

INDEPENDENT AUDITOR'S REPORT

To the Members of ESCORT DEVELOPERS PRIVATE LIMITED

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying Financial Statements of **ESCORT DEVELOPERS PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at March 31, 2023, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and 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, 2023, its profit including Other Comprehensive Income, its Cash Flows and the Statement of Changes in Equity for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SA") specified under Section 143(10) of the Act. 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 (ICAI) together with the ethical requirements that are relevant to our audit of the Financial Statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the Financial Statements.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board report, 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 on the other information that we obtained prior to the date of this auditor's report, 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.

Responsibilities of the Management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act, with respect to the preparation of these Financial Statements that give a true and fair view of the Financial Position, Financial Performance including other comprehensive income, cash flows and the statement of changes in equity of the Company in accordance with the Ind AS and other accounting principles generally accepted in India.

This responsibility also includes maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of the appropriate accounting policies; making judgements 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 fair presentation of the Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Financial Statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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 Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by 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 Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.
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 appears from our examination of those books;
- c) The Balance Sheet, Statement of Profit and Loss including Other Comprehensive Income , the Cash Flow Statement and Statement of Changes in Equity dealt with by this report are in agreement with the books of account;
- d) In our opinion, the aforesaid Financial Statements comply with the Ind AS specified under Section 133 of the Act;
- e) On the basis of written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164(2) of the Act;
- f) With respect to the adequacy of the internal financial controls over financial reporting of the Company with reference to these Financial Statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting with reference to these Financial Statements;
- g) With respect to the other matters to be included in the Auditor's Report in accordance with Rules 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company does not have any pending litigations which would impact on its financial position;
 - 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) Management has represented to us that, to the best of it's knowledge and belief, other than as disclosed in the notes to the accounts 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 persons or entities, 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;



(b) Management has represented to us that, to the best of it's knowledge and belief, other than as disclosed in the notes to the accounts 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

(c) based on our audit procedure conducted that are considered reasonable and appropriate in the circumstances, nothing has come to our attention that cause us to believe that the representation given by the management under paragraph (2) (g) (iv) (a) & (b) contain any material misstatement.

- v. The Company has not declared or paid any dividend during the year.
- vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company with effect from April 1, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

For **Pathak H.D. & Associates LLP**
Chartered Accountants
Firm Registration No. 107783W/W100593



Ashutosh Jethlia

Ashutosh Jethlia

Partner

Membership No. 136007

UDIN:-23136007BGQIXS7060

Place- Mumbai

Date: 19th May, 2023

“ANNEXURE A” TO THE INDEPENDENT AUDITORS’ REPORT ON THE FINANCIAL STATEMENTS OF ESCORT DEVELOPERS PRIVATE LIMITED

(Referred to in Paragraph 1 under the heading of “Report on other legal and regulatory requirements” of our report of even date)

- i) As the Company does not have Property, Plant and Equipment and Intangible Assets during the year. Consequently, the requirement of clause (i) (a) to clause (i) (e) of paragraph 3 of the Order is not applicable to the Company.
- ii) (a) As the Company does not have Inventories during the year, clause (ii) (a) of paragraph 3 of the Order is not applicable to the Company.

(b) The Company has not availed any working capital limits from banks or financial institutions during the year on the basis of security of current assets. Consequently, the requirement of clause (ii) (b) of paragraph 3 of the Order is not applicable to the Company.
- iii) With respect to investments made in or any guarantee or security provided or any loans or advances in the nature of loans, secured or unsecured, granted during the year by the Company to companies, firms, Limited Liability Partnerships or any other parties:-
 - a) As per the information and explanations given to us and books of accounts and records examined by us, during the year, the Company has not provided any guarantee or security and has not granted any advances in the nature of loans to companies, firms, Limited Liability Partnerships or any other entities. With respect to loans granted during the year:
 - i. Loan of Rs. 12,035.00 Lakhs has been granted to two entities during the year. The balances outstanding at balance sheet date with respect to such loans are Rs. 4,535.00 Lakhs.
 - b) In our opinion and according to information and explanations given us and on the basis of our audit procedures, the investments made and the terms and conditions of all loans made by the Company are not prejudicial to the Company’s interest. The Company has not provided any guarantees or given security and has not granted any advances in the nature of loans during the year.
 - c) According to the books of accounts and records examined by us in respect of the loans, where the schedule of repayment of principal and payment of interest has been stipulated, the repayments or receipts are regular.
 - d) In respect of the said loans and interest thereon, there are no overdue amounts.



- e) In our opinion and according to information and explanation given and books of accounts and records examined by us, loans granted which has fallen due during the year has not been renewed or extended or no fresh loans has been granted to settle the over dues of existing loans given to the same parties.
- f) In our opinion and according to information and explanation given and records examined by us, the Company has not granted any loans either repayable on demand or without specifying any terms or period of repayment.
- iv) The Company has not directly or indirectly advanced loan to the person or given guarantees or securities in connection with the loan taken by persons covered under Section 185 of the Act. The Company has complied with the provisions of the Section 186 of the Act, in respect of investments, and loans given.
- v) According to the information and explanations given to us, the Company has not accepted any deposits and there are no amounts which are deemed to be deposit, within the meaning of provisions of Section 73 to 76 or any other relevant provisions of the Act and the rules framed there under. Therefore, the clause (v) of paragraph 3 of the Order is not applicable to the Company.
- vi) To the best of our knowledge and explanations given to us, the Central Government has not prescribed the maintenance of cost records under sub section (1) of Section 148 of the Act in respect of the activities undertaken by the Company.
- vii) In respect of Statutory dues :
- a) According to the records of the Company, undisputed statutory dues including goods and service tax, provident fund, employees' state insurance, income tax, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues as applicable to it have been regularly deposited with appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the aforesaid dues, were outstanding as at March 31, 2023 for a period of more than six months from the date they became payable.
- b) According to the information and explanations given to us, there are no dues of goods and service tax, provident fund, employees' state insurance, income tax, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues as applicable to it, which have not been deposited as on March 31, 2023 on account of any dispute.
- viii) According to the information and explanations given to us, there are no transactions which have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961(43 of 1961). Consequently, the requirement of clause (viii) of paragraph 3 of the Order is not applicable to the Company.



- ix) (a) In our opinion and according to the information and explanations given and books of accounts and records examined by us, the Company has not defaulted in repayment of dues of debenture holder or in the payment of interest thereon.
- (b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (c) According to the information and explanations given to us, the Company has not raised money by way of term loan.
- (d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the Financial Statements of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.
- (e) As the Company has no subsidiaries, associates or joint ventures, hence clause (ix) (e) and (ix) (f) of paragraph 3 of the Order is not applicable to the Company.
- x) (a) The Company has not raised money by way of initial public offer or further public offer (including debt instruments) and hence clause (x) (a) of paragraph 3 of the Order is not applicable to the Company.
- (b) In our opinion and according to the information and explanations given to us, 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) Based on the audit procedures performed for the purpose of reporting the true and fair view of the Financial Statements and as per information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the year.
- (b) In our opinion and according to the information and explanations given to us and as represented to us by the Management, there are no reports under sub-section (12) of Section 143 of the Companies Act, 2013 has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As represented to us by the Management, there are no whistle blower complaints received by the Company during the year.
- xii) In our opinion Company is not a Nidhi Company. Therefore, the provisions of clause (xii) of paragraph 3 of the Order are not applicable to the Company.
- xiii) (a) In our opinion and according to the information and explanations given to us, Section 177 of the Act is not applicable to the Company.



- (b) In our opinion and according to the information and explanations given to us, Company is in compliance with the Section 188 of the Companies Act, 2013 and requisite details have been disclosed in the financial statements.
- xiv) In our opinion and based on our examination, the Company doesn't have an internal audit system and is not required to have an internal audit system as per provisions of the Companies Act, 2013. Consequently, the provisions of clause (xiv) (a) to (xiv) (b) of paragraph 3 of the Order are not applicable to the Company.
- xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transaction with the directors or persons connected with him and covered under Section 192 of the Act. Hence, clause (xv) of the paragraph 3 of the Order is not applicable to the Company.
- xvi) (a) According to the information and explanations provided to us and as explained in Note No. 24 of the financial statements, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.
- (b) In our opinion, and according to the information and explanations provided to us and on the basis of our audit procedures, the Company has not conducted any Non-Banking Financial or Housing Finance activities during the year as per the Reserve bank of India Act 1934.
- (c) In our opinion, and according to the information and explanations provided to us, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.
- (d) The Group does not have any Core Investment Company (CIC) as part of the Group as per the definition of Group contained in the Core Investment Companies (Reserve Bank) Directions, 2016 and hence the reporting under clause (xvi)(d) of the Order is not applicable.
- xvii) The Company has not incurred cash losses during the financial year covered by the audit and in the immediately preceding financial year.
- xviii) There has been no resignation of the statutory auditors during the year and accordingly this clause is not applicable.
- 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 supporting the assumptions,



Pathak H.D. & Associates LLP

Chartered Accountants

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 facts 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 provisions of Section 135 of the Companies Act, 2013 are not applicable to the Company; hence clause 3 (xx) (a) and 3 (xx) (b) are not applicable to the Company.

For **Pathak H.D. & Associates LLP**
Chartered Accountants
Firm Registration No. 107783W/W100593



Ashutosh Jethlia

Partner

Membership No. 136007

UDIN:-23136007BGQIXS7060

Place- Mumbai

Date: 19th May, 2023



ANNEXURE "B" TO THE INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL STATEMENTS OF ESCORT DEVELOPERS PRIVATE LIMITED

(Referred to in paragraph 2 (f) under 'Report on Other Legal and Regulatory Requirements' of our report of even date)

Report on the Internal Financial Controls Over Financial Reporting under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of **ESCORT DEVELOPERS PRIVATE LIMITED** ("the Company") as of March 31, 2023 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 (the "Guidance Note") 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 Act.

Auditor's Responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting with reference to these Financial Statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting with reference to these Financial Statements, assessing the risk that a material weakness exists, and testing and evaluating the design and



operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the Financial Statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls Over Financial Reporting With Reference To These Financial Statements

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

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



Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls over financial reporting with reference to these Financial Statements and such internal financial controls over financial reporting with reference to these Financial Statements were operating effectively as at March 31, 2023, 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 issued by ICAI.

For Pathak H.D. & Associates LLP
Chartered Accountants
Firm Registration No. 107783W/W100593



Ashutosh Jethlia

Partner

Membership No. 136007

UDIN:-23136007BGQIXS7060

Place- Mumbai

Date: 19th May, 2023



ESCORT DEVELOPERS PRIVATE LIMITED
[CIN : U45400MH2007PTC171778]

Balance Sheet as at 31st March, 2023

Particulars	Notes	(₹ in Lakhs)	
		As at 31st March, 2023	As at 31st March, 2022
ASSETS			
Non-Current Assets			
Financial assets			
Investments	3	1,235.08	35.08
Total Non-Current Assets		1,235.08	35.08
Current Assets			
Financial assets			
Investments	4	-	349.15
Cash and cash equivalents	5	26.34	58.95
Loans	6	4,535.00	-
Other financial assets	7	163.01	0.01
Current tax assets (net)	8	-	0.16
Other current assets	9	0.30	0.05
Total Current Assets		4,724.65	408.32
Total Assets		5,959.73	443.40
EQUITY AND LIABILITIES			
Equity			
Equity share capital	10	5.00	5.00
Other equity	11	5,954.11	437.81
Total equity		5,959.11	442.81
Liabilities			
Current Liabilities			
Current tax liabilities	12	0.08	-
Other current liabilities	13	0.54	0.59
Total Current Liabilities		0.62	0.59
Total Equity and Liabilities		5,959.73	443.40

Significant Accounting Policies and Notes to the Financial Statements 1 to 33

As per our report of even date

For Pathak H. D. & Associates LLP

Chartered Accountants

Firm Registration No. : 107783W/W100593

Ashutosh Jethlia

Ashutosh Jethlia
Partner
Membership No. 136007



Place: Mumbai
Date: 19th May, 2023

For and on behalf of the Board of Directors

Rubina Abdul Mustufa

Rubina Abdul Mustufa
Director
[DIN: 08727643]

Vishal Mehta

Vishal Mehta
Director
[DIN: 06790908]




ESCORT DEVELOPERS PRIVATE LIMITED
[CIN : U45400MH2007PTC171778]

Statement of Profit and Loss for the year ended 31st March, 2023

Particulars	Notes	(₹ in Lakhs)	
		Year Ended 31st March, 2023	Year Ended 31st March, 2022
Revenue:			
Revenue from operations	14	-	3.75
Other income	15	486.95	3.40
Net gain on derecognition of financial instruments under cost category (refer note 23)		6,479.85	-
Net gain on fair value changes	16	44.17	-
Total Revenue		7,010.97	7.15
Expenses			
Finance costs	17	0.00	0.02
Other expenses	18	0.85	0.79
Total expenses		0.85	0.81
Profit Before Tax		7,010.12	6.34
Tax Expense			
Current Tax	19	1,493.60	1.60
Short / (Excess) Provision For Earlier Years		0.22	0.10
		1,493.82	1.70
Profit After Tax		5,516.30	4.64
Other Comprehensive Income			
Items that will not be reclassified to Statement of Profit and Loss (net of tax)		-	-
Items that will be reclassified to Statement of Profit and Loss (net of tax)		-	-
Total Other Comprehensive Income		-	-
Total Comprehensive Income		5,516.30	4.64
Earnings per equity share (Face value of ₹10 each):			
Basic	25	11,032.60	9.28
Diluted		755.66	0.64
Significant Accounting Policies and Notes to the Financial Statements	1 to 33		

As per our report of even date
For Pathak H. D. & Associates LLP
Chartered Accountants
Firm Registration No. : 107783W/W100593

For and on behalf of the Board of Directors


Ashutosh Jethlia
Partner
Membership No. 136007




Rubina Abdul Mustufa
Director
[DIN: 08727643]


Vishal Mehta
Director
[DIN: 06790908]

Place: Mumbai
Date: 19th May, 2023

Cash Flow Statement for the year ended 31st March, 2023

Particulars	(₹ in Lakhs)	
	Year Ended 31st March, 2023	Year Ended 31st March, 2022
A Cash flow from Operating Activities:		
Net Profit before tax as per statement of profit and loss	7,010.12	6.34
Adjustments for :		
Net gain on derecognition of financial instruments under cost category	(6,479.85)	-
Net gain on fair value changes	(44.17)	-
Interest on Optionally Convertible Debentures	0.00	0.00
Interest on Intercompany Deposit	(486.40)	(2.98)
Interest on Fixed Deposit	(0.55)	(0.42)
Interest on Optionally Fully Convertible Debentures	0.00	0.00
Interest on income tax	-	0.02
Operating Cashflow before Working Capital Changes	(0.85)	2.96
Adjusted for:		
Decrease / (Increase) in other current assets	(0.25)	(0.05)
(Decrease) / Increase in current liabilities	(0.05)	-
Cash generated from operations	(1.15)	2.91
Less: Taxes Paid	(1,493.58)	(1.69)
Net Cash (used in) / generated from Operating Activities	(1,494.73)	1.22
B Cashflow from Investing Activities:		
Interest received on Inter Corporate Deposits	323.45	5.73
Interest received on Optionally Convertible Debentures	0.00	0.00
Interest received on Fixed Deposit	0.50	0.46
Purchase of other Investments	(6,500.00)	-
Proceeds from Sale of Investment in Subsidiaries and Associates	6,829.00	-
Proceeds from Sale of other Investment	6,544.17	-
Inter Corporate Deposits repaid	-	35.00
Inter Corporate Deposits Given	(4,535.00)	-
Investment in Optionally Convertible Debentures	(1,200.00)	-
Net Cash (used in) / generated from Investing Activities	1,462.12	41.19
C Cashflow from Financing Activities:		
Interest on Optionally Fully Convertible Debentures	0.00	0.00
Net Cash (used in) / generated from Financing Activities	0.00	0.00
Net (Decrease) / Increase in Cash and Cash Equivalents	(32.61)	42.41
Cash and Cash Equivalents at the Beginning of the Year	58.95	16.54
Cash and Cash Equivalents at the End of the Year (refer note 5)	26.34	58.95

The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (Ind AS-7) - Statement of Cash Flow.

As per our report of even date

For Pathak H. D. & Associates LLP

Chartered Accountants

Firm Registration No. : 107783W/W100593

For and on behalf of the Board of Directors



Ashutosh Jethlia

Partner

Membership No. 136007





Rubina Abdul Mustufa

Director

[DIN: 08727643]



Vishal Mehta

Director

[DIN: 06790908]

Place: Mumbai

Date: 19th May, 2023



Statement of Changes in Equity for the year ended 31st March, 2023

(₹ in Lakhs)

a Equity share capital

Balance as at 1st April, 2022	Changes in equity share capital due to prior period errors	Restated balance as at 1st April, 2022	Changes in equity share capital during the year	Balance as at 31st March, 2023
5.00	-	5.00	-	5.00


Balance as at 1st April, 2021	Changes in equity share capital due to prior period errors	Restated balance as at 1st April, 2021	Changes in equity share capital during the year	Balance as at 31st March, 2022
5.00	-	5.00	-	5.00

b Other equity

Particulars	Reserves and Surplus		Instrument classified as Equity	Total other equity
	Securities Premium Account	Retained earnings		
As at 1st April, 2021	313.60	51.57	68.00	433.17
Changes in accounting policy / prior period errors	-	-	-	-
Restated balance as at 1st April, 2021	313.60	51.57	68.00	433.17
Profit for the year	-	4.64	-	4.64
Other Comprehensive Income	-	-	-	-
Total Comprehensive Income for the Year	-	4.64	-	4.64
Balance as at 31st March, 2022	313.60	56.21	68.00	437.81
Changes in accounting policy / prior period errors	-	-	-	-
Restated balance as at 1st April, 2022	313.60	56.21	68.00	437.81
Profit for the year	-	5,516.30	-	5,516.30
Other Comprehensive Income	-	-	-	-
Total Comprehensive Income for the Year	-	5,516.30	-	5,516.30
Balance as at 31st March, 2023	313.60	5,572.51	68.00	5,954.11

As per our report of even date
For Pathak H. D. & Associates LLP
Chartered Accountants
Firm Registration No. : 107783W/W100593

For and on behalf of the Board of Directors


Ashutosh Jethlia
Partner
Membership No. 136007




Rubina Abdul Mustufa
Director
[DIN: 08727643]


Vishal Mehta
Director
[DIN: 06790908]



Place: Mumbai
Date: 19th May, 2023

1 COMPANY OVERVIEW

Escort Developers Private Limited ("the Company") is a private limited company incorporated and domiciled in India under Companies Act, 1956 and existing under the Companies Act, 2013. The registered office of the Company is located at 111, Maker Chamber IV, 11th Floor, Nariman Point, Mumbai-400021. The Company is a wholly owned subsidiary of Crest Ventures Limited, a Non Banking Financial Company registered with the Reserve Bank of India and listed on the BSE Limited (BSE) and National Stock Exchange of India Limited (NSE). The Company is primarily engaged in the business of real estate development and related services.

The audited financial statements of the Company were subject to approval of Board of Directors. On 19th May, 2023, the Board of Directors of the Company approved and recommended the audited financial statements for consideration and adoption by the shareholders in its Annual General Meeting.

2 SIGNIFICANT ACCOUNTING POLICIES:

2.1 Basis of Preparation & Presentation

The financial statements of the Company have been prepared to comply with the Indian Accounting standards ('Ind AS'), including the Accounting Standards notified under the relevant provisions of the Companies Act, 2013 (as amended from time to time) and presentations requirements of Division II of Schedule III to the Companies Act, 2013, (Ind AS Compliant Schedule III) as amended time to time.

The financial statements have been prepared on accrual basis of accounting using historical cost basis.

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013. The Company considers twelve months to be its normal operating cycle.

The Company's financial statements are presented in Indian Rupees (₹), which is also its functional currency and all values are rounded to the nearest Lakhs (₹00,000), except when otherwise indicated. Amount in zero (0.00) represents amount below ₹1,00,000.

2.2 Use of Estimates

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management of the Company to make judgments, estimates and assumptions that affect the reported amounts of assets and liabilities, disclosures including disclosures of contingent assets and contingent liabilities as at the date of financial statements and the reported amounts of revenues and expenses during the period. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in future periods which are affected.

2.3 Measurement of Fair Values

The Company's accounting policies and disclosures require the measurement of fair values for financial instruments.

The Company has an established control framework with respect to the measurement of fair values. The management regularly reviews significant unobservable inputs and valuation adjustments.

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

Level 1: quoted prices in active markets for identical financial assets or financial liabilities.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the financial asset or financial liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: inputs for the financial asset or financial liability that are not based on observable market data.

If the inputs used to measure the fair value of an financial asset or a financial liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.



2.4 Significant management judgement in applying accounting policies:

i Financial Instruments

(a) Financial Assets

Initial recognition and measurement:

The Company recognizes a financial asset in its balance sheet when it becomes party to the contractual provisions of the instrument. All financial assets are initially recognized at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets, which are not at fair value through profit or loss, are adjusted to the fair value on initial recognition. However, trade receivables that do not contain a significant financing component are measured at transaction price.

Subsequent measurement:

- Financial assets carried at amortised cost (AC)

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

- Financial assets at fair value through other comprehensive income (FVTOCI)

Financial asset is measured at FVTOCI if it is held within a business model 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.

- Financial assets at fair value through profit or loss (FVTPL)

A financial asset which is not classified in any of the above categories are measured at FVTPL.

Investment in subsidiaries, Associates and Joint Ventures:

The Company has accounted for its investments in subsidiaries, associates and joint venture at cost.

Impairment of financial assets:

The Company uses 'Expected Credit Loss' (ECL) model, for evaluating impairment of financial assets other than those measured at fair value through profit and loss (FVTPL).

Expected credit losses are measured through a loss allowance at an amount equal to:

Losses that result from those default events on the financial instrument that are possible within 12 months after the reporting date; or losses that result from all possible default events over the life of the financial instrument.

In case of trade receivables and loans receivables, the Company follows a simplified approach wherein an amount equal to lifetime ECL is measured and recognized as loss allowance.

For other assets, the Company uses 12 month ECL to provide for impairment loss where there is no significant increase in credit risk. If there is significant increase in credit risk full lifetime ECL is used.

(b) Financial Liabilities

Initial recognition and measurement:

The Company recognizes a financial liability in its balance sheet when it becomes party to the contractual provisions of the instrument. All financial liabilities are recognised initially at fair value, in the case of loans, borrowings and payables, net of directly attributable transaction costs.

Subsequent measurement:

Financial liabilities are carried at amortized cost using the effective interest 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.

(c) Derecognition of financial instruments:

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under Indian Accounting Standard (Ind AS) 109 "Financial Instruments". A financial liability (or a part of a financial liability) is derecognized from the Company's Balance Sheet when the obligation specified in the contract is discharged or cancelled or expires.



ii Income Taxes

The tax expense for the period comprises current and deferred tax. Tax is recognised in Statement of Profit and Loss, except to the extent that it relates to items recognised in the comprehensive income or in equity. In which case, the tax is also recognised in other comprehensive income or equity.

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities, based on tax rates and laws that are enacted or substantively enacted at the Balance sheet date.

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

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

Minimum Alternate Tax (MAT) paid in accordance to the tax laws, which gives rise to future economic benefits in the form of adjustments of future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax. Accordingly, MAT is recognised as an asset in the balance sheet when it is probable that the future economic benefit associated with it will flow to the Company and the asset can be measured reliably. Such asset is reviewed at each Balance Sheet date and the carrying amount of the MAT credit asset is written down to the extent there is no longer a convincing evidence to the effect that the company will pay normal income tax during the specified period.

iii Cash and cash equivalents

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

iv Revenue Recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured and there exists reasonable certainty of its recovery.

Fee and service income are measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government if any.

Interest income on financial instruments at amortised cost is recognised on a time proportion basis taking into account the amount outstanding and the effective interest rate ("EIR") applicable. The EIR is the rate that exactly discounts estimated future cash flows of the financial instrument through the expected life of the financial instrument or, where appropriate a, shorter period, to the net carrying amount of the financial instrument. The future cash flows are estimated taking into account all the contractual terms of the instrument.

v Impairment of non-financial assets

At the end of each reporting period, the Company reviews the carrying amounts of non-financial assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing the value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in the Statement of Profit and Loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

When an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately in the Statement of Profit and Loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.



vi Borrowings Cost

Borrowing cost attributable to acquisition and construction of qualifying assets are capitalised as a part of the cost of such assets up to the date when such assets are ready for its intended use.

Other borrowing costs are charged to the Statement of Profit and Loss in the period in which they are incurred.

vii Provisions, Contingent Liabilities and Contingent Assets

Provisions are recognised in the balance sheet when the Company has a present obligation as a result of a past event, which is expected to result in an outflow of resources embodying economic benefits which can be reliably estimated. Each provision is based on the best estimate of the expenditure required to settle the present obligation at the balance sheet date. Where the time value of money is material, provisions are measured on a discounted basis.

Contingent liability is disclosed in case of a present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation and a present obligation arising from past events, when no reliable estimate is possible.

Contingent assets are not recognised in the financial statements.

viii Earnings Per Share

The Company reports basic and diluted earnings per equity share. Basic earnings per equity share have been computed by dividing net profit / loss attributable to the equity share holders for the year by the weighted average number of equity shares outstanding during the year.

Diluted earnings per equity share have been computed by dividing the net profit attributable to the equity share holders after giving impact of dilutive potential equity shares for the year by the weighted average number of equity shares and dilutive potential equity shares outstanding during the year.

2.5 Significant management assumptions and judgements:

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

i Investments in Associates:

The Company along with its holding company i.e. Crest Ventures Limited (CVL) holds half of the equity shareholding in the following entities. The Company been a wholly owned subsidiary of CVL, along with CVL is able to exercise significant influence over the financial and operating decision of these entities. The Board of Directors of the Company acts according the direction issued by the Board of it's holding company i.e. CVL. Hence the investments in the following entities held by the Company are been accounted as per the "Investment in subsidiaries, Associates and Joint Venture" policy as undertaken by its holding company.

1. Starboard Hotels Private Limited
2. Classic Housing Projects Private Limited
3. Classic Mall Development Company Limited (Upto 5th May,2022)

ii Standard issued but not effective

On 31st March, 2023, the Ministry of Corporate Affairs (MCA) has notified Companies (Indian Accounting Standards) Amendment Rules, 2023. This notification has resulted into amendments in the following existing accounting standards which are applicable to the Company from 1st April, 2023.

Ind AS 1 - Presentation of Financial Statement

Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors

Ind AS 12 – Income Taxes

Ind AS 34 - Interim Financial Reporting

Ind AS 101 – First time adoption of Ind AS

Ind AS 102 – Share-based Payment

Ind AS 103 – Business Combination

Ind AS 107 – Financial Instruments: Disclosures

Ind AS 109 – Financial Instruments

Ind AS 115 - Revenue from Contracts with Customers

Application of above standards are not expected to have any significant impact on the Company's financial statements.



	As at 31st March, 2023			(₹ in Lakhs) As at 31st March, 2022	
3 Non-Current Investments					
At Cost	Face Value	Holding	Value	Holding	Value
A. Investments in Equity Instruments of associate Companies					
- unquoted, fully paid up					
Starboard Hotels Private Limited	10	626	0.06	626	0.06
Classic Housing Projects Private Limited	10	209	0.02	209	0.02
B. Investments in Debt Instruments of associate Companies					
- unquoted, fully paid up					
0.0001% Series B Optionally Convertible Debentures of Classic Housing Projects Private Limited	100	25,000	25.00	25,000	25.00
0.0001% Series C Optionally Convertible Debentures of Classic Housing Projects Private Limited	100	10,000	10.00	10,000	10.00
0.0001% Optionally Convertible Debentures of Starboard Hotels Private Limited	10	1,20,00,000	1,200.00	-	-
Total			1,235.08		35.08
(a) Total Investment at Fair Value through Other Comprehensive Income			-		-
Total Investment at Cost			1,235.08		35.08
Total Investment at Amortised cost			-		-
Total Investment at Fair Value through Profit and Loss			-		-
(b) Investments in India			1,235.08		35.08
Investments outside India			-		-
4 Current Investments					
At Cost	Face Value	Holding	Value	Holding	Value
A. Investments in Equity Instruments of associate Companies					
- unquoted, fully paid up					
Classic Mall Development Company Limited (refer note 23)	10	-	-	2,80,824	349.15
Total			-		349.15
(a) Total Investment at Fair Value through Other Comprehensive Income			-		-
Total Investment at Cost			-		349.15
Total Investment at Amortised cost			-		-
Total Investment at Fair Value through Profit and Loss			-		-
(b) Investments in India			-		-
Investments outside India			-		-



	As at 31st March, 2023	(₹ in Lakhs) As at 31st March, 2022
5 Cash and cash equivalents		
Cash on hand	0.15	0.02
Balances with banks		
- in current accounts	11.81	7.29
- Deposit with maturity less than three months	14.38	13.96
Cheques on hand	-	37.68
Total	26.34	58.95
6 Loans (Unsecured and considered good)		
Intercompany Deposits to others	4,535.00	-
Total	4,535.00	-
7 Other financial assets		
Accrued interest	163.01	0.01
Total	163.01	0.01
8 Current tax assets		
Advance tax (net of provisions)	-	0.16
Total	-	0.16
9 Other current assets		
Prepaid expenses	0.10	0.05
Other advances	0.20	-
Total	0.30	0.05



Notes to the Financial Statements for the Year Ended 31st March, 2023

	As at 31st March, 2023	(₹ in Lakhs) As at 31st March, 2022
10 Equity share capital		
Authorised		
50,000 (As at 31st March, 2022: 50,000) equity shares of ₹10/- each	5.00	5.00
Issued, subscribed and fully paid up		
50,000 (As at 31st March, 2022: 50,000) equity shares of ₹10/- each fully paid up	5.00	5.00
Total	5.00	5.00

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

Particulars	As at 31st March, 2023	As at 31st March, 2022
Equity shares at the beginning of the year (nos.)	50,000	50,000
Add : shares issued during the year (nos.)	-	-
Less : shares bought back during the year (nos.)	-	-
Equity shares at the end of the year (nos.)	50,000	50,000

(b) Details of shareholders holding more than 5% shares in the Company

Name of Shareholder	As at 31st March, 2023	As at 31st March, 2022
Crest Ventures Limited (Including 1 Equity Share held by an individual as a nominee of Crest Ventures Limited)	50,000	50,000

(c) The details of shares held by Holding Company:

Name of Shareholder	As at 31st March, 2023	As at 31st March, 2022
Crest Ventures Limited	50,000	50,000

(d) The details of shareholding of the promoters in the Company:

Promoter Name	As at 31st March, 2023		
	No. of Shares held	% of Total Shares	% Change during the Year
Crest Ventures Limited	50,000	100%	-
Promoter Name	As at 31st March, 2022		
	No. of Shares held	% of Total Shares	% Change during the Year
Crest Ventures Limited	50,000	100%	-

(e) 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 dividend proposed by Board of Directors, if any, is subject to approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive the remaining assets of the Company in the same proportion as the capital paid-up on the equity shares held by them bears to the total paid-up equity share capital of the Company.



	As at 31st March, 2023	(₹ in Lakhs) As at 31st March, 2022
11 Other equity		
(a) Securities premium account	313.60	313.60
(b) Retained earnings		
Opening balance as per last balance sheet	56.21	51.57
Additions during the year		
Profit for the year	5,516.30	4.64
Closing balance	<u>5,572.51</u>	<u>56.21</u>
(c) Items of Other Components of Equity		
Instruments classified as Equity		
68,000 (As at 31st March, 2022: 68,000) Optionally Fully Convertible Debentures of ₹100/- each fully paid up (refer note c below)	68.00	68.00
Closing balance	<u>68.00</u>	<u>68.00</u>
Total	<u><u>5,954.11</u></u>	<u><u>437.81</u></u>

Nature and purpose of other equity:

(a) Securities premium account

Securities premium account is used to record the premium on issue of shares. The reserve is utilised in accordance with the provision of the Companies Act, 2013.

(b) Retained earnings

Retained earnings represents profits that the company earned till date, less any transfers to Reserves, Dividends and other distributions paid to the shareholders.

(c) Instruments classified as Equity - Optionally Fully Convertible Debentures

Each 0.0001% Optionally Fully Convertible Debentures ("OFCDs") having face value of ₹100/- shall be converted into 10 fully paid up equity shares each on the date of conversion. The issuer shall have the option to convert the OFCD's into equity shares of the Company at any time during the tenure of the OFCD's i.e. 10 years from date of allotment i.e. 30th May, 2014.

12 Current tax liabilities (net)

Provision for tax (net of advance tax)	0.08	-
Total	<u><u>0.08</u></u>	<u><u>-</u></u>

13 Other current liabilities

Statutory dues	-	0.05
Provision for expenses	0.54	0.54
Total	<u><u>0.54</u></u>	<u><u>0.59</u></u>



	Year Ended 31st March, 2023	(₹ in Lakhs) Year Ended 31st March, 2022
14 Revenue from Operations		
Services charged	-	3.75
Total	-	3.75
15 Other Income		
Interest on financial assets at amortised Cost:		
Interest on Inter Corporate Deposits	486.40	2.98
Interest on Optionally Convertible Debentures	0.00	0.00
Interest on Fixed Deposit	0.55	0.42
Total	486.95	3.40
16 Net gain on fair value changes		
Investment designated at fair value through profit and loss:		
Realised gain on sale of mutual fund investment	44.17	-
Total	44.17	-
17 Finance Costs		
Interest on Optionally Fully Convertible Debentures	0.00	0.00
Interest on income tax	-	0.02
Total	0.00	0.02
18 Other Expenses		
Payment to Auditors		
Towards Audit Fees	0.59	0.59
Professional Fees	0.12	0.12
General Expenses	0.14	0.08
Total	0.85	0.79
19 Taxation		
(a) Income tax related to items charged or credited to profit or loss during the year:		
Statement of Profit or Loss		
Current Income Tax	1,493.60	1.60
	1,493.60	1.60
Deferred Tax	-	-
Total Income Tax expenses	1,493.60	1.60
(b) Reconciliation of Current Tax expenses:		
Profit/(Loss) from continuing operations	7,010.12	6.34
Applicable Tax Rate	23.07%	25.17%
Computed tax expenses	1,617.21	1.60
Less: Tax effect of difference in capital gains	(123.61)	0.00
Total Income Tax expenses	1,493.60	1.60
Effective tax rate	21.31%	25.24%

20 There are no Micro and Small Enterprises, to whom the Company owes dues, which are outstanding for more than 45 days as at 31st March, 2023. The above information, regarding Micro and Small Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company. This has been relied upon by the Auditors.

21 Considering the nature of Company's business and operations, there are no separate reportable segments (business and/or geographical) in accordance with the requirements of Indian Accounting Standard 108 "Operating Segment".



Notes to the Financial Statements for the Year Ended 31st March, 2023

- 22 There have been no events after the reporting date that require disclosure in these financial statements.
- 23 The Company during the year liquidated its entire stake held in Classic Mall Development Company Limited consisting of 2,80,824 (Two Lakhs Eighty Thousand Eight Hundred and Twenty Four) Equity Shares amounting to ₹349.15 Lakhs for an aggregate consideration of ₹ 6829.00 Lakhs for which it has accounted for net gain on derecognition of financial instrument under cost category of Rs 6479.85 Lakhs during the year.
- 24 The Company during the year had received ₹6,829.00 Lakhs on liquidation of its investment in associate company viz. Classic Mall Development Company Limited and has temporary invested the funds in mutual funds and intercorporate deposits until the same is utilised towards the business purpose of the Company.

25 Earnings per share (EPS):

	Year Ended 31st March, 2023	Year Ended 31st March, 2022
Net Profit after tax as per Statement of Profit and Loss attributable to shareholder	5,516.30	4.64
Weighted Average number of Equity Shares used as denominator for calculating basic EPS	50,000	50,000
Basic EPS	11,032.60	9.28
Weighted Average number of Equity Shares used as denominator for calculating diluted	7,30,000	7,30,000
Diluted EPS	755.66	0.64
Face value per equity share	10	10

26 As Per Indian Accounting Standard 24 (Ind AS- 24) "Related Party Disclosures":

(i) List of related parties with whom transactions have taken place and relationships:

Name of the Related Party	Relationship
Crest Ventures Limited	Holding Company
Fine Estates Private Limited	Ultimate Holding Company
Classic Housing Projects Private Limited	Associate Company
Starboard Hotels Private Limited	Associate Company

(ii) Transactions during the year with related parties:

Particulars	Year Ended 31st March, 2023	Year Ended 31st March, 2022
<i>Crest Ventures Limited</i>		
Interest Expenses	0.00	0.00
<i>Classic Housing Projects Private Limited</i>		
Interest Income	0.00	0.00
<i>Starboard Hotels Private Limited</i>		
Subscription to Optionally Convertible Debentures	1,200.00	-
Interest Income	0.00	-

(iii) Closing Balance:

Particulars	As at 31st March, 2023	As at 31st March, 2022
<i>Crest Ventures Limited</i>		
Investment in Optionally Fully Convertible Debentures	34.00	34.00
Accrued interest payable	-	0.00
<i>Classic Housing Projects Private Limited</i>		
Investment in Optionally Convertible Debentures	35.00	35.00
Accrued interest receivable	0.00	0.00
<i>Starboard Hotels Private Limited</i>		
Investment in Optionally Convertible Debentures	1,200.00	-
Accrued interest receivable	0.00	-



Notes to the Financial Statements for the Year Ended 31st March, 2023

27 Additional information as required under Section 186 (4) of Companies Act, 2013 for the year ended 31st March, 2023:

(i) Details of acquisition of securities of any other Body Corporate is as under:

Name of Body Corporate	Type of Security	Amount in ₹ Lakhs
Starboards Hotels Private Limited	Debentures	1,200

(ii) Details of Loan given by the Company to the Body Corporate or a person during the year is as under.

Name of Body Corporate	Amount in ₹ Lakhs	Purpose
Brijwasi Securities Private Limited	2,035	Loan towards Genral Corporate Purpose
Surbhi Investment and Trading Private Limited	10,000	

(iii) No Guarantees or Security provided by the Company to a Body Corporate or a person during the year.

28 Summary of the financial ratio is as under:

Ratios	Year Ended	Year Ended	Variance
	31st March, 2023	31st March, 2022	
Current ratio (times) (refer note 1 below)	7670.38	100.30	7547.74%
Return on equity ratio (%) (refer note 2 below)	110326.00%	92.80%	118786.29%
Net profit ratio (%) (refer note 3 below)	78.68%	64.90%	21.23%
Return on capital employed (%) (refer note 4 below)	117.64%	1.43%	8116.25%
Debt-equity ratio	-	-	-
Debt service coverage ratio	-	-	-
Inventory turnover ratio	-	-	-
Trade receivables turnover ratio	-	-	-
Trade payables turnover ratio	-	-	-
Net capital turnover ratio	-	-	-
Return on investment (refer note 5 below)	48.78%	0.00%	100.00%

1) The current ratio has increased to 7670.38 during financial year 2022-23 from 100.26 in the previous financial year due to gain recognised on liquidation of investment in associate and subsequently increase in cashflow for year ended 31st March, 2023.

2) The return on equity ratio has increased to 110326% during financial year 2022-23 from 92.8% in the previous financial year due to gain recognised on liquidation of investment in associate and subsequently increase in profit after tax for year ended 31st March, 2023.

3) The net profit ratio has increased to 78.68% during financial year 2022-23 from 64.90% in the previous financial year due to gain recognised on liquidation of investment in associate and subsequently increase in profit after tax for year ended 31st March, 2023.

4) The return on capital employed has increased to 117.64% during financial year 2022-23 from 1.43% in the previous financial year due to gain recognised on liquidation of investment in associate and subsequently increase in profit after tax for year ended 31st March, 2023.

5) The return on Investment has increased to 48.78% during financial year 2022-23 from NIL in the previous financial year due to gain recognised on liquidation of investment in associate and sale of mutual fund investments.



Notes to the Financial Statements for the Year Ended 31st March, 2023

29 Fair Value of Financial Assets and Liabilities:

(a) Accounting classification and fair values

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy:

(₹ in Lakhs)

	As at 31st March, 2023				
	Carrying Value	Fair Value			
		Level 1	Level 2	Level 3	Total
Financial Assets					
At Amortised Cost					
Cash and cash equivalents	26.34	-	-	-	-
Loans	4,535.00	-	-	-	-
Other financial assets	163.01	-	-	-	-
Total	4,724.35	-	-	-	-
Financial Liabilities	-	-	-	-	-
Total	-	-	-	-	-
	As at 31st March, 2022				
	Carrying Value	Fair Value			
		Level 1	Level 2	Level 3	Total
Financial Assets					
At Amortised Cost					
Cash and cash equivalents	58.95	-	-	-	-
Loans	-	-	-	-	-
Other financial assets	0.01	-	-	-	-
Total	58.96	-	-	-	-
Financial Liabilities	-	-	-	-	-
Total	-	-	-	-	-

(b) Measurement of fair values

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions, regardless of whether that price is directly observable or estimated using a valuation technique. The Financial Instruments are measured subsequent to initial recognition at fair value, grouped into Level 1 to Level 3, as described below:

Level 1: quoted prices in active markets for identical assets or liabilities.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: inputs for the asset or liability that are not based on observable market data.

The management assessed that fair value of cash and cash equivalents, loans and other financial assets and liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

(c) Derivative Financial Instruments

The Company has not entered into any derivative financial contracts during the current and previous financial years.



Notes to the Financial Statements for the Year Ended 31st March, 2023

30 Financial Risk Management

The Company has exposure to the following risks arising from financial instruments:

- (i) Credit risk;
- (ii) Liquidity risk; and
- (iii) Market risk (including currency risk and interest rate risk)

The Company's management is overall responsible for identification, analysis and the mitigation of various risks faced by the Company. The Company follows the Holding Company's risk management policies which is established and reviewed by the Risk Management Committee established by the Board of Directors of the Holding Company.

The below mentioned notes explain the sources of risk to which the entity is exposed to and how the entity manages the risk.

(a) Credit Risk

Credit Risk refers to risk that a counter party will default on its contractual obligations resulting in financial loss to the Company. Credit risk arises primarily from financial assets such as investments, other balances with banks, loans and other receivables.

Cash and Cash equivalents and other financial assets

The Company maintains exposure in cash and cash equivalents and deposits with banks. Cash and cash equivalents and bank deposits are held with high rated banks/financial institutions and short term in nature, therefore credit risk is perceived to be low.

(b) Liquidity Risk

The Company's principal sources of liquidity are 'cash and cash equivalents' and cash flows that are generated from operations. The Company believes that its working capital is sufficient to meet the financial liabilities within maturity period. The Company has no borrowings.

(c) Market Risk

Market risk is the risk of loss of future earnings, fair values or future cash flows that may result from adverse changes in market rates and prices (such as equity price, interest rates etc.) or in the price of market risk-sensitive instruments as a result of such adverse changes in market rates and prices.

Interest Rate Risk

Interest rate risk arises from effects of fluctuation in prevailing levels of market interest rates on the fair value of Bonds / Debentures. Exposure to interest rate risk :

The loans, intercorporate deposits given by the Company are at a fixed interest rate. Since the Company does not have any financial assets or financial liabilities bearing floating interest rates, any change in interest rates at the reporting date would not have any significant impact on the financial statements of the Company.

Currency risk:

Currently company does not have transaction in foreign currencies and hence the company is not exposed to currency risk.

Price risk:

Price risk is the risk of fluctuations in the value of assets and liabilities as a result of changes in market prices of investments. The Company has not invested in equity securities of other entities and hence it is not exposed to equity price risk. The Company does not invest in commodities and is not exposed to commodity price risk.

31 Capital Management

The primary objective of the Company is to maximise shareholder value, provide benefits to other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

The Company has adequate cash and cash equivalents. The company monitors its capital by a careful scrutiny of the cash and cash equivalents and a regular assessment of any debt requirements. In the absence of any debt at the year end, the maintenance of debt equity ratio etc. may not be of any relevance to the Company.



Notes to the Financial Statements for the Year Ended 31st March, 2023

32 Additional disclosures required as per Schedule III to the Companies Act, 2013 vide Notification dated 24th March, 2021:

- a. There are no proceedings which have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.
- b. The Company has not been declared as Willful Defaulter by any Bank or Financial Institution or other Lender.
- c. As per section 248 of the Companies Act, 2013, there are no balances outstanding with struck off companies.
- d. The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - i. 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
 - ii. provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- e. The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that shall:
 - i. 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
 - ii. provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- f. The Company does not have any transactions 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 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961). Also, there are no previously unrecorded income and related assets that have been properly recorded in the books of account during the year.
- g. The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- h. The Schedule III requirements of the Companies Act, 2013 have been complied with to the extent applicable.

33 Previous year's figures have been regrouped and reclassified, wherever considered necessary, to correspond with current year's classification and disclosure.

As per our report of even date

For Pathak H. D. & Associates LLP

Chartered Accountants

Firm Registration No. : 107783W/W100593



Ashutosh Jethlia

Partner

Membership No. 136007



Place: Mumbai

Date: 19th May, 2023

For and on behalf of the Board of Directors



Rubina Abdul Mustufa

Director

[DIN: 08727643]



Vishal Mehta

Director

[DIN: 06790908]

