

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

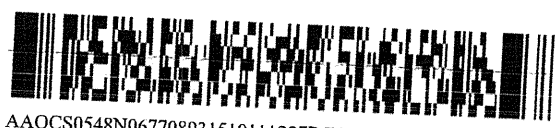
**Assessment Year
2022-23**

PAN	AAOCS0548N		
Name	SDNMKJ REALTY PRIVATE LIMITED		
Address	5-2-223 , GOKUL DISTILLERY ROAD , SECUNDERABAD , 36-Telangana , 91-India , 500003		
Status	Private Company		
Filed u/s	139(1) Return filed on or before due date	Form Number	ITR-6
		e-Filing Acknowledgement Number	770893151011122

Current Year business loss, if any	1	
Total Income		(
Book Profit under MAT, where applicable		3,14,00,300
Adjusted Total Income under AMT, where applicable	2	(
Net tax payable	3	(
Interest and Fee Payable	4	71,84,389
Total tax, interest and Fee payable	5	4,07,299
Taxes Paid	6	75,91,689
(+)Tax Payable /(-)Refundable (6-7)	7	75,91,689
Accreted Income as per section 115TD	8	(
Additional Tax payable u/s 115TD	9	(
Interest payable u/s 115TE	10	(
Additional Tax and interest payable	11	(
Tax and interest paid	12	(
(+)Tax Payable /(-)Refundable (12-13)	13	(
	14	(

return has been digitally signed by 'SOHAM SATISH MODI' in the capacity of 'Director' having PAN ABMPM6725H from IP address .83.133.24 on 01-Nov-2022
 © Sl. No. & Issuer 3097367 & 51172928CN=Capricorn CA 2014,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

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AAOCS0548N067708931510111227BC41AB6031AF484F67A6877F5EEBA8C8FDEF731

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name Of Assessee	: Sdnmkj Realty Private Limited		
PAN	: AAOCS0548N		
Office Address	: 5-2-223, Gokul Distillery Road, Secunderabad, Telangana-500003		
Status	: PUB NOT INT	Assessment Year	: 2022 - 2023
Ward No	: ACIT 3(1) HYDERABAD	Financial Year	: 2021 - 2022
D.O.I.	: 24/03/2010		
Phone No.	: 0-0	Mobile No.	: 9121282860
Email Address	: it_d@modiproperties.com		
Name Of Bank	: Kotak Mahindra Bank Limited		
Ifsc Code	: Kkbk0000554		
Address	: Secunderabad		
Account No.	: 1311514934		
Opted For Taxation U/s 115BAA	: Yes		
Return Import Date	: Original (Filing Date : 01/11/2022 & No. : 770893151011122) : Ais : 08-08-2022 12:21 Pm : 26as : 01-11-2022 05:45 Pm : Tis : 08-08-2022 12:21 Pm		

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession

0

<u>Sdnmkj Realty Private Limited</u>		
Profit Before Tax As Per Profit And Loss Account		41630393
Add :		
Depreciation Disallowed		
Share Of Income Tax	859834	
Disallowed U/s 37	755826	
	162095	1777755
		43408148
Less :		
Interest Income		
Profit On Sale Of Property	1593013	
Share Of Income From Firm	43846496	
Allowed Depreciation	584909	
	368023	-46392441
		-2984293
Out Of Loss Of Rs. 2984293, Unabsorbed Depreciation Is Rs. 368023 & Business Loss Is Rs. 2616270		
<u>Profit From Firm : Nilgiri Estates</u>		
Profit		584909
Less: Profit Exempt U/s 10(2A)		-584909
		32791579
<u>Capital Gains</u>		
Short Term Capital Gain		32791579
Long Term Capital Gain		Nil
		32791579
<u>Income From Other Sources</u>		
Interest On Fd - Kotak Mahindra Bank		1593013
Interest From Other Parties	412729	
Interest On It Refund	1178275	
Total	2009	
		1593013
<u>Inter-head Adjustment Of Losses U/s 71</u>		
Business Loss Set Off From Income From Other Sources		-1593013
Business Loss Set Off From Ltcg @ 20%		-1023257
Unabsorbed Depreciation Set Off From :		
Ltcg @ 20%		
		-368023
Gross Total Income		31400299
Total Income		31400299
Total Income Rounded Off U/s 288A		31400300

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. 1 @ 22%			Nil
Tax On Ltcg U/s 112 On Rs. 31400299		6280060	
Add: Surcharge @ 10%		6280060	
		628006	
Add: Health And Education Cess @ 4%		6908066	
		276323	
		7184389	
Less Tax Deducted At Source			
Section 194a: Other Interest	159101		
Section 194i(b): Section 194i(b)	934068		
Section 194-ia: Tds On Sale Of Immovable Property	1000000	2093169	
		5091220	
Add Interest Payable			
Interest U/s 234B			
Interest U/s 234C	356384		
	50912	407296	
		5498516	
Tax Rounded Off U/s 288B		5498520	
Less Self Assessment Tax U/s 140A			
0180005 - 02446 - 28-10-2022			
Tax Payable	5498520	5498520	Nil

INSTALLMENT WISE INCOME BIFURCATION

SN	Particular	Up to 15/6	Up to 15/9	Up to 15/12	Up to 15/3	Up to 31/3	Total
1	NORMAL INCOME						
	44AD/44ADA/44AE	1	1	1	1	1	1
	TOTAL NORMAL INCOME				0	0	0
2	LTCG/ DIVIDEND(20%)			1	1	1	1
	TOTAL SPECIAL INCOME	0	0	0	31400299	31400299	31400299
	*TOTAL INCOME	1	1	1	31400300	31400300	31400300

INCOME WISE ADVANCE TAX BIFURCATION

SN	Particular	Up To 15/6	Up to 15/9	Up to 15/12	Up to 15/3	Up to 31/3	Total
1	TAX ON LTCG/ DIVIDEND(20%)	0	0	0	6280060	6280060	6280060
	TAX + SURC + HECESS	0	0	0	7184388	7184388	7184388
	LESS: TDS/ TCS/ Rebate/ Relief/ Credit	2093168	2093168	2093168	2093168	2093168	2093168
	BALANCE TAX				5091220	5091220	5091220
	ADVANCE TAX PERCENTAGE (%)	15%	45%	75%	100%	100%	100%
	ADVANCE TAX LIABILITY	0	0	0	5091220	5091220	5091220

ADVANCE TAX INSTALLMENTS

Installment	Due Date	Due Installment		Minimum Advance Tax to be Paid to avoid Interest u/s 234C		Advance Tax Paid			Interest U/s 234C Payable on	Interest U/s 234C
		%	Amount	%	Amount	Date	Amount	Gross Amount		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)=(4-9)	(11)
Ist	15-06-2021	15%	0	12%	0	-	0	0	0	0
IInd	15-09-2021	45%	0	36%	0	-	0	0	0	0
IIIRD	15-12-2021	75%	0	75%	0	-	0	0	0	0
IVth	15-03-2022	100%	5091220	100%	5091220	-	0	0	5091220	50912

Details Of Bank Accounts

Name & Address Of The Bank Branch	Iifs Code	Account No.	Type Of Account	Status
Kotak Mahindra Bank Limited Secunderabad	KKBK0000554	1311540155	Current	
Hdfc Bank Hyderabad - Secunderabad	HDFC0000042	00422000029590	Current	

Information regarding Turnover/Gross Receipt Reported for GST

GSTR No.

Amount of turnover/Gross receipt as per the GST return filed

36AAOCS0548N1ZR

108860513

FIXED ASSETS

Block	Rate	WDV as on 01/04/2021 Rs.	Addition		Deduction Rs.	Total Rs.	Depreciation for the Year Rs.	WDV as on 31/03/2022 Rs.
			More than 180 Days Rs.	Less than 180 Days Rs.				
FURNITURE AND FITTINGS	10.00%	36,80,226.00	0.00	0.00	0.00	36,80,226.00	3,68,023.00	33,12,203.00
Total		36,80,226.00	0.00	0.00	0.00	36,80,226.00	3,68,023.00	33,12,203.00

As per Form 26AS [File Creation Date: 01-11-2022] last imported on 01-11-2022 05:45 PM

Details of Tax Deducted at Source on Income other than Salary

Sl. No.	Tax Deduction Account Number (TAN) of the Deductor	Unique TDS Certificate No.	Name and address of the Deductor	Amount paid /credited	Date of Payment /Credit	Total tax deducted	Amount claimed for this year	Head of Income	B/F C/F
194A : Other Interest									
1.	HYDB06032F		CRESCENTIA LABS PRIVATE LIMITED	238491	31/03/2022	23849	23849	OS	
Sub-Total (TAN)				238491		23849	23849		
1.	HYDG17575F		GV RESEARCH CENTERS PRIVATE LIMITED	91180	31/03/2022	9118	9118	OS	
Sub-Total (TAN)				91180		9118	9118		
1.	HYDG17681G		GV DISCOVERY CENTERS PRIVATE LIMITED	848606	31/03/2022	84861	84861	OS	
Sub-Total (TAN)				848606		84861	84861		
1.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	15445	31/03/2022	1545	1545	OS	
2.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	15445	31/03/2022	1545	1545	OS	
3.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	15445	31/03/2022	1545	1545	OS	
4.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	15445	31/03/2022	1545	1545	OS	
5.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	15445	31/03/2022	1545	1545	OS	
6.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	15445	31/03/2022	1544	1544	OS	
7.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	15445	31/03/2022	1544	1544	OS	
8.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	15445	31/03/2022	1544	1544	OS	
9.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	15445	31/03/2022	1544	1544	OS	
10.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	15445	31/03/2022	1544	1544	OS	
11.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	5479	07/03/2022	547	547	OS	
12.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	972	07/01/2022	98	98	OS	
13.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	993	28/12/2021	99	99	OS	
14.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	20343	28/12/2021	2035	2035	OS	
15.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	4966	28/12/2021	496	496	OS	
16.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	2979	28/12/2021	298	298	OS	
17.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	3082	17/12/2021	308	308	OS	
18.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	2740	15/12/2021	274	274	OS	
19.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	2192	15/12/2021	219	219	OS	
20.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	1678	20/11/2021	168	168	OS	
21.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	72348	13/11/2021	7235	7235	OS	
22.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	9606	08/11/2021	960	960	OS	
23.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	82018	15/08/2021	8202	8202	OS	
24.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	3842	07/07/2021	384	384	OS	
Sub-Total (TAN)				60486	17/05/2021	6049	6049	OS	
Total (Section)				412729		41273	41273		
194I(B) : SECTION 194I(B)									
1.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	380650	31/03/2022	38065	38065	BP	
2.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	397745	31/03/2022	39774	39774	BP	
3.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	380650	28/02/2022	38065	38065	BP	
4.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	397745	28/02/2022	39774	39774	BP	
5.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	380650	31/01/2022	38065	38065	BP	
6.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	397745	31/01/2022	39774	39774	BP	
7.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	380650	31/12/2021	38065	38065	BP	
8.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	397745	31/12/2021	39774	39774	BP	
9.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	380650	30/11/2021	38065	38065	BP	
10.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	397745	30/11/2021	39774	39774	BP	
11.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	380650	31/10/2021	38065	38065	BP	
12.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	397745	31/10/2021	39774	39774	BP	
13.	HYDK08750A		KFIN TECHNOLOGIES LIMITED	380650	30/09/2021	38065	38065	BP	

14.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	397745	30/09/2021	39774	39774	BP
15.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	380650	31/08/2021	38065	38065	BP
16.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	397745	31/08/2021	39774	39774	BP
17.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	380650	30/07/2021	38065	38065	BP
18.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	397745	30/07/2021	39774	39774	BP
19.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	380650	30/06/2021	38065	38065	BP
20.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	397745	30/06/2021	39774	39774	BP
21.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	380650	31/05/2021	38065	38065	BP
22.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	397745	31/05/2021	39774	39774	BP
23.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	380650	30/04/2021	38065	38065	BP
24.	HYDK08750A	KFIN TECHNOLOGIES LIMITED	397745	30/04/2021	39774	39774	BP
Total (Section)			9340740		934068	934068	
Grand Total			10931746		1093169	1093169	

Details of Tax Deducted at Source on Sale of Immovable Property u/s 194IA

Sr. No.	TDS Certificate Number	Name of Deductor	PAN of Deductor	Acknowledgement Number	Total Transaction Amount	Transaction Date	TDS Deposited / TDS B/F	Date of Deposit	Date of Deduction	TDS Credit Claimed in own hands
1	XQRTZEA	TECXXXXLAIR SOLUTIONS INDIA PRIVATE LIMITED	AAWCS4148 Q	BI3005122	100000000	09/02/2022	1000000	07/03/2022	09/02/2022	1000000
Grand Total					100000000		1000000			1000000

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	Interest & Late fee on Statutory Dues	12095.00
2	Donations	150000.00
Total		162095.00

STATEMENT OF SHORT TERM CAPITAL GAIN

Particular	Date of Purchase/Year	Date of Sale/Year	Sales Price	Purchase Cost	Transfer Expenses	Cost of Improvement	Exempt	Capital Gain	Stamp Value	Sale value
OFFICE C-4	17/07/2021	23/07/2021	7000000.00	7000000.00	0.00	0.00	0.00	0.00	7000000.00	7000000.00
Total			7000000.00	7000000.00	0.00	0.00	0.00	0.00	7000000.00	7000000.00

OFFICE C-4 - Value of property as per stamp valuation authority: 7000000

STATEMENT OF LONG TERM CAPITAL GAIN

Particular	Date of Purchase/Year	Date of Sale/Year	Sales Price	Indexed Cost	Transfer Expenses	Indexed Cost of Improvement	Exempt	Capital Gain	Stamp Value	Sale Value	Purchase Cost	Improvement Cost
RAMKY 3RD FLOOR	30/04/2016	11/02/2022	10000000.00	66120921.00	1087500.00	0.00	0.00	32791579.00	10000000.00	10000000.00	55066004.00	0.00
Total			10000000.00	66120921.00	1087500.00	0.00	0.00	32791579.00	10000000.00	10000000.00	55066004.00	0.00

RAMKY 3RD FLOOR - Value of property as per stamp valuation authority: 100000000; Cost: 55066004 * (317/264) = 66120921

Details of Taxpayer Information Summary

S. N.	Information Category	Income Head	Section	Processed Value	Derived Value	As per Computation/ ITR	Difference	As per 26AS	Difference
(1)	(2)	(3)	(4)	(5)	(6)	(7)=(5)-(6)	(8)	(9)=(8)-(6)	
1	Rent received	House Property		9340740	9340740	0.00	9340740.00		
2	Interest from deposit	Other Source	194A	1261335	1261335	1591004.00	-329669.00	1591006.00	2.00
3	Sale of land or building			100000000	100000000				
4	Receipts from transfer of immovable property			100000000	100000000				
5	GST turnover	Profit & Loss A/c		108860513	108860513	9340740.00	99519773.00	108860513.00	99519773.00
6	GST purchases	Profit & Loss A/c		436913	436913	0.00	436913.00		
7	Purchase of time deposits			61500000	61500000				

SOHAM SATISH MODI
(Director)

INDEPENDENT AUDITOR'S REPORT

**TO
THE MEMBERS OF
SDNMKJ REALTORS PRIVATE LIMITED**

REPORT ON THE STANDALONE FINANCIAL STATEMENTS

OPINION

I have audited the accompanying Standalone financial statements of **SDNMKJ REALTORS PRIVATE LIMITED ("the Company")** which comprise the Balance Sheet as at March 31, 2022, the Statement of Profit and Loss for the year then ended and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

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

BASIS OF OPINION

I conducted the audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. My responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am 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 the audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and I have fulfilled other ethical responsibilities in accordance with these requirements and the Code of Ethics. I believe that the audit evidence obtained is sufficient and appropriate to provide a basis for my opinion.

KEY AUDIT MATTERS

Key audit matters are those matters that, in my professional judgement, were of most significance in my audit of the financial statements of the current period. These matters were addressed in the context of my audit of the financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

As per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

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INFORMATION OTHER THAN THE FINANCIAL STATEMENTS AND AUDITORS' REPORT THEREON

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the financial statements and my auditor's report thereon.

My opinion on the financial statements does not cover the other information and I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained during the course of my audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

RESPONSIBILITY OF MANAGEMENT FOR THE STANDALONE FINANCIAL STATEMENTS

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 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.

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AUDITOR'S RESPONSIBILITY FOR THE AUDIT OF THE FINANCIAL STATEMENTS

My objective is 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 my 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, I exercise professional judgment and maintain professional skepticism throughout the audit. I 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 my 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, I am also responsible for expressing my 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 I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. My 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.

I 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 I identify during my audit.

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I also provide those charged with governance with a statement that I 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 my independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, I determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the 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, I report that:

I have sought and obtained all the information and explanations which to the best of my knowledge and belief were necessary for the purposes of the audit.

- a) In my opinion, proper books of account as required by law have been kept by the Company so far as it appears from my examination of those books.
- b) The Balance Sheet, the Statement of Profit and Loss and of cash flows dealt with by this Report are in agreement with the books of account.
- c) In my opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- d) 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.
- e) 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 my opinion and to the best of our information and according to the explanations given to me:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements.

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- ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.
- iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
- iv. The company has not advanced any funds 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 other than those disclosed in the notes to accounts.
- v. The company has not received any funds from any persons or entities, 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 other than those disclosed in the notes to accounts
- vi. The company has not declared or paid any dividend during the year.

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AL MEHTA Date: 2022.09.30
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Ajay Mehta
(Chartered Accountant)
(Membership No.035449)

Place : Secunderabad

Date : **30-09-2022**

UDIN: **22035449AZDBWV8032**

ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

Referred to in Paragraph 1 under "Report on Other Legal and Regulatory Requirements" of my report of even date

1. In relation to the Property Plant & Equipment:

i. a. The Company is maintaining proper records showing full particulars including quantitative details and situation of Property Plant & Equipment;

b. The company does not have intangible assets.

ii. As explained to me, the Property Plant and Equipment have been physically verified during the year by the Management in accordance with a regular programme of verification which, in my opinion, provides for physical verification of all the fixed assets at reasonable intervals. According to the information and explanations given to me, no material discrepancies were noticed on such verification.

iii. The title deeds of immovable properties shown in the financial statements are held in the name of the company.

iv. The company has not revalued its Property, Plant & Equipment or Intangible assets or both during the year.

v. No proceedings have been initiated against the company for holding benami property under The Benami Transactions (Prohibition) Act, 1988 and rules made thereunder and the details have been appropriately disclosed in the financial statements.

2. i. The company has no inventory and hence the reporting under clause (ii)(a) of the Order is not applicable;

ii. The company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets and hence the company was not required to submit quarterly returns/statements filed by the company with banks/financial institutions.

3. According to the Information given to me the Company has made Investment in companies and has during the year granted following loans and advances to subsidiaries/joint ventures/associates/other parties.

a. Details of loans and advances given to subsidiaries/joint ventures/associates/other parties.

Name of the Company	Relation	Aggregate Amount (Net) in INR.	Amount Outstanding as at 31-03-2022 (including Interest) in INR.
GV Discovery Centers Private Limited	Associate	5,99,50,000	6,07,13,745
GV Research Centers Private limited	Related Party	80,00,000	80,82,060

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Crescentia Labs Pvt Ltd	Associate	1,55,05,910	1,57,20,552
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- b) The terms and conditions of loans & advances given during the year are not prejudicial to the interests of the company.
- c) In respect of loans & advances made there is no repayment schedule for principal & Interest.
- d) No loans & advances have fallen due during the year as they are repayable on demand and no repayment schedule is stipulated.
- e) Details of loans & advances repayable on demand are as follows:

Aggregate Amount	% of Total Loans	Amount of loans & advances to relatives
Rs.8,45,16,357	100%	Rs. 8,45,16,357

4. In my opinion and according to the information and explanations given to me, the Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of grant of loans, making investments and providing guarantees and securities, as applicable.

5. In my opinion and according to the information and explanations given to me, the Company has not accepted any deposits from public in terms of Section 73 to 76 or any other relevant provisions of Companies Act, 2013 during the year, hence reporting under clause 3(v) of the Order are not applicable to the Company.

6. The Central Government has not prescribed maintenance of cost records by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014 prescribed by the Central Government under Section 148(1) of the Companies Act, 2013. Hence, reporting under clause 3(vi) of the Order are not applicable to the company.

7. According to the information and explanations given to me, in respect of statutory dues:

a) The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Value Added Tax, Wealth tax, Service tax, Customs duty, Excise duty, Goods and Service Tax, Cess, and other material statutory dues applicable to it with the appropriate authorities;

b) There were no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Value Added Tax, Wealth tax, Service tax, Customs duty, Excise duty, Goods and Service Tax, Cess, and other material statutory dues in arrears as at March 31st 2022 for a period of more than 6 months from the date they become payable.

- c) There were no dues of Service Tax, value Added Tax, Wealth Tax, Custom Duty, Excise Duty, Goods and Service Tax and Cess which have not been deposited as at March 31, 2022 on account of dispute.
8. There are no transactions that are not recorded in the books of account to be surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961;
9. In my opinion and according to the information and explanations given to me,
- i. The company has not defaulted in any repayment of dues to any financial institution or bank or debenture holders.
 - ii. The company has not been declared as a willful defaulter by any bank or financial institution or other lender.
 - iii. The term loans have been utilised for the purposes for which they were obtained.
 - iv. The funds raised on a short-term basis have not been utilised for long term purposes.
 - v. 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 ventures.
 - vi. The Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
10. i. The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) or term loans.
- ii. The company has not made any preferential allotment or private placement of shares/debentures during the year and hence reporting under clause 3 (x) of the Order is not applicable.
11. To the best of my knowledge and according to the information and explanations given to me, no fraud by the Company and no fraud on the Company by its officers or employees has been noticed or reported during the year. hence reporting under clause 3 (xi) of the Order is not applicable.
12. The Company is not a Nidhi Company and hence reporting under clause 3(xii) of the Order is not applicable.
13. In my opinion and according to the information and explanations given to me, all the transactions with related parties are in compliance with section 177 and 188 of the Act where applicable and the details have been disclosed in the financial statements etc., as required by the applicable accounting standards.
14. i. The company has an in-house internal audit system commensurate with the size and nature of its business.
- ii. There are no formal reports of the Internal Auditors for the period under audit.

15. Pursuant to provisions of section 192 of the Act, the company has not entered into any non-cash transactions with directors of persons connected with him.
16. i. The Company is not required to be registered under Section 45-I of the Reserve Bank of India Act, 1934.
- ii. The Company has not conducted any Non-Banking Financial or Housing Finance activities without a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act 1934.
- iii. the Company is not a Core Investment Company (CIC) as defined under the Regulations by the Reserve Bank of India.
17. The company has not incurred cash losses in the Financial Year and in immediately preceding financial year
18. There has not been any resignation of the statutory auditors during the year
19. On the basis of the financial ratios, aging and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, the auditor's knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on the date of the audit report that company is 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.
20. The Corporate Social Responsibility is not applicable to the company, hence reporting under clause 3 (xx) of the Order is not applicable.
21. There are no qualifications or adverse remarks by the respective auditors in the Companies (Auditor's Report) Order (CARO) reports of the companies included in the consolidated financial statements.

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CHIRANJIL Date: 2022.09.30
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Ajay Mehta
(Chartered Accountant)
(Membership No.035449)
Place: Secunderabad
Date: **30-09-2022**
UDIN : **22035449AZDBWV8032**

SDNMKJ REALTY PRIVATE LIMITED
U70101TG2010PTC067667
Balance Sheet as on 31st March 2022

Sr.No	Particulars	Sch	As at 31st March,2022		As at 31st March,2021	
I. EQUITY & LIABILITY						
1	Shareholders' Fund					
	(a) Share Capital	3	163		100	
	(b) Reserves & Surplus	4	83,937		38,257	
2	Non-Current Liabilities			84,100		38,357
	(a) Long Term Borrowings	5	81,983		1,02,276	
3	Current Liabilities			81,983		1,02,276
	(a) Short Term Borrowings	6	52,848		32,556	
	(b) Trade payables	7	18		40	
	(c) Other Current Liabilities	8	33,634		20,282	
	(d) Short term Provisions	9	7,368		1,190	
	TOTAL			93,868		54,068
				2,59,951		1,94,702
II. ASSETS						
1	Non-Current Assets					
	(a) Property, Plant & Equipment	10	2,461		3,321	
	(b) Non-Current Investments	11	1,24,882		1,68,420	
	(c) Deferred Tax Asset (Net)	12	218		-	
	(d) Long Term Loans & Advances		-	1,27,562	-	1,71,741
2	Current Assets					
	(a) Trade Receivables	13	39		39	
	(b) Cash and Cash Equivalent	14	45,413		20,202	
	(c) Short Term Loans & Advances	15	84,541		25	
	(c) Other Current Assets	16	2,396		2,696	
	TOTAL			1,32,389		22,961
				2,59,951		1,94,702
	Notes of Financial Statements	(1-40)		(0.00)		(0.00)
	Summary of significant accounting policies	1-2				
The accompanying notes are an integral part of financial statements						

As per my Report of even date

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 Date: 2022.09.30
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(Ajay Mehta)
 Chartered Accountant
 M.No:- 035449
 Place : Secunderabad
 Date : 30-09-2022
 UDIN : 22035449AZDBWV8032

For and on behalf of the Board
 SDNMKJ REALTY PRIVATE LIMITED

RAJESH
 KUMAR
 JAYANTILAL
 KADAKIA

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 RAJESH KUMAR
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 KADAKIA
 Date: 2022.09.30
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(Rajesh Kadakia)
 Director
 DIN: 02903019

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 SATISH MODI
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(Soham Modi)
 Director
 DIN:00522546

SDNMKJ REALTY PRIVATE LIMITED

U70101TG2010PTC067667

Statement of Profit and Loss Account for the year ended 31st March 2022

Sr.No	Particulars	Sch.	As at 31st March,2022		As at 31st March,2021	
I	INCOME					
	Revenue from operations	17	9,341		13,794	
	Other Income	18	46,024		25,167	
				55,365		38,961
II	EXPENSES					
	Employee Benefit Expenses	19	144		144	
	Finance Cost	20	9,905		13,562	
	Depreciation and Amortization Expenses	10	860		768	
	Other Expenses	21	2,826		2,413	
	Total Expenses			13,735		16,887
III	Profit/(Loss) before tax			41,630		22,074
IV	Tax expense:					
	(1) Current Tax		7,368		1,190	
	(2) Deferred Tax		(218)		-	
	(3) Prior period taxes		27		406	
				7,177		1,596
V	Profit/(Loss) for the period			34,453		20,479
	Earnings per Equity Shares					
	Basic EPS	22		2.46		2.05
	Diluted EPS			0.83		0.79
	(Face Value of Rs.10 each/-)					
Summary of Significant Accounting Policies			1-2			
The accompanying notes are an integral part of financial statements						

As per my Report of even date

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(Ajay Mehta)

Chartered Accountant

M.No:- 035449

Place : Secunderabad

Date : 30-09-2022

UDIN : 22035449AZDBWV8032

For and on behalf of the Board
SDNMKJ REALTY PRIVATE LIMITED

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(Rajesh Kadakia)

Director

DIN: 02903019

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(Soham Modi)

Director

DIN:00522546

SDNMKJ REALTY PRIVATE LIMITED

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Notes Forming Part Of Financial Statements as on 31st March, 2022

Note 1 : Company Information

SDNMKJ Realty Private Limited is a Private Limited Company domiciled in India and is incorporated under the provisions of the Companies Act, 2013. The registered office of the company is located at 5-2-223, Gokul Distillery Road, Secunderabad, Telangana-500003, India.

Note 2 : Significant Accounting Policies

A Basis of Preparation of Financial Statements

Basis of Accounting

The financial statements have been prepared to comply in all material respects with the accounting standards notified under section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules 2014. The financial statements have been prepared under the historical cost convention on the accrual basis of accounting. The accounting policies have been consistently applied by the company and are consistent with those used in previous year.

Use of Estimates

The preparation of financial statements in conformity with Indian GAAP requires judgments, estimates and assumptions to be made that affect the reported amount of assets and liabilities, disclosure of contingent liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Difference between the actual results and estimates are recognized in the period in which the results are known/materialized.

B Revenue Recognition

Revenue is recognized on accrual basis and to the extent it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Sales are recognised when significant risks and rewards of ownership are transferred to the buyer, which generally coincides with the dispatch of the goods from the company's premises, and are recorded at the invoice value inclusive of excise duty, Central Sales Tax and are net of Value Added Tax / Service Tax/ Good and Service Tax and adjustments on account of returns /cancellation.

C Property, Plant and Equipment

Property Plant and Equipments are stated at cost, less accumulated depreciation and impairment losses, if any. Cost comprises of the purchase price (net of inputs of taxes paid) and any attributable cost of bringing the asset to its working condition for its intended use.

D Depreciation

In respect of fixed assets (other than freehold land and capital work-in-progress) acquired during the year, depreciation/amortisation is charged on a straight line basis so as to write-off the cost of the assets over the useful lives.

Type of Asset	Period
Furniture and Fittings	10 Years

E Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period as reduced by number of shares bought back, if any. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in 9.-rights issue, share split, and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding, without a number of equity shares outstanding, without a corresponding change in resources.

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.

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Date: 2022.09.30

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Date:
2022.09.30

SDNMKJ REALTY PRIVATE LIMITED

U70101TG2010PTC067667

Notes Forming Part Of Financial Statements as on 31st March, 2022

F Events Occurring After Balance Sheet date

Wherever material events occurring after the Balance Sheet Date are considered up to the date of approval of accounts by the Board of Directors.

G Current & Non-Current Assets

All the assets / liabilities that are receivable / repayable within the Company's normal operating cycle of 12 months have been considered as 'Current'.

H Provisions, Contingent Liabilities and assets

A provision is made based on a reliable estimate when it is probable that an outflow of resources embodying economic benefits will be required to settle an obligation. Contingent Liabilities, if material are disclosed by way of notes to accounts. Contingent assets are neither recognised nor disclosed in the financial statements.

I Taxation

Current Tax on income for the year is determined on the basis of taxable income and tax credits computed in accordance with the provisions of the Income Tax Act, 1961 and base on expected outcome of assessments / appeals.

Deferred tax assets and liabilities are recognised for future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax base. Deferred tax assets are recognised subject to management's judgement that realisation is virtually certain that such deferred tax assets can be realized against future taxable income. Deferred tax assets and liabilities are measured using enacted tax rates applicable on the balance sheet date. The effect on deferred tax assets and liabilities due to change in tax rates is recognised in the income statement in the period of enactment of the change.

J Cash & Cash Equivalents

Cash & Cash Equivalents stated in the Statement of Affairs/Cash Flow normally comprise of Cash at Bank and in Hand and Short – term Investments with an original maturity period of less than or equal to three months .

K Borrowing Cost

Borrowing Costs that are attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for intended use. All other borrowing costs which are not attributable to any fixed assets are charged to the Statement of Profit and Loss Account.

L Investments

Investments which are readily realisable and intended to be held for not more than a year from the date on which such investments are classified as current investments. All other investments are classified as long term investments.

Long term investments are stated at cost, except where there is diminution in value (Other than temporary) in which case the carrying value is reduced to recognise the decline. Current investments are carried at lower of cost and fair value, computed separately in respect of each category of investment.

As per my Report of even date

AJAY CHIRANJIL MEHTA
Date: 2022.09.30
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(Ajay Mehta)

Chartered Accountant

M.No:- 035449

Place : Secunderabad

Date : 30-09-2022

UDIN : 22035449AZDBWV8032

**For and on behalf of the Board
SDNMKJ REALTY PRIVATE LIMITED**

Digitally signed by
RAJESH KUMAR
JAYANTILAL KADAKIA
Date: 2022.09.30
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(Rajesh Kadakia)

Director

DIN: 02903019

SOHAM SATISH MODI
Date: 2022.09.30
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(Soham Modi)

Director

DIN:00522546

SDNMKJ REALTY PRIVATE LIMITED
Notes for financial statement for the year ended 31st March, 2022

Note No. 3 SHARE CAPITAL

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March, 2021
Authorised Share Capital		
50,000 Equity Share of 10/- each	500	100
Issued, Subscribed & Paid up Share Capital		
*16,314(Previous Year 10,000) Equity Share of 10/- each	163	100
Total	163	100

*Equity shares were allotted as fully paid Equity Shares by conversion of Compulsorily Convertible Debentures in Current Year of Rs.63,140

Note No. 3.1 The reconciliation of the number of share outstanding is set out below:

(in Rs.'000)

Particulars	As at 31st March, 2022		As at 31st March 2021	
	No. of Share	Amount	No. of Share	Amount
Shares outstanding at the beginning of the year	10,000	100	10,000	100
Shares issued during the year	6	63	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	10,006	163	10,000	1,00,000

Note No. 3.2 Terms and Rights attached to:

Equity Shares:The company has only one class of equity shares having par value of Rs.10/- per share. Each holder of equity shares is entitled to one vote per share. The dividend proposed by the Board of Directors are subject to approval of shareholders in the ensuing annual general meeting.

During the year ended 31st March 2022, the amount of per share dividend recognised as distributions to equity shareholders was NIL.(Prev Year :: 31st March 2021: NIL)

Note No. 3.3 The details of Shareholders Holding more than 5% shares:

SR No.	Name of the Shareholder	As at 31st March, 2022		As at 31st March 2021	
		No. of Shares held	% of holding	No. of Shares held	% of holding
1	Rajesh Kadakia	16,313	99.99%	9,999.00	99.99%

Note No. 3.4 The details of Promotors holding of shares for the year ended:

SR No.	Name of the Promotor	As at 31st March, 2022		% Change during the year
		No. of Shares held	% of holding	
1	Rajesh Kadakia	16,313	99.99%	38.71%
2	Sharad Kadakia	1	0.01%	-

Note No.3.5

- There are no equity shares reserved for issue under options and contracts / commitments for the sale of shares
- For the period of five years immediately preceding the date of the Balance Sheet:
 - The Company has not allotted any shares as fully paid up pursuant to contracts without payment being received in cash.
 - The Company has not allotted any fully paid up bonus shares
 - The Company has not made any brought back of shares
- There are 10.50 % Compulsorily Convertible Debentures of 73,71,422 @10 each issued on Nov-18, convertible into fully paidup equity shares within the period of 120 months from date of issuance

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SDNMKJ REALTY PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.4 RESERVES AND SURPLUS

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Securities Premium	11,226	-
Profit & Loss Account		
As per last Balance Sheet	38,257	17,779
(+) Net Profit / (Net Loss) For the current year	34,453	20,479
Total	83,937	38,257

Note No.4.1 Reconciliation of Securities Premium

Particulars	As at 31st March, 2022	As at 31st March,2021
Balance as at the Beginning of the year	-	-
Additions on Issue of Equity Shares	11,226	-
Amount utilised in current year	-	-
Balance as at the end of the year	11,226	-

Note No.4.2 Description of nature and purpose of reserve:

Securities Premium:

Securities premium is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the Companies Act, 2013. No dividend can be distributed out of securities premium.

Retained Earnings:

Retained earnings pertain to the accumulated earnings by the Company over the years.

Note No.5 LONG-TERM BORROWINGS

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Secured Loans from Banks		
(a) Kotak mahindra bank ltd LAP-17897838 (Secured against Immovable Property and Personal guarantee of all directors)	8,272	17,276
Unsecured Debentures		
(a) Unsecured Compulsorily convertible Debentures(CCD's) (73,71,422 @10.50 % Compulsorily convertible Debentures(CCD's) of Rs.10 each.)	73,711	85,000
(For Current Maturity of Borrowings Refer Note No:6)		
Total	81,983	1,02,276

Note No.5.1 Details of Compulsory convertible Debentures(CCD's)

Particulars	As at 31st March, 2022	As at 31st March,2021
10.50% Compulsorily convertible Debentures(CCD's) of Rs.10 each(Unsecured).	73,711	85,000

Note No.5.2 Terms of CCD's

The Company had issued Unsecured Compulsorily Convertible Debentures(CCD's) to Rajesh Kadakia by conversion of Unsecured loan. The CCD's carry Interest of 10.50 % per annum and are to be converted into equity shares within 120 months from the date of issuance in Nov,2018. During the year 11,28,949 CCD's of Face Value Rs.10/- each are converted into 6314 equity shares of Rs.10/- each at a premium of Rs.1,778/- per share.

Note No.5.3 Terms of Repayment of Secured Loan

Repayable in 23 equal monthly instalments (EMI) from the end of the reporting period, EMI ranging between ₹ 2.11 lakhs to ₹ 7.23 lakhs along with interest and having interest rate is 8.40% plus 7% spread.

Note No.5.4 The Company has used the borrowings from banks for the specific purpose for which it was taken as at the balance sheet date

Note No.5.4 The Company has defaulted in payment of interest on Compulsory Convertible Debentures of amount Rs.2,19,59,651/- since Nov,2018.

SDNMKJ REALTY PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.6 SHORT TERM BORROWINGS

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March, 2021
Unsecured Loans and advances from related parties -Rajesh Jayantilal Kadakia	43,848	24,209
Current Maturities of Long Term debt (Refer Note No.5)	9,000	8,347
Total	52,848	32,556

Note No.7 TRADE PAYABLES

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March, 2021
Total outstanding dues of micro and small enterprises	-	-
Total outstanding dues of creditors other than micro and small enterprises	18	40
Total	18	40

a) Trade Payables ageing schedule

As at March 31, 2022

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i. MSME	-	-	-	-	-
ii. Others	14	4	-	-	18
iii. Disputed dues – MSME	-	-	-	-	-
iv. Disputed dues - Others	-	-	-	-	-
Total	14	4	-	-	18

As at March 31, 2021

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i. MSME	-	-	-	-	-
ii. Others	40	-	-	-	40
iii. Disputed dues – MSME	-	-	-	-	-
iv. Disputed dues - Others	-	-	-	-	-
Total	40	-	-	-	40

Note No.8 OTHER CURRENT LIABILITIES

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March, 2021
Interest accrued and due on borrowings	21,960	1,50,65,400
Advances received from Others	6,382	-
Other payables		
-Audit Fees payable	-	-
-Rental Deposits	32	31
-GST Payable	3,791	3,791
-TDS Payable	136	-
Total	1,334	1,395
	33,634	1,50,70,617

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SDNMKJ REALTY PRIVATE LIMITED
Notes for financial statement for the year ended 31st March, 2022

Note No.9 SHORT TERM PROVISIONS

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March, 2021
-Provision for tax	7,368	1,190
Total	7,368	1,190

Note No.12 DEFERRED TAX ASSET(NET)

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March, 2021
The movement on the deferred tax account is as follows:		
At the start of the year	-	-
Charge/ (Credit) to Statement of Profit and Loss	218	-
At the end of the year	218	-

Note No.13 TRADE RECEIVABLES

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March, 2021
Receivable – Secured and Considered Good	-	-
Receivable – Unsecured and Considered Good	39	39
– Significant increase in credit risk	-	-
– Credit impaired	-	-
Less: Allowances for Bad and Doubtful Debts	39	39
Total	39	39

Note No.13.1 Trade receivables ageing schedule

As at 31 March 2022

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
i. Undisputed Trade receivables considered good	-	-	39	-	-	39
ii. Undisputed Trade Receivables considered doubtful	-	-	-	-	-	-
iii. Disputed Trade Receivables considered good	-	-	-	-	-	-
iv. Disputed Trade Receivables considered doubtful	-	-	-	-	-	-
Total	-	-	39	-	-	39

As at 31 March 2021

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
i. Undisputed Trade receivables considered good	-	39	-	-	-	39
ii. Undisputed Trade Receivables considered doubtful	-	-	-	-	-	-
iii. Disputed Trade Receivables considered good	-	-	-	-	-	-
iv. Disputed Trade Receivables considered doubtful	-	-	-	-	-	-
Total	-	39	-	-	-	39

Note No.13.2

1. Unbilled dues amounts to "Nil"

SDNMKJ REALTY PRIVATE LIMITED
Notes for financial statement for the year ended 31st March, 2022

Note No.14 CASH AND CASH EQUIVALENTS

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March, 2021
Cash on hand		
-Cash		
Balances with Banks in Current Accounts	61	77
-HDFC Bank		
-Kotak Bank	95	95
Other Bank balances	257	30
-Deposit		
(<i>Bank deposits held under lien against bank guarantee with maturity more than 3 months but less than 12 months</i>)	45,000	20,000
Total	45,413	20,202

Note No.15 SHORT TERM LOANS & ADVANCES

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March, 2021
Inter Corporate Deposits		
Crecentia Labs Pvt. Ltd.	15,721	-
GV Discovery Centres Pvt Ltd.	60,714	-
GV Research Centres Pvt. Ltd	8,082	-
Other Loans & Advances		
Prabhakar Account	25	25
Total	84,541	25

Note No.15.1 Disclosures of loan/ advances to subsidiary /Associated companies:

Name of the Company	Subsidiary /Associate/JV	Amount Outstanding		Max. Amount Outstanding	
		As at 31st March, 2022	As at 31st March, 2021	As at 31st March, 2022	As at 31st March, 2021
GV Discovery Centers Pvt Ltd	Associate	60,714	-	60,714	
Crecentia Labs Pvt Ltd	Associate	15,721	-	15,721	

Note No.15.2 Disclosure of loans or advances in the nature of loans are granted to promoters, directors, KMPs and the related parties

Type of Borrower	As at 31st March, 2022		As at 31st March, 2021	
	Amount Outstanding	% of Total	Amount Outstanding	% of Total
Promoters	-	0%	-	0%
Directors	-	0%	-	0%
KMP's	-	0%	-	0%
Related Parties	84,516	100%	-	0%

Note No.15.3

1.All the above loans and advances have been given for business purposes

2. There are no loans having significant increase in credit risk or which are credit impaired or doubtful as at March 31, 2022 (₹ Nil as at March 31, 2021)

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SDNMKJ REALTY PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.16 OTHER CURRENT ASSETS

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
GST Input Receivable	-	167
Interest Receivables	125	67
TDS Receivables	2,271	2,462
Total	2,396	2,696

Note No:17 REVENUE FROM OPERATIONS

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Sale of Service	9,341	13,794
Total	9,341	13,794

Note No.18 OTHER INCOME

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Interest income	1,593	628
Others		
Miscellaneous Income	-	8
Profit on sale of Building	43,846	22,666
Share of Profit from partnership firms	585	1,866
Total	46,024	25,167

Note No.19 EMPLOYEE BENEFIT EXPENSES

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Salaries & Wages	144	144
Total	144	144

Note No.20 FINANCE COST

(in Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Interest on Overdraft	38	13
Interest in Secured Loans	1,699	4,624
Interest on Complusorily Convertible Debentures	8,169	8,925
Total	9,905	13,562

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SDNMKJ REALTY PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.21 OTHER EXPENSES

(In Rs.'000)

Particulars	As at 31st March, 2022	As at 31st March,2021
Rent	135	145
Rates & Taxes	343	438
Miscellaneous expenses	32	1
Bad debits written off	-	88
Bank charge	7	7
Ramky (Cam & DG Charges)	274	-
Consultancy charges	135	228
Donations	150	-
Electricity supply	202	88
Interest and Late Fees of GST/TDS	12	36
Legal Expense	1	5
Mutation	101	-
Maintenance charge	102	96
Management supervision charges	140	163
Registration expenses	374	1
Round off	0	(0)
Share of Income tax	756	1,071
Total	2,763	2,365

Audit fees	As at 31st March, 2022	As at 31st March,2021
Payments to the auditor as		
A. For Statutory Audit	35	33
B. For ROC and Other Matters	28	15
Total	62	48

TOTAL OTHER EXPENSES

2,826 2,413

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SDNMKJ REALTY PRIVATE LIMITED
Notes for financial statement for the year ended 31st March, 2022

Note No.10-PROPERTY, PLANT AND EQUIPMENT

FY 2021-22

(in Rs.'000)

Name of the Asset	Gross Block			Depreciation			Net Block		
	As on 01-04-2021	Additions	Disposals	As on 31-03-2022	As on 01-04-2021	For the period	Deductions	As on 31-03-2022	As on 31-03-2021
Tangible Assets Furniture	4,089			4,089	768	860	-	2,461	3,321
Total	4,089	-	-	4,089	768	860	-	2,461	3,321

FY 2020-21

Name of the Asset	Gross Block			Depreciation			Net Block		
	As on 01-04-2020	Additions	Disposals	As on 31-03-2021	As on 01-04-2020	For the period	Deductions	As on 31-03-2021	As on 31-03-2020
Tangible Assets Furniture		4,089	-	4,089	-	768	-	3,321	-
Total	-	4,089	-	4,089	-	768	-	3,321	-

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SDNMKJ REALTY PRIVATE LIMITED
Notes for Financial statements for the Year ended 31st March,2022

Note No.11 NON-CURRENT INVESTMENTS

(in Rs.'000)

A.	Particulars	As at 31st March,2022	As at 31st March,2021
	(a) Investment in Equity instruments	1,699	-
	(b) Investment in Compulsorily Convertible Preference Share	10,000	-
	(c) Investments in partnership firms	2,031	2,202
	(d) Other Non Current Investments	1,11,152	1,66,218
	Total	1,24,882	1,68,420

Particulars	As at 31st March,2022	As at 31st March,2021
Aggregate amount of quoted investments	-	-
Aggregate amount of unquoted investments	11,699	-

Details of unquoted investments (stated at cost)

(in Rs.'000)

SL No	Name of Body Corporate	Subsidiary/ Associate/JV/ Controlled/ Entity /Others	No. of Shares/Units		Extent of Holdings (%)		Amount	
			As at 31st March,2022	As at 31st March,2021	As at 31st March,2022	As at 31st March,2021	As at 31st March,2022	As at 31st March,2021
(a)	Investment in Unquoted Equity Instruments- Fully Paid(Stated at Cost) GV Discovery Centers Pvt Ltd Crescentia Labs Pvt Ltd	Associate Associate	3,933 1,66,000	- -	32.00% 40.00%	0.00% 0.00%	39 1,660	- -
(b)	Investment in Unquoted Compulsorily Convertible Preference share Instruments-Fully Paid(Stated at Cost) GV Discovery Centers Pvt Ltd	-	10,00,000	-	30.70%	0.00%	10,000	-
	Total						11,699	-

(C) Investments in Partnership firms

(in Rs.'000)

SL No	Name of the Firm	As at 31st March,2022	As at 31st March,2021
1	Nilgiri Estates	2,031	2,202

Details investment in Partnership Firm

The company is partner in a partnership firm M/s Nilgiri Estates. The share of Profit/(Loss) for the year is Rs.46,79,275. The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2022		As at 31st March,2021	
	% of share	Capital Balance	% of share	Capital Balance
Modi and Modi Realty Hyderabad Private Limited	74.00%	(17,441)	74.00%	(14,160)
MK GEC Realtors Private Limited	12.50%	2,031	12.50%	2,202
DNMKJ Realty Private Limited	12.50%	2,031	12.50%	2,202
shish Pramod Modi	1.00%	(1,756)	1.00%	(1,542)

) Other Non Current Investments

(in Rs.'000)

Particulars	As at 31st March,2022	As at 31st March,2021
Investment in land at Shamshabad	2,713	2,713
Investment in premises in Ramkey Selinium	1,08,440	1,63,506
Total	1,11,152	1,66,218

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SDNMKJ REALTY PRIVATE LIMITED

Other Disclosures for financial statement for the year ended 31st March, 2022

22 Earning per share

Particulars	in (Rs.'000)	
	31/03/2022	31/03/2021
Profit attributable to equity shareholders	34,453	20,479
Total number of equity share	16,314	10,000
Weighted average number of outstanding equity shares	14,013	10,000
Diluted Weighted average number of outstanding equity shares	73,85,435	85,10,000
Earnings per share basic (Rs)	2.46	2.05
Earnings per share diluted (Rs)	0.83	0.79
Face value per equity share (Rs)	10.00	10.00

23 Registration of charges or satisfaction with Registrar of Companies

There are no such charges or satisfaction yet to be registered with Registrar of Companies beyond the statutory period as at the year end

24 Benami Properties

No proceedings have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

25 Intangible assets under development

There are no intangible assets under development as at March 31, 2022 or as at March 31, 2021.

26 Title deeds of immovable properties not held in name of the Company

There is no immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) whose title deed is not held in the name of the Company.

27 Capital commitments & Contingencies

There are no such contractual commitments for the acquisition of Property, plant and equipment

28 Relationship with struck off companies

The Company does not have any transactions or balances with the Companies whose name is struck off under section 248 of the Companies Act, 2013.

29 Undisclosed Income

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

30 Wilful defaulters

No bank, financial institution or other lender has declared the Company as a wilful defaulter

31 Crypto currency or virtual currency

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

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SDNMKJ REALTY PRIVATE LIMITED

Other Disclosures for financial statement for the year ended 31st March, 2022

- 32 The Company don't have borrowings from banks or financial Institution on the basis of securities of Current Assets
- 33 There are no amounts due to be transferred to the Investor Education and Protection Fund under section 125 of the Companies Act, 2013, as at the year end.
- 34 The Parent Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

35 Auditors Remuneration

Particulars	in (Rs.'000)	
	31/03/2022	31/03/2021
For Statutory Audit	35	33
For ROC and Other Matters	28	15

36 Related Party Disclosure

(i) List of Related Parties

in (Rs.'000)

A Key Management Personnel (KMP)

Sharad J Kadakia	Director
Rajesh J Kadakia	Director
Soham Satish Modi	Director

B Subsidiary Company/jointly Controlled Entities/Associates

Crescentia Labs Pvt Ltd
GV Discovery Centers Pvt Ltd
Nilgiri Estates

C Enterprises in which KMP and/or their relatives are interested

GV Research Centers Pvt Ltd

D Movement in Capital Accounts in Partnership Firms/LLP

Nilgiri Estates	31/03/2022	31/03/2021
Amounts invested during the year	-	-
Share of Bad Debts	-	-
Amounts withdrawn during the year	-	-
Share of Income tax	756	-
Share of Profit / Loss	585	-
Capital Account Balance	2,031	2,202

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SDNMKJ REALTY PRIVATE LIMITED

Other Disclosures for financial statement for the year ended 31st March, 2022

(ii) Related Party Transactions

Particulars	Relationship	in (Rs.'000)	
		31/03/2022	31/03/2021
(a) Loan Taken Rajesh Jayanthilal Kadakia	Director	82,516	5,075
(b) Repayment of Loan Rajesh Jayanthilal Kadakia	Director	62,877	36,980
(c) Inter Corporate Loans given Crescentia Labs Pvt Ltd	Associate	15,506	-
GV Discovery Centers Pvt Ltd	Associate	59,950	-
GV Research Centers Pvt Ltd	Enterprises in which KMP are interested	8,000	-
(d) Interest Received on ICD's Crescentia Labs Pvt Ltd	Associate	238	-
GV Discovery Centers Pvt Ltd	Associate	849	-
GV Research Centers Pvt Ltd	Enterprises in which KMP are interested	91	-
(e) CCD's converted into equity Rajesh Jayanthilal Kadakia	Director	11,289	-

(iii) Related Party Balances

Particulars	Relationship	in (Rs.'000)	
		31/03/2022	31/03/2021
(a) Unsecured Loan Rajesh Jayanthilal Kadakia	Director	43,848	24,209
(b) Inter Corporate Loans Crescentia Labs Pvt Ltd	Associate	15,721	-
GV Discovery Centers Pvt Ltd	Associate	60,714	-
GV Research Centers Pvt Ltd	Enterprises in which KMP are interested	8,082	-
(c) Compulsory Convertible Debentures Rajesh Jayanthilal Kadakia	Director	73,711	85,000

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SDNMKJ REALTY PRIVATE LIMITED
Other Disclosures for financial statement for the year ended 31st March, 2022

37 Financial performance ratios:

Particulars	Numerator	Denominator	Description	31st Mar'2022	31st Mar'2021	Variance	Reason for variance
Current Ratio	Operating Current Assets (1)	Current Liability	The current ratio indicates Company's overall liquidity position	0.93	0.05	1599.98%	Due to Increase in Short term loans & advances and Other Deposits of Banks
Debt-Equity Ratio	Total debt (2)	Shareholder's equity	Debt-to-equity ratio compares Company's total debt to shareholders equity	1.60	3.52	-54.39%	Due to decrease in borrowings mainly because of Conversion and repayment of Borrowings
Debt Service Coverage Ratio	Earnings available for debt service (3)	Debt service (4)	Debt Service coverage ratio is used to analyse the Company's ability to payoff current interest and installments	0.05	0.08	-43.30%	Due to increase in other income and decrease in Finance cost
Return on Equity Ratio	Net profits after taxes (5)	Shareholder's equity	It measures the profitability of equity funds invested in the Company	0.41	0.53	-23.27%	-
Inventory turnover ratio	Cost of goods sold	Average inventory	This ratio measures the efficiency with which a Company utilizes or manages its inventory	NA	NA	-	-
Trade Receivables turnover ratio	Net sales (6)	Average accounts receivable	This ratio measures the efficiency at which the firm is managing the receivables	241.54	713.40	-66.14%	Due to decrease in Revenue from Operations
Trade Payables turnover ratio	Net purchases (7)	Average trade payable	This ratio indicates the number of times sundry creditors have been paid during a period	NA	NA	-	-
Net capital turnover ratio	Net sales (6)	Average working capital (8)	This ratio indicates a Company's effectiveness in using its working capital	(0.32)	(0.23)	41.50%	Due to Increase in Short term loans & advances
Net profit ratio	Net profits after taxes (5)	Net sales (6)	This ratio measures the relationship between net profit and sales of the business	3.69	0.53	601.75%	Due to increase in other income and decrease in Finance cost
Return on Capital employed	Earning before interest & tax (EBIT) (9)	Capital employed (10)	Return on capital employed indicates the ability of a company's management to generate returns for both the debt holders and the equity holders	(1.45)	(0.22)	562.10%	Due to increase in Share holders funds and decrease in Finance Cost
Return on investment (in %)	Income generated from invested funds	Average invested funds in treasury investments	Return on investment (ROI) is a financial ratio used to calculate the benefit as investor will receive in relation to their investment cost	NA	NA	-	-

Note:

- (1) Operating current assets = Total current assets - Current investments - other bank balances.
- (2) Total debt / debt service= Non current borrowing + Current borrowing
- (3) Earnings available for debt service = PBT + Finance cost + Depreciation - Other income - Exception income
- (4) Debt service = Principal + Interest
- (5) Net profits after taxes includes exceptional income.
- (6) Net sales = Revenue from operations
- (7) Net purchases = Consumption RM, stores & spares (RSS) - Opening RSS + Closing RSS
- (8) Working capital = Operating current Assets - Current liabilities
- (9) EBIT = PBT + Finance cost - Other income - Exception income
- (10) Capital employed = Total assets - Non current investment - Current investment - FDs - Current liabilities

38 Prior year Comparatives

The figures of previous year have been re-grouped, wherever necessary, to conform to the current year classification.

39 The Company has not received any intimation from 'Suppliers' regarding their status MICRO, SMALL, MEDIUM ENTERPRISES Development Act 2006 and hence disclosures, if any, relating to the amounts unpaid as at the year-end together with interest payable / paid as required under the Act has not been given.

40 The balances standing as on 31st March 2022 to the debit and credit of all accounts are subject to respective confirmation.

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Chartered Accountant

M.No:- 035449

Place : Secunderabad

Date : 30-09-2022

UDIN : 22035449AZDBWV8032

**For and on behalf of the Board of Directors of
 SDNMKJ REALTY PRIVATE LIMITED**

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Director

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Director

DIN:00522546

SDNMKJ REALTY PRIVATE LIMITED
U70101TG2010PTC067667
Balance Sheet as on 31st March 2022

Sr.No	Particulars	Sch	As at 31st March,2022		As at 31st March,2021	
I.	EQUITY & LIABILITY					
1	Shareholders' Fund					
	(a) Share Capital	3	1,63,140		1,00,000	
	(b) Reserves & Surplus	4	8,39,36,917		3,82,57,451	
				8,41,00,057		3,83,57,451
2	Non-Current Liabilities					
	(a) Long Term Borrowings	5	8,19,82,830		10,22,76,388	
				8,19,82,830		10,22,76,388
3	Current Liabilities					
	(a) Short Term Borrowings	6	5,28,48,451		3,25,56,222	
	(b) Trade payables	7	17,544		39,966	
	(c) Other Current Liabilities	8	3,36,33,967		2,02,82,434	
	(d) Short term Provisions	9	73,68,313		11,89,589	
				9,38,68,274		5,40,68,211
	TOTAL			25,99,51,161		19,47,02,050
II.	ASSETS					
1	Non-Current Assets					
	(a) Property, Plant & Equipment	10	24,61,272		33,21,106	
	(b) Non-Current Investments	11	12,48,82,353		16,84,19,943	
	(c) Deferred Tax Asset (Net)	12	2,18,056		-	
	(d) Long Term Loans & Advances		-	12,75,61,681	-	17,17,41,049
2	Current Assets					
	(a) Trade Receivables	13	38,671		38,671	
	(b) Cash and Cash Equivalents	14	4,54,12,981		2,02,01,626	
	(c) Short Term Loans & Advances	15	8,45,41,357		25,000	
	(c) Other Current Assets	16	23,96,471		26,95,704	
				13,23,89,480		2,29,61,001
	TOTAL			25,99,51,161		19,47,02,050
	Notes of Financial Statements	(1-40)				
	Summary of significant accounting policies	1-2				
	The accompanying notes are an integral part of financial statments					

As per my Report of even date

For and on behalf of the Board
SDNMKJ REALTY PRIVATE LIMITED

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(Ajay Mehta)
 Chartered Accountant
 M.No:- 035449
 Place : Secunderabad
 Date : 30-09-2022
 UDIN : 22035449AZDBWV8032

(Rajesh Kadakia)
 Director
 DIN: 02903019

(Soham Modi)
 Director
 DIN:00522546

SDNMKJ REALTY PRIVATE LIMITED

U70101TG2010PTC067667

Statement of Profit and Loss Account for the year ended 31st March 2022

Sr.No	Particulars	Sch.	As at 31st March,2022		As at 31st March,2021	
I	INCOME					
	Revenue from operations	17	93,40,740		1,37,93,998	
	Other Income	18	4,60,24,418		2,51,67,098	
				5,53,65,158		3,89,61,096
II	EXPENSES					
	Employee Benefit Expenses	19	1,44,000		1,44,000	
	Finance Cost	20	99,05,212		1,35,61,689	
	Depreciation and Amortization Expenses	10	8,59,834		7,68,034	
	Other Expenses	21	28,25,719		24,13,040	
	Total Expenses			1,37,34,765		1,68,86,763
III	Profit/(Loss) before tax			4,16,30,393		2,20,74,333
IV	Tax expense:					
	(1) Current Tax		73,68,313		11,89,589	
	(2) Deferred Tax		(2,18,056)		-	
	(3) Prior period taxes		26,960		4,06,184	
				71,77,217		15,95,773
V	Profit/(Loss) for the period			3,44,53,176		2,04,78,560
	Earnings per Equity Shares					
	Basic EPS	22		2,458.61		2,047.86
	Diluted EPS			5.49		3.19
	(Face Value of Rs.10 each/-)					
Summary of Significant Accounting Policies			1-2			
The accompanying notes are an integral part of financial statements						

As per my Report of even date

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(Ajay Mehta)

Chartered Accountant

M.No:- 035449

Place : Secunderabad

Date : 30-09-2022

UDIN : 22035449AZDBWV8032

For and on behalf of the Board

SDNMKJ REALTY PRIVATE LIMITED

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(Rajesh Kadakia)

Director

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Director

DIN:00522546

SDNMKJ REALTY PRIVATE LIMITED

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Notes Forming Part Of Financial Statements as on 31st March, 2022

Note 1 : Company Information

SDNMKJ Realty Private Limited is a Private Limited Company domiciled in India and is incorporated under the provisions of the Companies Act, 2013. The registered office of the company is located at 5-2-223, Gokul Distillery Road, Secunderabad, Telangana-500003, India.

Note 2 : Significant Accounting Policies

A Basis of Preparation of Financial Statements

Basis of Accounting

The financial statements have been prepared to comply in all material respects with the accounting standards notified under section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules 2014. The financial statements have been prepared under the historical cost convention on the accrual basis of accounting. The accounting policies have been consistently applied by the company and are consistent with those used in previous year.

Use of Estimates

The preparation of financial statements in conformity with Indian GAAP requires judgments, estimates and assumptions to be made that affect the reported amount of assets and liabilities, disclosure of contingent liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Difference between the actual results and estimates are recognized in the period in which the results are known/materialized.

B Revenue Recognition

Revenue is recognized on accrual basis and to the extent it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Sales are recognised when significant risks and rewards of ownership are transferred to the buyer, which generally coincides with the dispatch of the goods from the company's premises, and are recorded at the invoice value inclusive of excise duty, Central Sales Tax and are net of Value Added Tax / Service Tax/ Good and Service Tax and adjustments on account of returns /cancellation.

C Property, Plant and Equipment

Property Plant and Equipments are stated at cost, less accumulated depreciation and impairment losses, if any. Cost comprises of the purchase price (net of inputs of taxes paid) and any attributable cost of bringing the asset to its working condition for its intended use.

D Depreciation

In respect of fixed assets (other than freehold land and capital work-in-progress) acquired during the year, depreciation/amortisation is charged on a straight line basis so as to write-off the cost of the assets over the useful lives.

Type of Asset	Period
Furniture and Fittings	10 Years

E Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period as reduced by number of shares bought back, if any. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in 9.-rights issue, share split, and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding, without a number of equity shares outstanding, without a corresponding change in resources.

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.

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SDNMKJ REALTY PRIVATE LIMITED

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Notes Forming Part Of Financial Statements as on 31st March, 2022

F Events Occurring After Balance Sheet date

Wherever material events occurring after the Balance Sheet Date are considered up to the date of approval of accounts by the Board of Directors.

G Current & Non-Current Assets

All the assets / liabilities that are receivable / repayable within the Company's normal operating cycle of 12 months have been considered as 'Current'.

H Provisions, Contingent Liabilities and assets

A provision is made based on a reliable estimate when it is probable that an outflow of resources embodying economic benefits will be required to settle an obligation. Contingent Liabilities, if material are disclosed by way of notes to accounts. Contingent assets are neither recognised nor disclosed in the financial statements.

I Taxation

Current Tax on income for the year is determined on the basis of taxable income and tax credits computed in accordance with the provisions of the Income Tax Act, 1961 and base on expected outcome of assessments / appeals.

Deferred tax assets and liabilities are recognised for future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax base. Deferred tax assets are recognised subject to management's judgement that realisation is virtually certain that such deferred tax assets can be realized against future taxable income. Deferred tax assets and liabilities are measured using enacted tax rates applicable on the balance sheet date. The effect on deferred tax assets and liabilities due to change in tax rates is recognised in the income statement in the period of enactment of the change.

J Cash & Cash Equivalents

Cash & Cash Equivalents stated in the Statement of Affairs/Cash Flow normally comprise of Cash at Bank and in Hand and Short – term investments with an original maturity period of less than or equal to three months .

K Borrowing Cost

Borrowing Costs that are attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for intended use. All other borrowing costs which are not attributable to any fixed assets are charged to the Statement of Profit and Loss Account.

L Investments

Investments which are readily realisable and intended to be held for not more than a year from the date on which such investments are classified as current investments. All other investments are classified as long term investments.

Long term investments are stated at cost, except where there is diminution in value (Other than temporary) in which case the carrying value is reduced to recognise the decline. Current investments are carried at lower of cost and fair value, computed separately in respect of each category of investment.

As per my Report of even date

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(Ajay Mehta)

Chartered Accountant

M.No:- 035449

Place : Secunderabad

Date : 30-09-2022

UDIN : 22035449AZDBWV8032

For and on behalf of the Board

SDNMKJ REALTY PRIVATE LIMITED

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(Rajesh Kadakia)

Director

DIN: 02903019

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Director

DIN:00522546

SDNMKJ REALTY PRIVATE LIMITED
Notes for financial statement for the year ended 31st March, 2022

Note No. 3 SHARE CAPITAL

Particulars	As at 31st March, 2022	As at 31st March, 2021
Authorised Share Capital		
50,000 Equity Share of 10/- each	5,00,000	1,00,000
Issued, Subscribed & Paid up Share Capital		
*16,314(Previous Year 10,000) Equity Share of 10/- each	1,63,140	1,00,000
Total	1,63,140	1,00,000

*Equity shares were allotted as fully paid Equity Shares by conversion of Compulsorily Convertible Debentures in Current Year of Rs.63,140

Note No. 3.1 The reconciliation of the number of share outstanding is set out below:

Particulars	As at 31st March, 2022		As at 31st March 2021	
	No.of Share	Amount	No.of Share	Amount
Shares outstanding at the beginning of the year	10,000	1,00,000	10,000	1,00,000
Shares issued during the year	6,314	63,140	-	-
Shares bought back during the year			-	-
Shares outstanding at the end of the year	16,314	1,63,140	10,000	1,00,000

Note No. 3.2 Terms and Rights attached to:

Equity Shares:The company has only one class of equity shares having par value of Rs.10/- per share. Each holder of equity shares is entitled to one vote per share. The dividend proposed by the Board of Directors are subject to approval of shareholders in the ensuing annual general meeting.

During the year ended 31st March 2022, the amount of per share dividend recognised as distributions to equity shareholders was NIL.(Prev Year :: 31st March 2021: NIL)

Note No. 3.3 The details of Shareholders Holding more than 5% shares:

SR No.	Name of the Shareholder	As at 31st March, 2022		As at 31st March 2021	
		No.of Shares held	% of holding	No.of Shares held	% of holding
1	Rajesh Kadakia	16,313	99.99%	9,999.00	99.99%

Note No. 3.4 The details of Promotors holding of shares for the year ended:

SR No.	Name of the Promotor	As at 31st March, 2022		% Change during the year
		No.of Shares held	% of holding	
1	Rajesh Kadakia	16,313	99.99%	38.71%
2	Sharad Kadakia	1	0.01%	-

Note No.3.5

- There are no equity shares reserved for issue under options and contracts / commitments for the sale of shares
- For the period of five years immediately preceding the date of the Balance Sheet:
 - The Company has not allotted any shares as fully paid up pursuant to contracts without payment being received in cash.
 - The Company has not allotted any fully paid up bonus shares
 - The Company has not made any brought back of shares
- There are 10.50 % Compulsorily Convertible Debentures of 73,71,422 @10 each issued on Nov-18, convertible into fully paidup equity shares within the period of 120 months from date of issuance

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SDNMKJ REALTY PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.4 RESERVES AND SURPLUS

Particulars	As at 31st March, 2022	As at 31st March,2021
Securities Premium	1,12,26,290	-
Profit & Loss Account		
As per last Balance Sheet	3,82,57,451	1,77,78,891
(+) Net Profit / (Net Loss) For the current year	3,44,53,176	2,04,78,560
Total	8,39,36,917	3,82,57,451

Note No.4.1 Reconciliation of Securities Premium

Particulars	As at 31st March, 2022	As at 31st March,2021
Balance as at the Beginning of the year	-	-
Additions on Issue of Equity Shares	1,12,26,290	-
Amount utilised in current year	-	-
Balance as at the end of the year	1,12,26,290	-

Note No.4.2 Description of nature and purpose of reserve:

Securities Premium:

Securities premium is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of the Companies Act, 2013. No dividend can be distributed out of securities premium.

Retained Earnings:

Retained earnings pertain to the accumulated earnings by the Company over the years.

Note No.5 LONG-TERM BORROWINGS

Particulars	As at 31st March, 2022	As at 31st March,2021
Secured Loans from Banks		
(a) Kotak mahindra bank ltd LAP-17897838 (Secured against Immovable Property and Personal guarantee of all directors)	82,72,260	1,72,76,388
Unsecured Debentures		
(a) Unsecured Compulsorily convertible Debentures(CCD's) (73,71,422 @10.50 % Compulsorily convertible Debentures(CCD's) of Rs.10 each.)	7,37,10,570	8,50,00,000
(For Current Maturity of Borrowings Refer Note No:6)		
Total	8,19,82,830	10,22,76,388

Note No.5.1 Details of Compulsory convertible Debentures(CCD's)

Particulars	As at 31st March, 2022	As at 31st March,2021
10.50% Compulsorily convertible Debentures(CCD's) of Rs.10 each(Unsecured).	7,37,10,570	8,50,00,000

Note No.5.2 Terms of CCD's

The Company had issued Unsecured Compulsorily Convertible Debentures(CCD's) to Rajesh Kadakia by conversion of Unsecured loan. The CCD's carry Interest of 10.50 % per annum and are to be converted into equity shares within 120 months from the date of issuance in Nov,2018. During the year 11,28,949 CCD's of Face Value Rs.10/- each are converted into 6314 equity shares of Rs.10/- each at a premium of Rs.1,778/- per share.

Note No.5.3 Terms of Repayment of Secured Loan

Repayable in 23 equal monthly instalments (EMI) from the end of the reporting period, EMI ranging between ₹ 2.11 lakhs to ₹ 7.23 lakhs along with interest and having interest rate is 8.40% plus 7% spread.

Note No.5.4 The Company has used the borrowings from banks for the specific purpose for which it was taken as at the balance sheet date

Note No.5.4 The Company has defaulted in payment of interest on Compulsory Convertible Debentures of amount Rs.2,19,59,651/- since Nov,2018.

SDNMKJ REALTY PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.6 SHORT TERM BORROWINGS

Particulars	As at 31st March, 2022	As at 31st March,2021
Unsecured Loans and advances from related parties -Rajesh Jayantilal Kadakia	4,38,48,314	2,42,08,984
Current Maturities of Long Term debt (Refer Note No.5)	90,00,137	83,47,238
Total	5,28,48,451	3,25,56,222

Note No.7 TRADE PAYABLES

Particulars	As at 31st March, 2022	As at 31st March,2021
Total outstanding dues of micro and small enterprises	-	-
Total outstanding dues of creditors other than micro and small enterprises	17,544	39,966
Total	17,544	39,966

a) Trade Payables ageing schedule

As at March 31, 2022

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i. MSME					-
ii. Others	13,730	3,814			17,544
iii. Disputed dues – MSME					-
iv. Disputed dues - Others					-
Total	13,730	3,814	-	-	17,544

As at March 31, 2021

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i. MSME					-
ii. Others	39,966	-	-	-	39,966
iii. Disputed dues – MSME					-
iv. Disputed dues - Others					-
Total	39,966	-	-	-	39,966

Note No.8 OTHER CURRENT LIABILITIES

Particulars	As at 31st March, 2022	As at 31st March,2021
Interest accrued and due on borrowings	2,19,59,651	1,50,65,400
Advances received from Others	63,82,001	-
Other payables		
-Audit Fees payable	31,913	31,097
-Rental Deposits	37,90,650	37,90,650
-GST Payable	1,35,793	-
-TDS Payable	13,33,959	13,95,287
Total	3,36,33,967	2,02,82,434

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SDNMKJ REALTY PRIVATE LIMITED
Notes for financial statement for the year ended 31st March, 2022

Note No.9 SHORT TERM PROVISIONS

Particulars	As at 31st March, 2022	As at 31st March,2021
-Provision for tax	73,68,313	11,89,589
Total	73,68,313	11,89,589

Note No.12 DEFERRED TAX ASSET(NET)

Particulars	As at 31st March, 2022	As at 31st March,2021
The movement on the deferred tax account is as follows:		
At the start of the year	-	-
Charge/ (Credit) to Statement of Profit and Loss	2,18,056	-
At the end of the year	2,18,056	-

Note No.13 TRADE RECEIVABLES

Particulars	As at 31st March, 2022	As at 31st March,2021
Receivable – Secured and Considered Good	-	-
Receivable – Unsecured and Considered Good	38,671	38,671
– Significant increase in credit risk	-	-
– Credit impaired	-	-
	38,671	38,671
Less: Allowances for Bad and Doubtful Debts	-	-
Total	38,671	38,671

Note No.13.1 Trade receivables ageing schedule

As at 31 March 2022

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
i. Undisputed Trade receivables considered good			38,671			38,671
ii. Undisputed Trade Receivables considered doubtful						-
iii. Disputed Trade Receivables considered good						-
iv. Disputed Trade Receivables considered doubtful						-
Total	-	-	38,671	-	-	38,671

As at 31 March 2021

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
i. Undisputed Trade receivables considered good	-	38,671	-	-	-	38,671
ii. Undisputed Trade Receivables considered doubtful	-	-	-	-	-	-
iii. Disputed Trade Receivables considered good	-	-	-	-	-	-
iv. Disputed Trade Receivables considered doubtful	-	-	-	-	-	-
Total	-	38,671	-	-	-	38,671

Note No.13.2

1. Unbilled dues amounts to "Nil"

SDNMKJ REALTY PRIVATE LIMITED
Notes for financial statement for the year ended 31st March, 2022

Note No.14 CASH AND CASH EQUIVALENTS

Particulars	As at 31st March, 2022	As at 31st March, 2021
Cash on hand		
-Cash	61,080	76,921
Balances with Banks in Current Accounts		
-HDFC Bank	94,724	94,724
-Kotak Bank	2,57,177	29,981
Other Bank balances		
-Deposit	4,50,00,000	2,00,00,000
<i>(Bank deposits held under lien against bank guarantee with maturity more than 3 months but less than 12 months)</i>		
Total	4,54,12,981	2,02,01,626

Note No.15 SHORT TERM LOANS & ADVANCES

Particulars	As at 31st March, 2022	As at 31st March, 2021
Inter Corporate Deposits		
Crecentia Labs Pvt. Ltd.	1,57,20,552	-
GV Discovery Centres Pvt Ltd.	6,07,13,745	-
GV Research Centres Pvt. Ltd	80,82,060	-
Other Loans & Advances		
Prabhakar Account	25,000	25,000
Total	8,45,41,357	25,000

Note No.15.1 Disclosures of loan/ advances to subsidiary /Associated companies:

Name of the Company	Subsidiary /Associate/JV	Amount Outstanding		Max. Amount Outstanding	
		As at 31st March, 2022	As at 31st March, 2021	As at 31st March, 2022	As at 31st March, 2021
GV Discovery Centers Pvt Ltd	Associate	6,07,13,745	-	6,07,13,745	
Crecentia Labs Pvt Ltd	Associate	1,57,20,552	-	1,57,20,552	

Note No.15.2 Disclosure of loans or advances in the nature of loans are granted to promoters, directors, KMPs and the related parties

Type of Borrower	As at 31st March, 2022		As at 31st March, 2021	
	Amount Outstanding	% of Total	Amount Outstanding	% of Total
Promoters	-	0%	-	0%
Directors	-	0%	-	0%
KMP's	-	0%	-	0%
Related Parties	8,45,16,357	100%	-	0%

Note No.15.3

1.All the above loans and advances have been given for business purposes

2. There are no loans having significant increase in credit risk or which are credit impaired or doubtful as at March 31, 2022 (₹ Nil as at March 31, 2021)

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SDNMKJ REALTY PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.16 OTHER CURRENT ASSETS

Particulars	As at 31st March, 2022	As at 31st March,2021
GST Input Receivable	-	1,67,054
Interest Receivables	1,25,106	66,906
TDS Receivables	22,71,365	24,61,744
Total	23,96,471	26,95,704

Note No:17 REVENUE FROM OPERATIONS

Particulars	As at 31st March, 2022	As at 31st March,2021
Sale of Service	93,40,740	1,37,93,988
Total	93,40,740	1,37,93,988

Note No.18 OTHER INCOME

Particulars	As at 31st March, 2022	As at 31st March,2021
Interest income	15,93,013	6,28,494
Others		
Miscellaneous Income	-	7,500
Profit on sale of Building	4,38,46,496	2,26,65,582
Share of Profit from partnership firms	5,84,909	18,65,522
Total	4,60,24,418	2,51,67,098

Note No.19 EMPLOYEE BENEFIT EXPENSES

Particulars	As at 31st March, 2022	As at 31st March,2021
Salaries & Wages	1,44,000	1,44,000
Total	1,44,000	1,44,000

Note No.20 FINANCE COST

Particulars	As at 31st March, 2022	As at 31st March,2021
Interest on Overdraft	37,539	12,956
Interest in Secured Loans	16,99,129	46,23,734
Interest on Compulsorily Convertible Debentures	81,68,544	89,25,000
Total	99,05,212	1,35,61,690

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SDNMKJ REALTY PRIVATE LIMITED

Notes for financial statement for the year ended 31st March, 2022

Note No.21 OTHER EXPENSES

Particulars	As at 31st March, 2022	As at 31st March, 2021
Rent	1,35,000	1,45,000
Rates & Taxes	3,42,641	4,38,060
Miscellaneous expenses	32,283	510
Bad debts written off	-	87,795
Bank charge	7,400	7,200
Ramky (Cam & DG Charges)	2,73,829	-
Consultancy charges	1,34,850	2,28,199
Donations	1,50,000	-
Electricity supply	2,02,198	88,459
Interest and Late Fees of GST/TDS	12,095	35,628
Legal Expense	600	5,000
Mutation	1,01,084	-
Maintenance charge	1,01,840	95,503
Management supervision charges	1,40,112	1,62,862
Registration expenses	3,73,581	556
Round off	11	(5)
Share of Income tax	7,55,826	10,70,565
Total	27,63,351	23,65,332

Audit fees	As at 31st March, 2022	As at 31st March, 2021
Payments to the auditor as		
A. For Statutory Audit	34,868	33,208
B. For ROC and Other Matters	27,500	14,500
Total	62,368	47,708

TOTAL OTHER EXPENSES

28,25,719

24,13,040

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SDNMKJ REALTY PRIVATE LIMITED
Notes for financial statement for the year ended 31st March, 2022

Note No.10-PROPERTY, PLANT AND EQUIPMENT

Current year Depreciation Schedule

Name of the Asset	Gross Block			Depreciation			Net Block		
	As on 01-04-2021	Additions	Disposals	As on 31-03-2022	As on 01-04-2021	For the period	Deductions	As on 31-03-2022	As on 31-03-2021
Tangible Assets									
Furniture	40,89,140			40,89,140	7,68,034	8,59,834		24,61,272	33,21,106
Total	40,89,140	-	-	40,89,140	7,68,034	8,59,834	-	24,61,272	33,21,106

Previous year Depreciation Schedule

Name of the Asset	Gross Block			Depreciation			Net Block		
	As on 01-04-2020	Additions	Disposals	As on 31-03-2021	As on 01-04-2020	For the period	Deductions	As on 31-03-2021	As on 31-03-2020
Tangible Assets									
Furniture		40,89,140		40,89,140	-	7,68,034		33,21,106	-
Total	-	40,89,140	-	40,89,140	-	7,68,034	-	33,21,106	-

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SDNMKJ REALTY PRIVATE LIMITED
Notes for Financial statements for the Year ended 31st March,2022

Note No.11 NON-CURRENT INVESTMENTS

A.	Particulars	As at 31st March,2022	As at 31st March,2021
	(a) Investment in Equity instruments	16,99,330	-
	(b) Investment in Compulsorily Convertible Preference Share	1,00,00,000	-
	(c) Investments in partnership firms	20,30,780	22,01,696
	(d) Other Non Current Investments	11,11,52,243	16,62,18,247
	Total	12,48,82,353	16,84,19,943

Particulars	As at 31st March,2022	As at 31st March,2021
Aggregate amount of quoted investments	-	-
Aggregate amount of unquoted investments	1,16,99,330	-

Details of unquoted investments (stated at cost)

Sl No	Name of Body Corporate	Subsidiary/ Associate/ JV/ Controlled/ Entity /Others	No. of Shares/Units		Extent of Holdings (%)		Amount	
			As at 31st March,2022	As at 31st March,2021	As at 31st March,2022	As at 31st March,2021	As at 31st March,2022	As at 31st March,2021
(a)	<i>Investment in Unquoted Equity Instruments- Fully Paid(Stated at Cost)</i> GV Discovery Centers Pvt Ltd Crescentia Labs Pvt Ltd	Associate	3,933	-	32.00%	0.00%	39,330	-
		Associate	1,66,000	-	40.00%	0.00%	16,60,000	-
(b)	<i>Investment in Unquoted Compulsorily Convertible Preference share Instruments-Fully Paid(Stated at Cost)</i> GV Discovery Centers Pvt Ltd	-	10,00,000	-	30.70%	0.00%	1,00,00,000	-
	Total					1,16,99,330	-	

(C) Investments in Partnership firms

Sl No	Name of the Firm	As at 31st March,2022	As at 31st March,2021
1	Nilgiri Estates	20,30,780	22,01,696

Details investment in Partnership Firm

The company is partner in a partnership firm M/s Nilgiri Estates. The share of Profit/(Loss) for the year is

Rs.46,79,275. The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2022		As at 31st March,2021	
	% of share	Capital Balance	% of share	Capital Balance
Modi and Modi Realty Hyderabad Private Limited	74.00%	(1,74,40,506)	74.00%	(1,41,60,477)
JMK GEC Realtors Private Limited	12.50%	20,30,779	12.50%	22,01,696
SDNMKJ Realty Private Limited	12.50%	20,30,779	12.50%	22,01,697
Ashish Pramod Modi	1.00%	(17,56,397)	1.00%	(15,42,111)

(D) Other Non Current Investments

Particulars	As at 31st March,2022	As at 31st March,2021
Land at Shamshabad	27,12,500	27,12,500
Premises in Ramkey Selinium	10,84,39,743	16,35,05,747
Total	11,11,52,243	16,62,18,247

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SDNMKJ REALTY PRIVATE LIMITED
Other Disclosures for financial statement for the year ended 31st March, 2022

22 Earning per share

Particulars	31/03/2022	31/03/2021
Profit attributable to equity shareholders	3,44,53,176	2,04,78,560
Total number of equity share	16,314	10,000
Weighted average number of outstanding equity shares	14,013	10,000
Diluted Weighted average number of outstanding equity shares	73,85,435	85,10,000
Earnings per share basic (Rs)	2,458.61	2,047.86
Earnings per share diluted (Rs)	5.49	3.19
Face value per equity share (Rs)	10.00	10.00

23 Registration of charges or satisfaction with Registrar of Companies

There are no such charges or satisfaction yet to be registered with Registrar of Companies beyond the statutory period as at the year end

24 Benami Properties

No proceedings have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

25 Intangible assets under development

There are no intangible assets under development as at March 31, 2022 or as at March 31, 2021.

26 Title deeds of immovable properties not held in name of the Company

There is no immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) whose title deed is not held in the name of the Company.

27 Capital commitments & Contingencies

There are no such contractual commitments for the acquisition of Property, plant and equipment

28 Relationship with struck off companies

The Company does not have any transactions or balances with the Companies whose name is struck off under section 248 of the Companies Act, 2013.

29 Undisclosed Income

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

30 Wilful defaulters

No bank, financial institution or other lender has declared the Company as a wilful defaulter

31 Crypto currency or virtual currency

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

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SDNMKJ REALTY PRIVATE LIMITED

Other Disclosures for financial statement for the year ended 31st March, 2022

- 32 The Company don't have borrowings from banks or financial Institution on the basis of securities of Current Assets
- 33 There are no amounts due to be transferred to the Investor Education and Protection Fund under section 125 of the Companies Act, 2013, as at the year end.
- 34 The Parent Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

35 Auditors Remuneration

Particulars	31/03/2022	31/03/2021
For Statutory Audit	34,868	33,208
For ROC and Other Matters	27,500	14,500

36 Related Party Disclosure

(i) List of Related Parties

A Key Management Personnel (KMP)

Sharad J Kadakia	Director
Rajesh J Kadakia	Director
Soham Satish Modi	Director

B Subsidiary Company/jointly Controlled Entities/Associates

Crescentia Labs Pvt Ltd
GV Discovery Centers Pvt Ltd
Nilgiri Estates

C Enterprises in which KMP and/or their relatives are interested

GV Research Centers Pvt Ltd

D Movement in Capital Accounts in Partnership Firms/LLP

Nilgiri Estates	31/03/2022	31/03/2021
Amounts invested during the year	-	-
Share of Bad Debts	-	-
Amounts withdrawn during the year	-	-
Share of Income tax	7,55,826	-
Share of Profit / Loss	5,84,909	-
Capital Account Balance	20,30,779	22,01,696

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SDNMKJ REALTY PRIVATE LIMITED

Other Disclosures for financial statement for the year ended 31st March, 2022

(ii) Related Party Transactions

Particulars	Relationship	31/03/2022	31/03/2021
(a) Loan Taken Rajesh Jayanthilal Kadakia	Director	8,25,16,281	50,75,000
(b) Repayment of Loan Rajesh Jayanthilal Kadakia	Director	6,28,76,951	3,69,80,000
(c) Inter Corporate Loans given Crescentia Labs Pvt Ltd	Associate	1,55,05,910	-
GV Discovery Centers Pvt Ltd	Associate	5,99,50,000	-
GV Research Centers Pvt Ltd	Enterprises in which KMP are interested	80,00,000	-
(d) Interest Received on ICD's Crescentia Labs Pvt Ltd	Associate	2,38,491	-
GV Discovery Centers Pvt Ltd	Associate	8,48,606	-
GV Research Centers Pvt Ltd	Enterprises in which KMP are interested	91,178	-
(e) CCD's converted into equity Rajesh Jayanthilal Kadakia	Director	1,12,89,430	-

(iii) Related Party Balances

Particulars	Relationship	31/03/2022	31/03/2021
(a) Unsecured Loan Rajesh Jayanthilal Kadakia	Director	4,38,48,314	2,42,08,984
(b) Inter Corporate Loans Crescentia Labs Pvt Ltd	Associate	1,57,20,552	-
GV Discovery Centers Pvt Ltd	Associate	6,07,13,745	-
GV Research Centers Pvt Ltd	Enterprises in which KMP are interested	80,82,060	-
(c) Compulsory Convertible Debentures Rajesh Jayanthilal Kadakia	Director	7,37,10,570	8,50,00,000

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SDNMKJ REALTY PRIVATE LIMITED
Other Disclosures for financial statement for the year ended 31st March, 2022

37 Financial performance ratios:

Particulars	Numerator	Denominator	Description	31st Mar'2022	31st Mar'2021	Variance	Reason for variance
Current Ratio	Operating Current Assets (1)	Current Liability	The current ratio indicates Company's overall liquidity position	0.93	0.05	1599.98%	Due to Increase in Short term loans & advances and Other Deposits of Banks
Debt-Equity Ratio	Total debt (2)	Shareholder's equity	Debt-to-equity ratio compares Company's total debt to shareholders equity	1.60	3.52	-54.39%	Due to decrease in borrowings mainly because of Conversion and repayment of Borrowings
Debt Service Coverage Ratio	Earnings available for debt service (3)	Debt service (4)	Debt Service coverage ratio is used to analyse the Company's ability to payoff current interest and installments	0.05	0.08	-43.30%	Due to increase in other income and decrease in Finance cost
Return on Equity Ratio	Net profits after taxes (5)	Shareholder's equity	It measures the profitability of equity funds invested in the Company	0.41	0.53	-23.27%	-
Inventory turnover ratio	Cost of goods sold	Average inventory	This ratio measures the efficiency with which a Company utilizes or manages its inventory	NA	NA	-	-
Trade Receivables turnover ratio	Net sales (6)	Average accounts receivable	This ratio measures the efficiency at which the firm is managing the receivables	241.54	713.40	-66.14%	Due to decrease in Revenue from Operations
Trade Payables turnover ratio	Net purchases (7)	Average trade payable	This ratio indicates the number of times sundry creditors have been paid during a period	NA	NA	-	-
Net capital turnover ratio	Net sales (6)	Average working capital (8)	This ratio indicates a Company's effectiveness in using its working capital	(0.32)	(0.23)	41.50%	Due to Increase in Short term loans & advances
Net profit ratio	Net profits after taxes (5)	Net sales (6)	This ratio measures the relationship between net profit and sales of the business	3.69	0.53	601.75%	Due to increase in other income and decrease in Finance cost
Return on Capital employed	Earning before interest & tax (EBIT) (9)	Capital employed (10)	Return on capital employed indicates the ability of a company's management to generate returns for both the debt holders and the equity holders	(1.45)	(0.22)	562.10%	Due to increase in Share holders funds and decrease in Finance Cost
Return on investment (in %)	Income generated from invested funds	Average invested funds in treasury investments	Return on investment (ROI) is a financial ratio used to calculate the benefit as investor will receive in relation to their investment cost	NA	NA	-	-

Note:

- (1) Operating current assets = Total current assets - Current investments - other bank balances.
- (2) Total debt / debt service = Non current borrowing + Current borrowing
- (3) Earnings available for debt service = PBT + Finance cost + Depreciation - Other income - Exception income
- (4) Debt service = Principal + Interest
- (5) Net profits after taxes includes exceptional income.
- (6) Net sales = Revenue from operations
- (7) Net purchases = Consumption RM, stores & spares (RSS) - Opening RSS + Closing RSS
- (8) Working capital = Operating current Assets - Current liabilities
- (9) EBIT = PBT + Finance cost - Other income - Exception income
- (10) Capital employed = Total assets - Non current investment - Current investment - FDs - Current liabilities

38 Prior year Comparatives

The figures of previous year have been re-grouped, wherever necessary, to conform to the current year classification.

9 The Company has not received any intimation from 'Suppliers' regarding their status MICRO, SMALL, MEDIUM ENTERPRISES Development Act 2006 and hence disclosures, if any, relating to the amounts unpaid as at the year-end together with interest payable / paid as required under the Act has not been given.

10 The balances standing as on 31st March 2022 to the debit and credit of all accounts are subject to respective confirmation.

As per my report of even date

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(Ajay Mehta)
Chartered Accountant
M.No:- 035449
Place : Secunderabad
Date : 30-09-2022
UDIN : 22035449AZDBWV8032

For and on behalf of the Board of Directors of
SDNMKJ REALTY PRIVATE LIMITED

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(Rajesh Kadakia)
Director
DIN: 02903019

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(Soham Modiji)
Director
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