - |
| Profit or Loss After Tax | (2,29,540.22) | (9,877) |
| Earnings per share (EPS) | 0.11 | (0.00) |
| Basic & Diluted | 0.11 | (0.00) |

STATE OF COMPANY AFFAIRS

During the current financial year, the loss after tax of the Company was Rs.2,29,540.22/- as compared to a loss after tax of Rs.9877/- in the last financial year. The turnover of the Company is Rs. NIL in the current financial year.

DIVIDEND

No Dividend is being declared for the current financial year by the Company.

TRANSFER TO RESERVES

During the year under review, your Company has not transferred any amount to the General Reserve.

CHANGE(S) IN THE NATURE OF BUSINESS, IF ANY

There has been no change in the business of the Company during the financial year ended 31st March, 2022.

CAPITAL STRUCTURE

The issued, subscribed and paid up share capital of the Company as on 31st March, 2022 stood at Rs. 2,01,00,000 comprising of 20,10,000 equity shares of Rs. 10/- each. During the year under review the Company had not issued any shares and neither come out with any right issue, bonus issue, preferential issues etc.

EXTRACT OF THE ANNUAL RETURN

An extract of Annual Return as on the financial year ended on March 31, 2022 in Form MGT-9 is set out as an "Annexure A" to the Board Report.

NUMBER OF MEETINGS OF BOARD OF DIRECTORS

The Company has duly complied with section 173 of the Companies' Act 2013. During the year under review, five (5) meetings of the Board of Directors were held. The maximum time gap between any consecutive meetings did not exceed 120 days. The Board Meeting was held on 29.06.2021, 15.09.2021, 29.10.2021, 13.01.2022, 24.03.2022.

COMMITTEES

The provisions of Section 177 and 178 of the Companies Act 2013 read with the relevant rules as applicable and amended from time to time for constitution of various committees are not applicable to your Company.

AUDITORS

Statutory Auditors

Pursuant to the provisions of Section 139(1) of Companies Act, 2013 read with the rules thereon Anand Shyam & Associates (Firm Registration No: 324469E) Chartered Accountants, were appointed as Statutory Auditors of the Company in the Annual General Meeting held on 31.12.2020 for a period of 5 years till the conclusion of the Annual General Meeting to be held for the Financial Year 2024-25.

Further, Anand Shyam & Associates, resigned from the post of Statutory Auditor of the Company dated 7th April, 2022 and M/s. KASG & Co. have been appointed as Statutory Auditors of the Company for FY 21-22 in the Extra-ordinary General Meeting of the Company held on 5th May, 2022 to fill the casual vacancy caused by resignation of previous auditor.

Audit Qualifications

The Auditors' Report to the shareholders for the year under review does not contain any qualifications or adverse remarks. The Notes on Financial Statements referred to in the Auditors' Report are self-explanatory and do not call for any further comments.

The statutory Auditor has not reported any incident of fraud of your Company during the year under review.

Internal Auditor

Pursuant to the provisions of Section 138 of the Companies Act, 2013 and the Companies (Accounts) Rules, 2014 the Company was not required to appoint Internal Auditor for the Financial Year ended 31.03.2022.

INTERNAL CONTROL SYSTEMS

Responsibility for the internal control system lies with the Board of Directors as a whole, which establishes policies and periodically verifies its adequacy and effective functioning. The internal control

system is first of all a "management" tool, in that it is useful and necessary for the Board of Directors in general for correctly and effectively performing the tasks assigned them. The internal control system permits monitoring of compliance with the rules and procedures governing performance of all the Company's business activities.

Your Company has an Internal Audit system which is commensurate with the size and nature of business. It constantly evaluates the risk management and Internal Control system and also suggests the ways to improve the same. It facilitates to take corrective action in respective areas and thereby strengthen the controls.

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186

The particulars of loans, guarantees or investments made during the Financial Year 2021-22, if any, have been disclosed in the notes attached to and forming part of the Financial Statements of the Company prepared for the Financial Year ended March 31, 2022, as per the provisions of Section 186 and Section 134(3)(g) of the Companies Act, 2013.

PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES

All contracts/arrangements/transactions entered into during the financial year by the company with related parties were in the ordinary course of business and on an arm's length basis, thus disclosures about details of contracts or arrangements or transactions with related parties referred to in Section 188(1) in Form AOC-2 is not required.

MATERIAL CHANGES AND COMMITMENTS, IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY WHICH HAS OCCURRED BETWEEN THE END OF THE FINANCIAL YEAR OF THE COMPANY AND TO THE DATE OF THE REPORT

There have been no material changes and commitments affecting the financial position of the Company, which have occurred since 31st March 2022, being the end of the Financial Year of the Company to which financial statements relate and the date of the report, other than those stated in this report.

DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS /COURTS / TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND THE COMPANY'S OPERATIONS IN FUTURE

During the year under review, no significant and material order has been passed by the regulators/ courts/ tribunals impacting the going concern status and Company's operations in future.

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

The particulars as required under the provisions of Section 134(3) (m) of the Companies Act, 2013 read with relevant applicable rules, in respect of conservation of energy and technology absorption have not been furnished considering the nature of activities undertaken by your Company during the year under review. Further, your Company has no activities relating to foreign exchange earnings and outgo.

RISK MANAGEMENT

Company has proper procedures in place for development and implementation of a risk management policy for the company including identification therein of elements of risk, if any, which in the opinion of the Board may threaten the existence of the company.

CORPORATE SOCIAL RESPONSIBILITY

Company has not developed and implemented any Corporate Social Responsibility as the provisions relating to the same are not applicable to the Company.

PARTICULARS IN RESPECT OF FRAUDS REPORTED BY AUDITORS UNDER SUB-SECTION (12) OF SECTION 143 OTHER THAN THOSE WHICH ARE REPORTABLE TO THE CENTRAL GOVERNMENT

There is no fraud in the Company during the F.Y. ended 31st March 2022. This is also being supported by the report of the auditors of the Company as no fraud has been reported in their audit report for the F.Y. ended 31st March 2022.

DETAILS OF SUBSIDIARY/JOINT VENTURES/ASSOCIATE COMPANIES

The Company does not have any Subsidiary, Joint Venture or Associate Company during the year under review.

PERFORMANCE AND FINANCIAL POSITION OF EACH OF THE SUBSIDIARIES, ASSOCIATES AND JOINT VENTURE COMPANIES INCLUDED IN THE CONSOLIDATED FINANCIAL STATEMENT

The Company does not have any subsidiaries / Joint Venture / Associate Company, so disclosure in terms of Rule 8(1) of the Companies (Accounts) Rules, 2014 is not required.

DEPOSITS

The Company has not accepted any kind of deposit from the public falling within the ambit of Section 73 of the Companies Act, 2013 read with applicable rules.

DIRECTORS & KEY MANAGERIAL PERSONNELS

There has been change in the directorship of the Company during the Financial Year 2021-22, a new director named Tarkeshwar Upadhyay has been appointed dated 08.07.2021.

The provision of Section 203 of the Companies Act 2013, pertaining to Key Managerial Personnel is not applicable to the Company.

PARTICULARS OF EMPLOYEEES

None of the employees of your Company are in receipt of remuneration requiring disclosure pursuant to the provisions of Section 134(3) (q) of the Companies Act 2013, read with Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, as applicable and amended.

SECRETARIAL STANDARDS

The company has complied with the applicable secretarial standards as issued and notified by The Institute of Company Secretaries of India.

DISCLOSURES PERTAINING TO MAINTENANCE OF COST RECORDS PURSUANT TO SECTION 148(1) OF THE COMPANIES ACT, 2013

The Company is not required to maintain cost records as specified u/s 148(1) of the Companies Act, 2013 read with the applicable rules thereon for the FY 2022-2022 in respect of the activities carried on by the Company.

DISCLOSURES ON POLICY AGAINST SEXUAL AND WORKPLACE HARASSMENT:

The Company is committed to provide and promote a safe, healthy and congenial atmosphere irrespective of gender, caste, creed or social class of the employees. However, the provisions relating to the constitution of Internal Complaints Committee under the Sexual Harassment of Women at

Workplace (Prevention, Prohibition and Redressal) Act, 2013 is not applicable to the company as it employs less than ten employees.

DIRECTORS' RESPONSIBILITY STATEMENT

(i) in the preparation of the annual accounts for the financial year ended 31st March, 2022, the applicable accounting standards had been followed along with proper explanation relating to material departures;

(ii) they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit and loss of the company for that period;

(iii) they have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;

(iv) they have prepared the annual accounts for the financial year ended 31st March, 2022 on a going concern basis;

(v) they have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

Further, your Directors confirm that your Company has adequate internal systems and controls in place to ensure compliance of laws applicable to your Company.

ACKNOWLEDGEMENTS

Your Directors' place on record their deep appreciation of the continued assistance and co-operation extended to the Company by its customers, investors, bankers, Government agencies and its dedicated band of employees. Above all, the Board expresses a deep sense of gratitude to the Members of the Company who have reposed faith in their Board and the Management

For and on behalf of Board of Directors

Sanwaria Apartments Private Limited
✓
Authorised Signatory/Director

AMIT JHUNJHUNWALA
DIRECTOR
DIN : 00513900

Sanwaria Apartments Private Limited
Tarkeshwar Upadhyay
Authorised Signatory/Director

TARKESHWAR UPADHYAY
DIRECTOR
DIN : 06870665

Place: Kolkata
Date: 01.09.2022

Annexure - I
Form No. MGT-9
EXTRACT OF ANNUAL RETURN
as on the financial year ended on 31st March 2022
SANWARIA APARMENTS PRIVATE LIMITED
[Pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014]

I. REGISTRATION AND OTHER DETAILS:

| | |
|--|--|
| i) CIN | U70102WB2013PTC192216 |
| ii) Registration Date | 16/04/2013 |
| iii) Name of the Company | Sanwaria Apartments Private Limited |
| iv) Category Sub-Category of the Company | Company limited by shares Indian Non-Government company |
| v) Address of the Registered office and contact details | 1447/1, Madurdaha Road Kolkata Kolkata WB 700107, India. Email- accounts@atrigroup.in Telephone No.- 033-22641208 |
| vi) Whether listed company -Yes / No | No |
| vii) Name, Address and Contact details of Registrar and Transfer Agent, if any | Not Applicable |

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY:-Not Applicable

All the business activities contributing 10 % or more of the total turnover of the company shall be stated:-

| Sl. No. | Name and Description of main products / services | NIC Code of the Product/ service | % to total turnover of the company |
|---------|--|----------------------------------|------------------------------------|
| NA | | | |

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES -NIL

| Sl. No. | Name and Address of the Company | CIN/GLN | Holding/ Subsidiary/ Associate | % of shares Held | Applicable Section |
|---------|---------------------------------|---------|--------------------------------|------------------|--------------------|
| | | | | | |

IV. SHARE HOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)-

(i) *Category-wise Share Holding*

| Category of Shareholders | No. of Shares held at the beginning of the year | | | | No. of Shares held at the end of the year | | | | % Change during the year |
|---|---|-----------|-----------|-------------------|---|-----------|-----------|-------------------|--------------------------|
| | Demat | Physical | Total | % of Total Shares | Demat | Physical | Total | % of Total Shares | |
| A. Promoters | | | | | | | | | 0% |
| (1) Indian | | | | | | | | | |
| a) Individual/HUF | - | 10,000 | 10,000 | 0.50% | - | 10,000 | 10,000 | 0.50% | |
| b) Central Govt | - | - | - | - | - | - | - | - | |
| c) State Govt (s) | - | - | - | - | - | - | - | - | |
| d) Bodies Corp. | - | 20,00,000 | 20,00,000 | 99.50% | - | 20,00,000 | 20,00,000 | 99.50% | |
| e) Banks / FI | - | - | - | - | - | - | - | - | |
| f) Any Other | - | - | - | - | - | - | - | - | |
| Sub-total (A) (1):- | - | 20,10,000 | 20,10,000 | 100% | - | 20,10,000 | 20,10,000 | 100% | |
| (2) Foreign | | | | | | | | | |
| a) NRIs –Individuals | - | - | - | - | - | - | - | - | |
| b) Other – Individuals | - | - | - | - | - | - | - | - | |
| c) Bodies Corp. | - | - | - | - | - | - | - | - | |
| d) Banks / FI | - | - | - | - | - | - | - | - | |
| e) Any Other | - | - | - | - | - | - | - | - | |
| Sub-total (A) (2):- | - | - | - | - | - | - | - | - | |
| Total shareholding of Promoter (A) = (A)(1)+(A)(2) | - | 20,10,000 | 20,10,000 | 100% | - | 20,10,000 | 20,10,000 | 100% | |

| | | | | | | | | | | |
|---|---|-----------|-----------|------|---|-----------|-----------|------|---|----|
| B. Public Shareholding | | | | | | | | | | 0% |
| 1. Institutions | | | | | | | | | | |
| a) Mutual Funds | - | - | - | - | - | - | - | - | - | |
| b) Banks / FI | - | - | - | - | - | - | - | - | - | |
| c) Central Govt | - | - | - | - | - | - | - | - | - | |
| d) State Govt(s) | - | - | - | - | - | - | - | - | - | |
| e) Venture Capital Funds | - | - | - | - | - | - | - | - | - | |
| f) Insurance Companies | - | - | - | - | - | - | - | - | - | |
| g) FIIs | - | - | - | - | - | - | - | - | - | |
| h) Foreign Venture Capital Funds | - | - | - | - | - | - | - | - | - | |
| i) Others (specify) | - | - | - | - | - | - | - | - | - | |
| Sub-total (B)(1) :- | - | - | - | - | - | - | - | - | - | |
| 2. Non-Institutions | - | - | - | - | - | - | - | - | - | |
| a) Bodies Corp. | | | | | | | | | | |
| i) Indian | - | - | - | - | - | - | - | - | - | |
| ii) Overseas | - | - | - | - | - | - | - | - | - | |
| b) Individuals | | | | | | | | | | |
| i) Individual shareholders holding nominal share capital upto Rs. 1 L | - | - | - | - | - | - | - | - | - | |
| ii) Individual shareholders holding nominal share capital in excess of Rs. 1 lakh | - | - | - | - | - | - | - | - | - | |
| c) Others (specify) | | | | | | | | | | |
| c-i) Clearing Member | - | - | - | - | - | - | - | - | - | |
| Sub-total (B) (2) :- | - | - | - | - | - | - | - | - | - | |
| Total Public Shareholding (B)=(B)(1) + (B)(2) | - | - | - | - | - | - | - | - | - | |
| C. Shares held by Custodian for GDRs & ADRs | - | - | - | - | - | - | - | - | - | |
| Grand Total (A+B+C) | - | 20,10,000 | 20,10,000 | 100% | | 20,10,000 | 20,10,000 | 100% | | |

(ii) Shareholding of Promoters

| Sl. No. | Shareholder's Name | Shareholding at the beginning of the year | | | Shareholding at the end of the Year | | | % change in share holding during the year |
|---------|--|---|----------------------------------|--|-------------------------------------|----------------------------------|---|---|
| | | No. of Shares | % of Total Shares of the company | % of Shares Pledged / encumbered to total shares | No. of Shares | % of total Shares of the company | % of Shares Pledge d / encumbered to total shares | |
| 1. | Amit Jhunjhunwala(HUF) | 5,000 | 0.25 | - | 5,000 | 0.25 | - | 0% |
| 2. | Anjana Jhunjhunwala | 5,000 | 0.25 | - | 5,000 | 0.25 | - | |
| 3. | Mangalbela Real Eastates Private Limited | 10,00,000 | 49.75 | - | 10,00,000 | 49.75 | - | |
| 4. | Prafful Vinimay Private Limited | 10,00,000 | 49.75 | - | 10,00,000 | 49.75 | - | |

(ii) Change in Promoters' Shareholding- No Change

| Sl. No. | | Shareholding at the beginning of the year | | Cumulative Shareholding during the year | |
|---------|--|---|----------------------------------|---|----------------------------------|
| | | No. of shares | % of total shares of the company | No. of shares | % of total shares of the company |
| 1. | At the beginning of the year | 20,10,000 | 100% | 20,10,000 | 100% |
| 2. | Date wise Increase /Decrease in Promoters Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment /transfer /bonus/ sweat equity etc.): | - | - | - | - |
| 3. | At the End of the year | 30,10,000 | 100% | 20,10,000 | 100% |

(iii) Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs): **NOT APPLICABLE**

| <i>Sl. No.</i> | | Shareholding at the beginning of the year | | Cumulative Shareholding during the year | |
|----------------|--|---|----------------------------------|---|----------------------------------|
| | | No. of shares | % of total shares of the company | No. of shares | % of total shares of the company |
| | For Each of the Top 10 Shareholders | | | | |
| 1. | At the beginning of the year | - | - | - | - |
| 2. | Date wise Increase / Decrease in Share holding during the year specifying the reasons for increase /decrease (e.g. allotment /transfer / bonus/ sweat equity etc): | - | - | - | - |
| 3. | At the End of the year (or on the date of separation, if separated during the year) | - | - | - | - |

(iv) Shareholding of Directors and Key Managerial Personnel: Not Applicable

| <i>Sl. No.</i> | | Shareholding at the beginning of the year | | Cumulative Shareholding during the Year | |
|----------------|--|---|----------------------------------|---|----------------------------------|
| | | No. of shares | % of total shares of the company | No. of shares | % of total shares of the company |
| | For Each of the Directors and KMP | | | | |
| | At the beginning of the year | - | - | - | - |
| | Date wise Increase /Decrease in Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment /transfer /bonus/ sweat equity etc.): | - | - | - | - |
| | At the End of the year | - | - | - | - |

V. INDEBTEDNESS:

Indebtedness of the Company including interest outstanding/accrued but not due for payment:
Not Applicable

| | Secured Loans excluding deposits (Rs) | Unsecured Loans (Rs) | Deposits (Rs) | Total Indebtedness (Rs) |
|--|--|-----------------------------|-------------------|--------------------------------|
| Indebtedness at the beginning of the financial year | | | | |
| i) Principal Amount* | - | 2,80,02,266 | - | 2,80,02,266 |
| ii) Interest due but not paid | - | - | - | - |
| iii) Interest accrued but not due | - | - | - | - |
| Total (i+ii+iii) | - | 2,80,02,266 | - | 2,80,02,266 |
| Change in Indebtedness during the financial year | | | | |
| • Addition | - | - | - | - |
| • Reduction | - | (2,80,02,266) | - | (2,80,02,266) |
| Net Change | - | (2,80,02,266) | - | (2,80,02,266) |
| Indebtedness at the end of the financial year | | | | |
| i) Principal Amount* | - | - | - | - |
| ii) Interest due but not paid | - | - | - | - |
| iii) Interest accrued but not due | - | - | - | - |
| Total (i+ii+iii) | - | - | - | - |

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. Remuneration to Managing Director, Whole-time Directors and/or Manager: NIL

| Sl. No. | Particulars of Remuneration | Name of MD/WTD/Manager | Total Amount |
|---------|--|------------------------|--------------|
| 1 | Gross salary (a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961 | - | - |
| | (b) Value of perquisites u/s 17(2) Income-tax Act, 1961 | - | - |
| | (c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961 | - | - |
| 2 | Stock Option | - | - |
| 3 | Sweat Equity | - | - |
| 4 | Commission - as % of profit - others, specify... | - | - |
| 5 | Others, please specify | - | - |
| | Total (A) | - | - |
| | Ceiling as per the Act | - | - |

B. Remuneration to other directors: NIL

| Sl. No. | Particulars of Remuneration | Name of Directors | | | Total Amount |
|---------|--|-------------------|---|---|--------------|
| | | | | | |
| 1 | 1. Independent Directors | - | - | - | - |
| | • Fee for attending board / committee Meetings | | | | |
| | • Commission | - | - | - | - |
| | • Others, please specify | - | - | - | - |
| 2 | Total (1) | - | - | - | - |
| 3 | 2. Other Non-Executive Directors | - | - | - | - |
| | • Fee for attending board / committee Meetings | | | | |
| | • Commission | - | - | - | - |
| | • Others, please specify | - | - | - | - |
| 4 | Total (2) | - | - | - | - |
| 5 | Total (B)=(1+2) | - | - | - | - |
| 6 | Total Managerial Remuneration | - | - | - | - |
| 7 | Overall Ceiling as per the Act | - | - | - | - |

C. REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WTD- NOT APPLICABLE

| Sl. no. | Particulars of Remuneration | Key Managerial Personnel | | | |
|---------|---|--------------------------|-------------------|-----|-------|
| | | CEO | Company Secretary | CFO | Total |
| 1. | Gross salary | - | - | - | - |
| | (a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961 | | | | |
| | (b) Value of perquisites u/s17(2) Income-tax Act,1961 | - | - | - | - |
| | (c) Profits in lieu of salary under section 17(3) Income tax Act, 1961 | - | - | - | - |
| 2. | Stock Option | - | - | - | - |
| 3. | Sweat Equity | - | - | - | - |
| 4. | Commission - as % of profit - others, specify... | - | - | - | - |
| 5. | Others, please Specify | - | - | - | - |
| 6. | Total | - | - | - | - |

VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES: NIL

| Type | Section of The Companies Act | Brief Description | Details of Penalty / Punishment/ Compounding fees imposed | Authority [RD / NCLT/ COURT] | Appeal made, if any (give Details) |
|-------------------------------------|------------------------------|-------------------|---|------------------------------|------------------------------------|
| A. COMPANY | | | | | |
| Penalty | - | - | - | - | - |
| Punishment | - | - | - | - | - |
| Compounding | - | - | - | - | - |
| B. DIRECTORS | | | | | |
| Penalty | - | - | - | - | - |
| Punishment | - | - | - | - | - |
| Compounding | - | - | - | - | - |
| C. OTHER OFFICERS IN DEFAULT | | | | | |
| Penalty | - | - | - | - | - |
| Punishment | - | - | - | - | - |
| Compounding | - | - | - | - | - |

For and on behalf of Board of Directors

Sanwaria Apartments Private Limited
✓
Authorised Signatory/Director

AMIT JHUNJHUNWALA
DIRECTOR
DIN : 00513900

Sanwaria Apartments Private Limited
Tarkeshwar Upadhyay
Authorised Signatory/Director

TARKESHWAR UPADHYAY
DIRECTOR
DIN : 06870665

Place: Kolkata
Date: 01.09.2022