

ARVIND HOMES PRIVATE LIMITED

ANNUAL ACCOUNTS

2021-2022

INDEPENDENT AUDITOR'S REPORT

To the Members of
ARVIND HOMES PRIVATE LIMITED
Ahmedabad.

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **ARVIND HOMES PRIVATE LIMITED** ("the Company"), which comprise the balance sheet as at 31st March 2022, and the statement of Profit and Loss, statement of changes in equity and statement of cash flows 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 '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 (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, 2022, and loss, changes in equity and its cash flows 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.

Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's report including Annexure to Board's Report but does not include the financial statements and our auditors' 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 in the 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 Responsibility for the 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 financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows 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. 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.

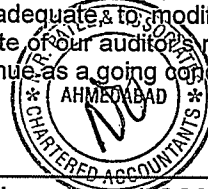
Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

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 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, 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. Under section 143(3)(i) of the Companies Act, 2013, 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 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.

Report on Other Legal and Regulatory Requirements

1. 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.
2. 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 (including other comprehensive income), Statement of Changes in Equity, 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 Ind AS specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended.
 - (e) On the basis of the written representations received from the directors as on 31st March, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2022 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 and the operating effectiveness of such controls, refer to our separate Report in "Annexure B" and
 - (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, the company has not paid managerial remuneration during the year, hence provisions of Section 197 of the Act is not applicable to company.



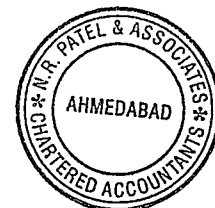
- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- (i) The Company does not have any pending litigations on its financial position in its financial statements.
 - (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.
 - (iv) (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) 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 or entity, including foreign entity ("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;
 - (b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("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;
 - (c) Based on the audit procedures that have been 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) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- (v) The company has not declared or paid any dividend during the year.

Place : Ahmedabad
Date : 17th May, 2022

FOR N.R. PATEL & ASSOCIATES.
Chartered Accountants
Registration No. 119638W

NAILESH PATEL
Proprietor

Mem. No. 107210
UDIN: 22107210AJDESI2336



Annexure - A to the Independent Auditors' Report of even date on financial statements of ARVIND HOMES PRIVATE LIMITED

- (i) In respect of the Company's Property, Plant and Equipment and Intangible Assets:
- (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and relevant details of right-of-use assets.
- (B) The Company does not have any intangible assets, hence reporting under 3 (i)(a)(B) is not applicable to the company.
- (b) The property, plant and Equipments have been physically verified by the management at reasonable intervals having regard to size of company and nature of its assets. According to information and explanation given to us, no material discrepancies were noticed on such verification.
- (c) The Company does not possess any immovable property, hence reporting under 3(i)(c) is not applicable to the company.
- (d) The Company has not revalued any of its Property, Plant and Equipment and intangible assets during the year.
- (e) In our opinion and according to the information and explanations given to us, 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.
- (ii) (a) The Company have inventory comprising of construction material, is being physically verified by the management at regular intervals and no material discrepancies were noticed on such physical verification during the year.
- (b) The Company has not been sanctioned working capital limits in excess of ₹ 5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.
- (iii) In our opinion and according to the information and explanations given to us, the company has not made investments in, companies, firms, Limited Liability Partnerships, and granted unsecured loans to other parties, during the year, hence clause 3(iii) is not applicable to the company.
- (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 Act, in respect of making investments as applicable. The Company has not granted any loans or provided guarantees and securities.
- (v) The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.
- (vi) Maintenance of cost records has not been prescribed by the Central Government under sub-section (1) of Section 148 of the Companies Act, 2013 for the class of companies to which the Company belongs.
- (vii) (a) According to the information given to us, In our opinion, the Company has generally been regular in depositing undisputed statutory dues, including Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues applicable to it with the appropriate authorities and There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues in arrears as at March 31, 2022 for a period of more than six months from the date they became payable.



- (b) According to the information and explanations given to us, the company has no disputed outstanding statutory dues as at 31st March, 2022.
- (viii) There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- (ix) (a) The Company has not taken any loans or other borrowings from any lender. Hence reporting under clause 3(ix)(a) of the Order is not applicable.
- (b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (c) The Company has not taken any term loan during the year and there are no outstanding term loans at the beginning of the year and hence, reporting under clause 3(ix)(c) of the Order is not applicable.
- (d) On an overall examination of the financial statements of the Company, funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.
- (e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint venture.
- (f) The Company has not raised any loans during the year and hence reporting on clause 3(ix)(f) of the Order is not applicable.
- (x) (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.
- (b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.
- (xi) (a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- (b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- (c) We have taken into consideration the whistle blower complaints received by the Company during the year (and upto the date of this report), while determining the nature, timing and extent of our audit procedures.
- (xii) The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.
- (xiii) According to the information and explanations given by the management, 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 accounting standards.
- (xiv) According to the information and explanations given by the management, Internal audit is not applicable to the company since threshold as mentioned in clause is not exceeded by the company.
- (xv) In our opinion and according to the information and explanations given to us during the year the Company has not entered into any non-cash transactions with its Directors or persons connected with its directors. and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.



- (xvi) (a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.
- (b) In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.
- (xvii) The company has incurred cash loss amounting to ₹ 27.49 Lacs in the financial year and ₹ 20.18 Lacs in the immediate financial year.
- (xviii) There has been no resignation of the statutory auditors of the Company during the year.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the information available and explanation provided up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) In our opinion and according to the information and explanations given to us, the company does not have net worth of rupees five hundred crore or more, or turnover of rupees one thousand crore or more or a net profit of rupees five crore or more during immediately preceding financial year. Hence, reporting under clause 3(xx)(a) and (b) of the Order is not applicable.

FOR N.R. PATEL & ASSOCIATES.

Chartered Accountants

Registration No. 119638W

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NAILESH PATEL

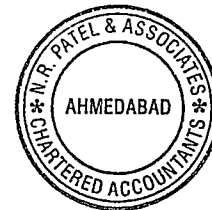
Proprietor

Mem. No. 107210

UDIN: 22107210AJDESI2336

Place : Ahmedabad

Date : 17th May, 2022



Annexure B" to the Auditors' Report(Referred to in our Report of even date to the members of **ARVIND HOMES PRIVATE LIMITED**)**Report on the Internal Financial Controls 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 **ARVIND HOMES PRIVATE LIMITED** ("the Company") as of 31 March 2022 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 ("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 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 Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting 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") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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 was established and maintained and if such controls operated effectively in all material respects.

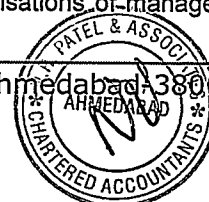
Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, 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 judgment, 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 Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting 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 includes those policies and procedures that

- (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) 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 authorisations of management and directors of the company; and



- (3) provide reasonable assurance regarding prevention or timely detection of unauthorised 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

Because of the inherent limitations of internal financial controls over financial reporting, 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 to future periods are subject to the risk that the internal financial control over financial reporting 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, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March 2022, 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.

FOR N.R. PATEL & ASSOCIATES.

Chartered Accountants

Registration No. 119638W

NAILESH PATEL

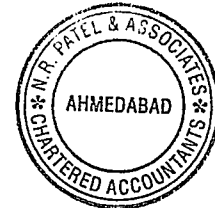
Proprietor

Mem. No. 107210

UDIN: 22107210AJDESI2336

Place : Ahmedabad

Date : 17th May, 2022



Arvind Homes Private Limited
Balance Sheet as at 31st March, 2022
(Amount in INR, unless stated otherwise)

	Notes	As at 31st March. 2022	As at 31st March. 2021
ASSETS			
Non Current Assets			
Property, plant and equipment	3	4 19 627	4 66 827
Deferred tax asset (net)		1 21 476	1 45 696
Other non- current assets	4	-	-
Current Assets			
Inventories	6	1 05 22 39 775	40 54 37 204
Financial Assets			
Cash and cash equivalents	5	13 93 589	18 57 095
Other current assets	4	9 88 70 756	9 03 72 556
Total Current Assets		1 15 25 04 119	49 76 66 854
Total Assets		1 15 30 45 222	49 82 79 377
EQUITY AND LIABILITIES			
Equity			
Equity share capital	7	12 51 00 000	8 01 00 000
Other Equity	8	23 17 97 397	13 32 47 426
Total Equity		35 68 97 397	21 33 47 426
Liabilities			
Non-current liabilities			
Financial Liabilities			
Borrowings		28 19 95 318	15 02 85 151
Total non-current liabilities		28 19 95 318	15 02 85 151
Current Liabilities			
Financial Liabilities			
Borrowings	9	50 35 65 333	9 85 40 423
Trade Payables			
Dues to Micro, Small and Medium Enterprises		-	-
Dues to others	10	84 68 602	3 46 56 253
Other Current Liabilities	11	21 18 572	14 50 124
Total Current Liabilities		1 05 87 174	3 61 06 377
Total Equity and Liabilities		1 15 30 45 222	49 82 79 377
Summary of Significant Accounting Policies	2.1	-	0.00

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

As per our report of even date

For N. R. PATEL & ASSOCIATES
ICAI Firm Registration No. 119638W
Chartered Accountants

NAILESH R. PATEL
Proprietor
Membership No. : 107210
Place : Ahmedabad
Date : 17th May, 2022



For and on Behalf of Board of Directors of
Arvind Homes Private Limited

Ankit Jain
Director
DIN: 08781707

Prakash Makwana
Director
DIN: 00008382
Place : Ahmedabad
Date: 17th May 2022



Arvind Homes Private Limited

Statement of Profit and Loss for period ended on 31st March, 2022

(Amount in INR, unless stated otherwise)

	Notes	For the year 2021-22	For the year 2020-21
Income			
Revenue From Operations		-	-
Other Income		-	-
Total Income (I)		-	-
EXPENSES			
Land development costs / rights		59 66 04 968	39 17 14 000
Construction and labour costs		75 22 246	1 26 743
Changes in Inventories	12	(6461 02 685)	(4054 37 204)
Employee benefit expenses		24 63 345	-
Finance Cost	13	3 94 88 581	76 86 209
Depreciation		47 200	5 173
Other Expenses	14	27 48 754	80 74 381
Total Expenses (II)		27 72 409	21 69 302
Profit/(Loss) Before Tax (III)=(I-II)		(27 72 409)	(21 69 302)
Tax expense:			
Current Tax		-	-
Deferred Tax		24 220	(1 45 696)
Profit/(Loss) for the year (IV)		(27 96 629)	(20 23 606)
Other Comprehensive Income(V)		-	-
Total Comprehensive Income for the year, net of tax VI=(IV+V)		(27 96 629)	(20 23 606)
Earnings per equity share (nominal value per share Rs. 10/-)			
Basic		(0.22)	(0.25)
Diluted		(0.22)	(0.25)

Summary of Significant Accounting Policies

2.1

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

As per our report of even date

For N. R. PATEL & ASSOCIATES

ICAI Firm Registration No. 119638W

Chartered Accountants

**For and on Behalf of Board of Directors of
Arvind Homes Private Limited**

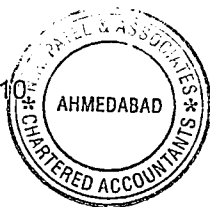
NAILESH R. PATEL

Proprietor

Membership No. : 107210

Place : Ahmedabad

Date : 17th May, 2022



Ankit Jain

Director

DIN: 08781707

Prakash Makwana

Director

DIN: 00008382

Place : Ahmedabad

Date: 17th May 2022

Arvind Homes Private Limited
Cash Flow Statement for the year ended on 31st March, 2022
(Amount in INR, unless stated otherwise)

Particulars	For the year 2021-22	For the year 2020-21
A. Cash flow from operating activities		
Loss for the year before taxation and exceptional items	(27 96 629)	(20 23 606)
Adjustments for :		
Depreciation and amortization expense	47 200	5 173
Finance cost	3 94 88 581	76 86 209
Deferred Tax Liability	24 220	(1 45 696)
Operating profit before working capital changes	3 67 63 372	55 22 080
Adjustments for:		
increase in trade payables	6 68 448	10 68 324
increase in other liabilities	(2 61 87 651)	3 46 23 553
(Increase) in short term loans and advances	(84 98 200)	(9 03 34 756)
(Increase) in inventories	(64 68 02 571)	(40 54 37 204)
Cash generated from operations	(64 40 56 602)	(45 45 58 003)
Direct taxes paid	-	-
Net cash used in operating activities	[A] (64 40 56 602)	(45 45 58 003)
B. Cash flow from investing activities		
Purchase of Plant, Property & Equipment	0	(4 72 000)
Net cash used in investing activities	[B] 0	(4 72 000)
C. Cash flow from financing activities		
Issue of Shares	4 47 72 750	7 88 50 500
Issue of Compound Financial Instrument (OCD)	23 32 84 017	29 05 53 801
Receipt of Inter Corporate Deposits	36 55 36 329	8 72 54 215
Net cash flow from financing activities	[C] 64 35 93 096	45 66 58 516
Net Increase in cash and cash equivalents	[A+B+C] (4 63 506)	16 28 513
Cash and cash equivalents opening	18 57 095	2 28 582
Cash and cash equivalents closing	13 93 589	18 57 095
Components of Cash and cash Equivalents (Refer note - 3)		
Cash and cash equivalents	3 080	5 550
Balances with Banks	13 90 509	18 51 545
	13 93 589	18 57 095

Summary of Significant Accounting Policies

2.1

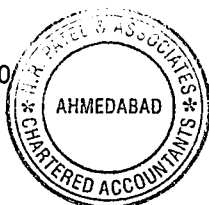
Explanatory Notes to Cash Flow Statement

- The Cash Flow Statement has been prepared under the Indirect method as set out in IND As- 7 on Statement of Cash Flows notified under section 133 of the Companies Act, 2013 (the Act Companies Indian Accounting Standards Rules, 2015 as amended).
- Figures in brackets indicate cash outflow. The above statement of cash flow should be read in conjunction with the accompanying notes.

As per our report of even date
For N. R. PATEL & ASSOCIATES
ICAI Firm Registration No. 119638W
Chartered Accountants

For and on behalf of Board of Directors of
Arvind Homes Private Limited

NAILESH R. PATEL
Proprietor
Membership No. : 107210
Place : Ahmedabad
Date : 17th May, 2022



Ankit Jain
Director
DIN: 08781707
Place : Ahmedabad
Date : 17th May, 2022

Prakash Makwana
Director
DIN: 00008382
Place : Ahmedabad
Date : 17th May, 2022

Arvind Homes Private Limited
Statement of Changes in Equity for year ended on 31st March, 2022
(Amount in INR, unless stated otherwise)

A Equity share capital (Refer Note 5)

Particulars	No. of shares	Amount
As at March 31, 2021	80 10 000	8 01 00 000
Issue of Equity Share capital	45 00 000	4 50 00 000
As at March 31, 2022	1 25 10 000	12 51 00 000

B Other Equity

Particulars	Reserves & Surplus	Total other equity
As at 1st April 2021	(70 21 224)	(70 21 224)
Profit / (Loss) for the year	(27 96 629)	(27 96 629)
Less: Cost of raising equity	(2 27 250)	(2 27 250)
Equity Component of Compound Financial Instrument	24 18 42 500	24 18 42 500
As at 31st March, 2022	23 17 97 397	23 17 97 397

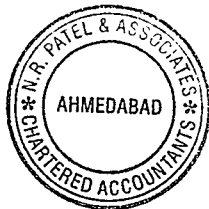
Summary of Significant Accounting Policies 2.1

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

For N. R. PATEL & ASSOCIATES
ICAI Firm Registration No. 119638W
Chartered Accountants

For and on Behalf of Board of Directors of
Arvind Homes Private Limited

NAILESH R. PATEL
NAILESH R. PATEL
Proprietor
Membership No. : 107210
Place : Ahmedabad
Date : 17th May, 2022



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Director
DIN: 08781707
Place : Ahmedabad
Date : 17th May, 2022



Prakash Makwana
Prakash Makwana
Director
DIN: 00008382
Place : Ahmedabad
Date : 17th May, 2022

Notes forming part of accounts

1. Corporate Information

Arvind Homes Private Limited, a Company incorporated during the year under consideration in India, is wholly owned subsidiary of Arvind SmartSpaces Limited (Formerly Arvind Infrastructure Limited). Currently company is engaged in to real estate business.

The Ind AS financial statements were authorized for issue in accordance with a resolution of the directors on 17/05/2022.

2. Basis of preparation

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and presentation requirements of Division II of Schedule III to the Companies Act, 2013, (Ind AS compliant Schedule III), as applicable to the Financial Statements. The financial statements have been prepared on the historical cost basis, except for certain financial assets and liabilities measured at fair value at the end of each reporting period, as explained in the accounting policies below. The financial statements are presented in INR

2.1 Significant Accounting Policies

(a) Use of estimates

The preparation of financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities. The effect of change in an accounting estimate is recognized prospectively.

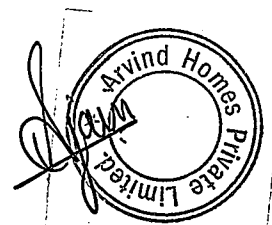
(b) Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/non-current classification.

An asset is treated as current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least Twelve months after the reporting period

All other assets are classified as non-current.



Notes forming part of accounts

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

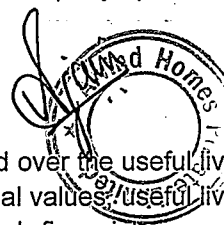
(c) Property, Plant and Equipment

Property, plant and equipment, are stated at cost net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use and initial estimate of decommissioning, restoring and similar liabilities. Any trade discounts and rebates are deducted in arriving at the purchase price.

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. This applies mainly to components for machinery. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred. Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from its previously assessed standard of performance. All other expenses on existing property, plant and equipment, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred. Borrowing costs directly attributable to acquisition of property, plant and equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use. Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets. An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the Property, plant and equipment is de-recognized.

(d) Depreciation on Property, Plant and Equipment

Depreciation on property, plant and equipment are provided on straight line method over the useful lives of assets specified in Part C of Schedule II to the Companies Act 2013. The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.



(e) Borrowing Costs

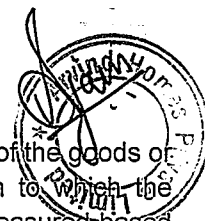
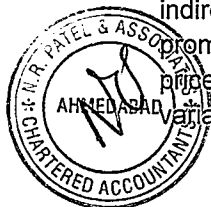
(f) Inventory / Work in Progress

- i. Work-in-progress (including land inventory): Represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Work-in-progress is valued at lower of cost and net realizable value.
- ii. Finished goods – unsold flats and plots: Valued at lower of cost and net realizable value.
- iii. Construction material:

(g) Land

(h) Revenue from contracts with customers

Revenue recognition Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration and adjusted for discounts, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss. The Company considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Company considers the effects of variable consideration and the existence of significant financing components, if any. Revenue from real



Notes forming part of accounts

estate development of residential or commercial unit is recognised at the point in time, when the control of the asset is transferred to the customer. Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated/ interdependent. The performance obligation in relation to real estate development is satisfied upon completion of project work and transfer of control of the asset to the customer. For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

(i) Income taxes

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year. Current and deferred tax are recognized in the statement of profit and loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity, respectively.

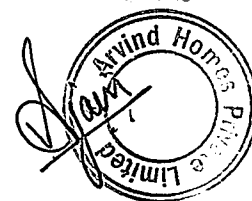
I. Current income tax -

Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for that period. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

II. Deferred income tax -

Deferred income tax is recognized using the balance sheet approach, deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized. The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized. Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

The Company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.



Notes forming part of accounts

(j) Segment reporting

The company's operating businesses are organized and managed separately according to the nature of products and services provided, with each segment representing a strategic business unit that offer different products and serves different markets. The analysis of geographical segments is based on the areas in which major operating divisions of the company operate.

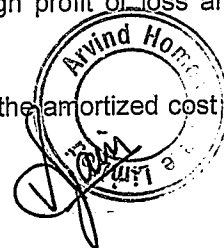
(k) Provisions and contingent liabilities

A provision is recognized when the company has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted 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 recognized as a finance cost. A contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses it in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote. If the Company has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Company recognises any impairment loss that has occurred on assets dedicated to that contract.

(l) Financial Instruments

Financial assets and liabilities are recognized when the company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

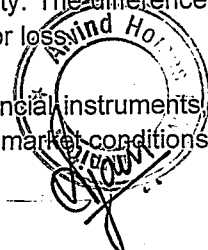
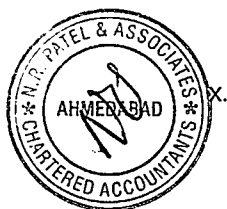
- i. Financial assets at fair value through other comprehensive income Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets 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.
- ii. Financial assets at fair value through profit or loss Financial assets are measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognized in statement of profit and loss.
- iii. Debt instruments at amortized cost A 'debt instrument' is measured at the amortized cost if both the following conditions are met:



Notes forming part of accounts

- (a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
 - (b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding. After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables
- iv. Equity investment in subsidiaries and joint ventures investment in subsidiaries and joint ventures are carried at cost. Impairment recognized, if any, is reduced from the carrying value.
- v. De-recognition of financial asset 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 under Ind AS 109.
- vi. Financial liabilities Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate. The company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts. The subsequent measurement of financial liabilities depends on their classification, which is described below.
- vii. Financial liabilities at fair value through profit or loss Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.
- viii. Financial liabilities at amortized cost Financial liabilities are subsequently carried at amortized cost using the effective interest ('EIR') method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss. Interest-bearing loans and borrowings are subsequently measured at amortized cost using EIR method. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.
- ix. De-recognition of financial liability A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

Fair value of financial instruments In determining the fair value of its financial instruments, the Company uses following hierarchy and assumptions that are based on market conditions



Notes forming part of accounts

and risks existing at each reporting date. Fair value hierarchy: All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized 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 recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by reassessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

(m) Earnings per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the period.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

(n) Cash and cash equivalents

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

2.3 Significant accounting judgements, estimates and assumptions

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

- (a) Judgements In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognized in the financial statements:

Classification of property



Notes forming part of accounts

Inventory comprises property that is held for sale in the ordinary course of business. Principally, this is residential and commercial property that the Company develops and intends to sell before or during the course of construction or upon completion of construction.

(b) Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the company. Such changes are reflected in the assumptions when they occur. Inventory is stated at the lower of cost and net realizable value (NRV). NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the company, based on comparable transactions identified by the company for properties in the same geographical market serving the same real estate segment. NRV in respect of inventory property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion. With respect to Land advance given, the net recoverable value is based on the present value of future cash flows, which depends on the estimate of, among other things, the likelihood that a project will be completed, the expected date of completion, the discount rate used and the estimation of sale prices and construction costs. The Company applied the following judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers:

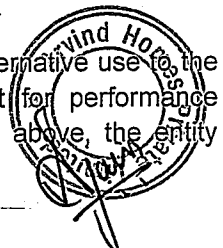
(i) Identification of performance obligation

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated/ interdependent. In assessing whether performance obligations relating to sale of undivided share of land and constructed area are highly interrelated/ interdependent, the Company considers factors such as: - whether the customer could benefit from the undivided share of land or the constructed area on its own or together with other resources readily available to the customer. - whether the entity will be able to fulfil its promise under the contract to transfer the undivided share of land without transfer of constructed area or transfer the constructed area without transfer of undivided share of land.

(ii) Timing of satisfaction of performance obligation

Revenue from sale of real estate units is recognised when (or as) control of such units is transferred to the customer. The entity assesses timing of transfer of control of such units to the customers as transferred over time if one of the following criteria are met: - The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs.

- The entity's performance creates or enhances an asset that the customer controls as the asset is created or enhanced.
- The entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date. If control is not transferred over time as above, the entity



Notes forming part of accounts

considers the same as transferred at a point in time. For contracts where control is transferred at a point in time, the Company considers the following indicators of the transfer of control of the asset to the customer:

- When the entity obtains a present right to payment for the asset.
- When the entity transfers legal title of the asset to the customer.
- When the entity transfers physical possession of the asset to the customer.
- When the entity transfers significant risks and rewards of ownership of the asset to the customer. - When the customer has accepted the asset.

(iii) Significant financing component

For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

2.4 Standard Issued but not effective

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On 23rd March, 2022, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2022, applicable from April 1st, 2022, as below:

Ind AS 103 – Reference to Conceptual Framework

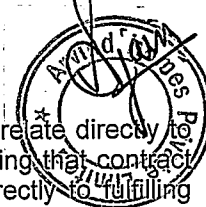
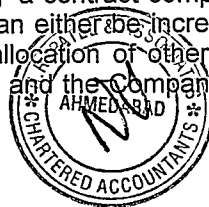
The amendments specify that to qualify for recognition as part of applying the acquisition method, the identifiable assets acquired and liabilities assumed must meet the definitions of assets and liabilities in the Conceptual Framework for Financial Reporting under Indian Accounting Standards (Conceptual Framework) issued by the Institute of Chartered Accountants of India at the acquisition date. These changes do not significantly change the requirements of Ind AS 103. The Company does not expect the amendment to have any significant impact in its financial statements.

Ind AS 16 – Proceeds before intended use

The amendments mainly prohibit an entity from deducting from the cost of property, plant and equipment amounts received from selling items produced while the company is preparing the asset for its intended use. Instead, an entity will recognise such sales proceeds and related cost in profit or loss. The Company does not expect the amendments to have any impact in its recognition of its property, plant and equipment in its financial statements.

Ind AS 37 – Onerous Contracts - Costs of Fulfilling a Contract

The amendments specify that that the 'cost of fulfilling' a contract comprises the 'costs that relate directly to the contract'. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (examples would be direct labour, materials) or an allocation of other costs that relate directly to fulfilling contracts. The amendment is essentially a clarification and the Company does not expect the amendment to have any significant impact in its financial statements.



Notes forming part of accounts

Ind AS 109 – Annual Improvements to Ind AS

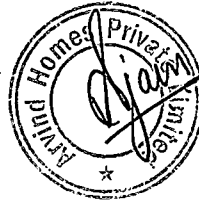
The amendment clarifies the treatment of any cost or fees incurred by an entity in the process of derecognition of financial liability in case of repurchase of the debt instrument by the issuer. The Company does not expect the amendment to have any significant impact in its financial statements.



Arvind Homes Private Limited

3 Notes to financial statements for the period ended 31st March, 2022
Property, Plant & Equipment

Description of Assets	Gross Block at Cost			Depreciation / Amortisation		Net Book Value		[Amount in ₹]	
	As at April 01, 2021	Additions during the period	Deletions/ Adjustment during the period	As at March 31, 2022	Up to April 01, 2021	Charge of the year	Up to March 31, 2022		
Furniture & Fixture	4,72,000	-	-	4,72,000	5,173	47,200	52,373	4,19,627	4,66,827
	4,72,000	-	-	4,72,000	5,173	47,200	52,373	4,19,627	4,66,827
Previous Year	-	4,72,000	-	4,72,000	-	5,173	5,173	4,66,827	-



Arvind Homes Private Limited
Notes to financial statements for the year ended 31st March, 2022
(Amount in INR, unless stated otherwise)

4 Other Assets
(Considered good and Unsecured)

Particulars	Non-Current portion		Current portion	
	31st Mar, 2022	31st March, 2021	31st Mar, 2022	31st March, 2021
Advance against land	-	-	7 93 26 431	8 61 58 785
Advance with contractors and vendors	-	-	15 35 000	1 770
Other Recoverables	-	-	1 40 44 830	42 12 000
Balance with Government Authorities	-	-	39 64 495	-
	-	-	9 88 70 756	9 03 72 556

5 Cash and Cash Equivalents (at amortised cost)

Particulars	31st Mar, 2022	31st March, 2021
Cash in hand	3 080	5 550
Balances with banks	13 90 509	18 51 545
	13 93 589	18 57 095

6 Inventories (At lower of cost and net realisable value)

Particulars	31st Mar, 2022	31st March, 2021
Civil Work Material	6 99 886	-
Construction work-in-progress	1 05 15 39 889	40 54 37 204
	1 05 22 39 775	40 54 37 204

7 Share Capital

Particulars	31st Mar, 2022	31st March, 2021
(a) Authorised 1,30,00,000 (P.Y. 1,00,00,000) Equity Shares of Rs. 10/- each	13 00 00 000	10 00 00 000
(b) Issued, subscribed and fully paid-up 1,25,10,000 (P.Y. 80,10,000) Equity Shares of Rs. 10/- each	12 51 00 000	8 01 00 000

(c) Reconciliation of shares outstanding at the beginning and at the end of the reporting year

Particulars	31st Mar, 2022		31st March, 2021	
	No. of Shares	Amount	No. of Shares	Amount
As at the beginning of the year	80 10 000	8 01 00 000	10 000	1 00 000
Add: Shares issued for Cash or Right Issue or Bonus	45 00 000	4 50 00 000	80 00 000	8 00 00 000
Add: Exercise of shares under ESOP / ESOS	-	-	-	-
Add: Shares issued in Business Combination	-	-	-	-
	1 25 10 000	12 51 00 000	80 10 000	8 01 00 000
Less: Shares Bought Back / Redemption etc.	-	-	-	-
As at the end of the year	1 25 10 000	12 51 00 000	80 10 000	8 01 00 000

(d) Terms/Rights attached to the equity shares

(i) The company has only one class of shares referred to as equity shares having a par value of '10/-'. Each holder of equity shares is entitled to one vote per share. The company declares and pays dividend in Indian Rs. The dividend recommend by Board of Directors is subject to the approval of the share holders in the ensuing Annual General Meeting.

(ii) In the event of liquidation of the company the holders of the equity shares will be entitled to receive any of the 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 shareholders.

(d) Shares held by holding company & details of shareholders holding more than 5% shares

Name of the shareholder	31st Mar, 2022		31st March, 2021	
	No. of Shares	% Holding	No. of Shares	% Holding
Number of Shares held by Holding Company Arvind SmartSpaces Limited (With Nominee)	1 25 10 000	100%	80 10 000	100%
Shareholders holding more than 5% shares Arvind SmartSpaces Limited (With Nominee)	1 25 10 000	100%	80 10 000	100%

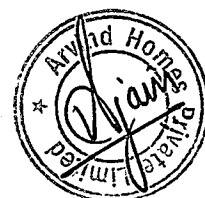
(e) Details of shares held by promoters

As at 31 March 2022

S. No.	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Equity shares of INR 10 each fully		80,10,000	45 00 000	1,25,10,000	100%	56%
Total		80,10,000	45,00,000	1,25,10,000	100%	56%

As at 31 March 2021

S. No.	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Equity shares of INR 10 each fully		10,000	80 00 000	80,10,000	100%	80000%
Total		10,000	80,00,000	80,10,000	100%	80000%



Arvind Homes Private Limited
Notes to financial statements for the year ended 31st March, 2022
(Amount in INR, unless stated otherwise)

8 Other Equity

Particulars	31st Mar, 2022	31st March, 2021
Surplus in the statement of profit and loss		
Balance at the beginning of the year	(70 21 224)	(38 48 118)
Add: Profit / (Loss) for the year	(27 96 629)	(20 23 606)
Less: Cost of raising equity	(2 27 250)	(11 49 500)
Balance at the end of the year	(1 00 45 103)	(70 21 224)
Equity Component of Compound Financial Instrument	24 18 42 500	14 02 68 650
Total Other Equity	23 17 97 397	13 32 47 426

9 Borrowings

Particulars	Non-Current portion		Current portion	
	31st Mar, 2022	31st March, 2021	31st Mar, 2022	31st March, 2021
Liability Component of Compound Financial Instrument	28 19 95 318	15 02 85 151	-	-
Inter Corporate Deposit (repayable on demand)	-	-	50 35 65 333	9 85 40 423
	28 19 95 318	15 02 85 151	50 35 65 333	9 85 40 423

10 Trade Payables (at amortised cost)

Particulars	Current portion	
	31st Mar, 2022	31st March, 2021
For Goods and services	54 36 811	43 16 253
For Land	30 31 791	3 03 40 000
	84 68 602	3 46 56 253
Trade payables	41 17 472	3 30 75 562
Trade payables to related parties	43 51 130	15 80 691
	84 68 602	3 46 56 253

1. Trade payables for goods and services are non-interest bearing and are normally settled in 45-day terms
2. Refer note no. 12 for due to Micro, Small and Medium Enterprise

11 Other Liabilities

Particulars	Current portion	
	31st Mar, 2022	31st March, 2021
Statutory Dues	21 18 572	14 50 124
	21 18 572	14 50 124



Arvind Homes Private Limited
Notes to financial statements for the year ended 31st March, 2022

(Amount in INR, unless stated otherwise)

12 Changes in inventories

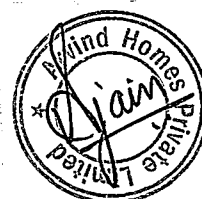
Particulars	For the year 2021-22	For the year 2020-21
Closing Stock		
Construction work-in-progress	105 15 39 889	40 54 37 204
Opening Stock		
Construction work-in-progress	40 54 37 204	-
Decrease / (Increase) in inventories	(64 61 02 685)	(40 54 37 204)

13 Finance Cost

Particulars	For the year 2021-22	For the year 2020-21
Interest on Inter Corporate Deposit	1 62 04 564	71 32 408
Unwinding Interest Cost on Compound Financial Instrument	2 32 84 017	5 53 801
	3 94 88 581	76 86 209

14 Other Expenses

Particulars	For the year 2021-22	For the year 2020-21
Auditors' Remuneration (*)	60 000	30 000
Legal & Professional Fees	21 50 117	65 48 557
Interest on Late Payment of TDS	-	80 338
Advertisement & Brokerage	55 200	1 42 800
Secretarial Expense	1 65 545	41 233
Security Expenses	97 812	-
Staff- Refreshments Expenses	13 503	-
Loading & Unloading Expenses	11 399	5 400
Power & Fuel	1 55 361	-
Rates & Taxes	-	12 03 902
Miscellaneous Expenses	39 817	22 151
	27 48 754	80 74 381
*Payment to Auditors		
Statutory Audit Fees	60 000	30 000
	60 000	30 000



Arvind Homes Private Limited
Notes to financial statements for the year ended 31st March, 2022

(Amount in INR, unless stated otherwise)

15 Earnings per share

Basic Earnings per share (EPS) amounts are calculated by dividing the profit for the year attributable to equity holders of the Holding Company by the weighted average number of equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders by the weighted average number of equity shares outstanding during the year plus the weighted average

The following reflects the income and share data used in the basic and diluted EPS computations:

Particulars	For the year 2021-22	For the year 2020-21
Earnings per share (Basic and Diluted)		
Net Loss after tax	(27 96 629)	(20 23 606)
Weighted average number of equity shares (Nos)	1 25 10 000	80 10 000
Nominal value of the share (₹)	10	10
Basic earnings per share	(0.22)	(0.25)

16 Due to Micro Small and Medium Enterprise

Based on information available with company, there are no suppliers who are registered as micro, small or medium enterprise under "The Micro, Small and Medium Enterprise Development Act, 2006" (Act) till 31st March, 2020. Accordingly no disclosures are required to be made under said Act.

17 Commitments and Contingencies

The management of the entity represents that based on the information available, the company has no commitments and contingent liabilities at year end which may have a material impact on financial statement in future.

18 Segment Reporting

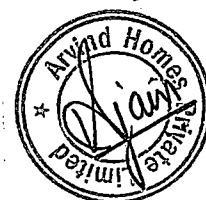
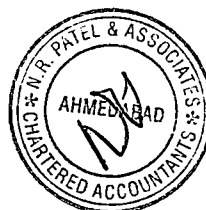
The company operates within a solitary business segment i.e. Developing of commercial and residential units, the disclosure requirements of INDAS – 108 "Operating Segment" is not reported separately.

19 Capital Management

The company's objectives of capital management is to maximize the shareholder value. In order to maintain or adjust the capital structure, the company may adjust the return to shareholders, issue/buyback shares or sell assets to reduce debt. The company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants.

20 Ratio Analysis and its elements

Ratio	Numerator	Denominator	31-Mar-22	31-Mar-21	% change	Reason for variance
Current ratio	Current Assets	Current Liabilities	108.86	13.78	689.78	Increase in Inventory with additional Land purchases
Debt- Equity Ratio	Total Debt	Shareholder's Equity	2.20	1.17	88.72	Increase in Debt for Land purchase
Debt Service Coverage ratio	Earnings for debt service = Net profit after taxes + Non-cash	Debt service = Interest & Lease Payments + Principal Repayments	-	0.07 -	73.49	Higher interest with increase in Debt
Return on Equity ratio	Net Profits after taxes – Preference Dividend	Average Shareholder's Equity	-	0.01	100.91	No project is launched
Inventory Turnover ratio	Cost of goods sold	Average Inventory	-	0.89 -	55.68	Cost of goods has reduced with higher interest capitalisation offset by increase in Inventory base with Land acquisition
Trade Receivable	Net credit sales = Gross credit	Average Trade Receivable	#DIV/0!	#DIV/0!	#DIV/0!	NA
Trade Payable Turnover Ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	0.35	0.01	4,674.05	Increase in Cost of Construction with kick start of project activities
Net Capital Turnover Net Profit ratio	Net sales = Total sales - sales Net Profit	Working capital = Current assets – Net sales = Total sales - sales return	-	-	#DIV/0!	NA
Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	0.03	0.01	169.18	Increase in capital employed base with increase in funds for Land acquisition
Return on Investment	Interest (Finance Income)	Investment	NA	NA	NA	NA



21 Financial risk management objectives and policies

The Company's principal financial liabilities, comprise trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include loans, trade and other receivables and cash and cash equivalents that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's management oversees the management of these risks and ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives.

1. Credit Risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The carrying amount of following financial assets represents the maximum credit exposure.

Trade receivables

Receivables resulting from sale of properties: Customer credit risk is managed by requiring customers to pay advances before transfer of ownership. therefore, substantially eliminating the company's credit risk in this respect.

The ageing of trade receivables is as follows:

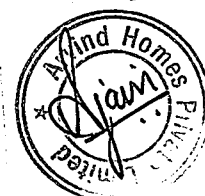
Particulars	31st March 2022	31st March 2021
More than 6 months	-	-
Others	-	-
Total receivables	-	-

2. Liquidity Risk

Liquidity risk is the risk that the company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

The table below summarises the maturity profile of the company's financial liabilities based on contractual undiscounted payments:

Particulars	On demand	3 months to 1 year	More than 1 year	Total
Year ended 31st March, 2022				
Trade payables	-	66,20,379	18,48,223	66,20,379
	-	66,20,379		66,20,379
Year ended 31st March, 2021				
Trade payables	-	3,46,56,253		3,46,56,253
	-	3,46,56,253		3,46,56,253



22 Disclosure pursuant to Related Party

As per the Indian Accounting Standard on "Related Party Disclosures" (Ind AS 24), the related parties of the company are as follows :

A. Name of related parties and nature of relationship :

Entity name	Relationship
Arvind SmartSpaces Limited	Holding Company
Ankit Jain	Key Managerial Personnel
Prakash Makwana	Key Managerial Personnel

B. Disclosure in respect of total amount of transactions that have been entered into with related parties :

Particulars	31st March, 2022	31st March, 2021
Inter Corporate Deposits taken during the year		
Arvind SmartSpaces Limited		
Interest on Current Contribution	39 69 38 279	8 78 08 016
Arvind SmartSpaces Limited		
Issue of Equity share capital	1 62 04 564	71 32 408
Arvind SmartSpaces Limited		
Reimbursement of expenses received	4 50 00 000	
Arvind SmartSpaces Limited		
	37 57 540	15 80 691

C. Disclosure in respect of outstanding balance as at 31st March, 2022 :

Particulars	31st March, 2022	31st March, 2021
Inter Corporate Deposits		
Arvind SmartSpaces Limited		
Reimbursement of expenses received	50 35 65 333	9 85 40 423
Arvind SmartSpaces Limited		
	29 67 507	0

1) Transaction entered into with related party are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year-end are unsecured and interest free and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables. The company has not recorded any provision/ write-off of receivables relating to amounts owed by related parties.

2) In respect of the transactions with the related parties, the Company has complied with the provisions of Section 177 and 188 of the Companies Act, 2013 where applicable, and the details have been disclosed above, as required by the applicable accounting standards.

C. Commitments with related parties :

The management of the entity represents that based on the information available, the company has no commitments and contingent liabilities towards related parties at year end which may have a material impact on financial statement in future.



22. Fair Value Measurements

[Amount in
Rs.]

Particulars	March 31, 2022		
	Amortized Cost	FVTPL	FVTOCI
Financial Assets			
Cash and Cash Equivalents	13 93 589	--	--
Total Financial Assets	13 93 589	--	--
Financial Liabilities			
Other Current Liabilities - Inter Corporate Deposit	78 55 60 651	--	--
Trade Payables	84 68 602	--	--
Total Financial Liabilities	79 40 29 253	--	--

- Financial Instruments by category

[Amount in Rs.]

Particulars	March 31, 2021		
	Amortized Cost	FVTPL	FVTOCI
Financial Assets			
Cash and Cash Equivalents	18,57,095	--	--
Total Financial Assets	18,57,095	--	--
Financial Liabilities			
Other Current Liabilities - Inter Corporate Deposit	24 88 25 574	--	--
Trade Payables	3 46 56 253	--	--
Total Financial Liabilities	28 34 81 827	--	--

Fair value of financial assets and liabilities measured at amortized cost

The Management has assessed that fair value of cash and cash equivalents, Other Current Liabilities in the form of Inter Corporate Deposit and Trade payables approximate their carrying amounts largely due to their short-term nature. Difference between carrying amount of cash and cash equivalents, Borrowing and Trade Payables subsequently measured at amortised cost is not significant

23. Other Regulatory Information

(a) Fair Value of Investment Property

The Company does not own any immovable property which is classified as Investment property as at the end of the year.



(b) Revaluation of Property, Plant and Equipment (including Right-of-Use Assets) and Intangible Assets

The Company has not revalued its Property, Plant and Equipment (including Right-of-Use Assets) and Intangible assets.

(c) Loans or Advances in the nature of loans are granted to promoters, directors, KMPs and the related parties

The Company has not granted any loans to promoters, directors, KMPs and the related parties.

(d) Details of Benami Property held

The company does not hold any benami property as defined under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made thereunder. No proceeding has been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made there under.

(e) Borrowings obtained on the basis of security of current assets

The Company has been sanctioned working capital limits from banks on the basis of security of current assets. The quarterly returns / statements filed by the Company with such banks are materially in agreement with the books of accounts.

(f) Wilful Defaulter

The Company has not been declared Wilful Defaulter by any bank or financial institution or any other lender.

(g) Relationship with Struck off Companies

The company does not have transactions with companies struck off under section 248 of the companies act, 2013 or section 560 of the companies act, 1956.

(h) Registration of charges or satisfaction with Registrar of Companies (ROC)

The company does not have any charges or satisfaction, which is yet to be registered with ROC beyond the statutory period.

(i) Compliance with number of layers of companies

The Company is in compliance with number of layers of companies in accordance with clause 87 of Section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017

(j) Approved scheme of arrangements

The Company has not entered into any scheme of arrangement approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

(k) Utilization of Borrowed funds and share premium:

- (a) During the year, no funds have been advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) by the company to any other persons or entities, including foreign entities with the understanding whether recorded in writing or otherwise that



the Intermediary shall 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 to or on behalf of the Ultimate Beneficiaries.

- (b) During the year, the company has not received any fund from any persons or entities, including foreign entities (Funding Parties) with the understanding whether recorded in writing or otherwise that the company shall 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.

(I) Undisclosed Income

The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

(m) Details of Crypto Currency or Virtual Currency

The Company has not traded or invested in crypto currency or virtual currency during the financial year.

24: Statement of Management

- (a) The non current financial assets, current financial assets and other current assets are good and recoverable and are approximately of the values, if realized in the ordinary courses of business unless and to the extent stated otherwise in the Accounts. Provision for all known liabilities is adequate and not in excess of amount reasonably necessary. There are no contingent liabilities except those stated in the notes.
- (b) Balance Sheet, Statement of Profit and Loss, cash flow statement and change in equity read together with Notes to the accounts thereon, are drawn up so as to disclose the information required under the Companies Act, 2013 as well as give a true and fair view of the statement of affairs of the Company as at the end of the year and financial performance of the Company for the year under review.
- 25: The figures for the previous year have been regrouped / reclassified wherever necessary to make them comparable with the figures for the current year. Figures are rounded off to nearest rupees.

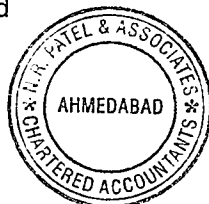
As per our attached report of even date.

FOR N.R. PATEL & ASSOCIATES
THE
Chartered Accountants
Registration no. 119638W

NAILESH PATEL
N Patel
Proprietor

Mem No: 107210

Date : 17th May, 2022
Place : Ahmedabad



FOR AND ON BEHALF OF
BOARD
Ankit Jain
ANKIT JAIN
Prakash Makwana
PRAKASH
MAKWANA

Director

DIN:08781707

Director

DIN:000008382

Date : 17th May, 2022
Place : Ahmedabad