

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
2024-25

PAN	AAOCS0548N		
Name	VERDANT CORPORATION PRIVATE LIMITED (FORMERLY KNOWN AS SDNMKJ REALTY PRIVATE LIMITED)		
Address	5-2-223,GOKUL DISTELERY ROAD , Secunderabad H.O, Secunderabad , HYDERABAD,HYDERABAD , 36-Telangana, 91-INDIA, 500003		
Status	7-Private company	Form Number	ITR-6
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	629707911221024

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	10,39,91,840
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	2,61,72,667
	Interest and Fee Payable	6	7,52,279
	Total tax, interest and Fee payable	7	2,69,24,946
	Taxes Paid	8	2,69,24,949
Accreted Income and Tax Detail	(+) Tax Payable /(-) Refundable (7-8)	9	0
	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0

This return has been digitally signed by Tejal Soham Modi in the capacity of Director having PAN ADDPM3623R from IP address 122.175.12.44 on 22-Oct-2024 18:03:15 at HYDERABAD (Place) DSC SI.No & Issuer 4247494 & 76782990058CN=Capricorn Sub CA for Individual DSC 2022,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

System Generated
Barcode/QR Code



AAOCS0548N06629707911221024bf5c691de3d3c161f689761de009d842a78af859

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name of Assessee	Verdant Corporation Private Limited (Formerly Known as SDNMKJ Realty Private Limited)		
Address	5-2-223,GOKUL DISTELERY ROAD,Secunderabad H.O,Secunderabad,HYDERABAD,HYDERABAD,TELANGANA,500003		
E-Mail	sambasivarao@modiproperties.com		
Status	Company(Domestic)	Assessment Year	2024-2025
Ward		Year Ended	31.3.2024
PAN	AAOCS0548N	Incorporation Date	24/03/2010
Residential Status	Resident		
Nature of Business	REAL ESTATE AND RENTING SERVICES-Purchase, sale and letting of leased buildings(residential and non-residential)(07001),Trade Name:SDNMKJ REALTY PRIVATE LIMITED		
Method of Accounting	Mercantile		
Filing Status	Original		
Last Year Return Filed On	28/10/2023	Acknowledgement No.:	454136721281023
Last Year Return Filed u/s	115BAA		
Bank Name	KOTAK MAHINDRA BANK, , A/C NO:1311514934 ,Type: Current ,IFSC: KKBK0000554, Prevalidated : Yes, Nominate for refund : Yes		
Tele:	Mob:9502200911		

Computation of Total Income [As per Section 115BAA (Tax @22%)]

Income from Business or Profession (Chapter IV D)	1,62,24,642
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Profit as per Profit and Loss a/c	10,35,18,519
<u>Add:</u>	
Depreciation Debited in P&L A/c	10,55,145
Interest on TDS	<u>2,925</u>
Total	10,45,76,589
<u>Less:</u>	
Profit on sale of equity shares	8,60,49,717
Interest on FD	17,17,482
Depreciation as per Chart u/s 32	<u>5,84,748</u>
	<u>8,83,51,947</u>
	<u>1,62,24,642</u>

Income from Capital Gain (Chapter IV E)	8,60,49,717
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Short Term Capital Gain

Capital Gain as per Details Attached	8,60,49,717
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Income from Other Sources (Chapter IV F)	17,17,482
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Interest on F.D.R.(as per Annexure)	<u>17,17,482</u>
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Gross Total Income	10,39,91,841
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Total Income	10,39,91,841
Round off u/s 288 A	10,39,91,840

MAT Provisions not apply on company due to applicability of section 115BAA

Tax Due @ 22% (Company applicable for Sec 115BAA)	2,28,78,205
Surcharge @10%	22,87,821
	2,51,66,026
Health & Education Cess (HEC) @ 4.00%	10,06,641
	2,61,72,667
T.D.S./T.C.S	29,54,914
	2,32,17,753
Interest u/s 234 A/B/C	7,52,279
	2,39,70,032
Round off u/s 288B	2,39,70,030
Deposit u/s 140A	2,39,70,030
Tax Payable	0

Interest Charged	(Rs.)	T.D.S./ T.C.S. From	(Rs.)
u/s 234B (7 Month)	4,56,895	Non-Salary(as per Annexure)	29,54,914
u/s 234C	2,95,384		

(7,023+21,069+35,115+2,32,177)

)
Interest calculated upto October,2024, Due Date for filing of Return October 31, 2024

Comparison of Income if Company does not Opts for Section 115BAA/115BAB (Tax @25%)

1.Total income as per Section 115BAA/115BAB		103991841
2. Adjustments according to section 115BAA/115BAB		
(i) Deduction under Ch VIA as per Provisions of Section 115BAA/115BAB		
	0	
Gross Total Income as per Section 115BAA/115BAB		103991841
(ii) Allowed Deductions (which were disallowed under section 115BAA / 115BAB)		
No Deduction exists		
(iii) Allowed Brought Forward Loss (which were disallowed under section 115BAA / 115BAB)		
NA	0	0
3. Gross Total Income (1-2)		103991841
Deduction under Chapter VIA		0
Total Income after Adjustments under section 115BAA/115BAB		103991841

Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:26 Sep 2024

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	6360014	15/04/2024	04820	UTI Bank T.Nagar	20000000
2	.				3970030
	Total				23970030

NAME OF ASSESSEE : Verdant Corporation Private Limited (Formerly Known as SDNMKJ Realty Private Limited)
A.Y. 2024-2025 PAN : AAOCS0548N Code :AUTO-00042

Details of Depreciation

Particulars	Rate	Opening+ Adjusted for 115BAA/B AC/BAD	More Than 180 Days	Less Than 180 Days	Total	Sales	Sales Less Than 180 days	Balance	Depreciation (Short Gain)	WDV Closing
Furniture	10%	6432483	0	0	6432483	585000	0	5847483	584748	5262735
Total		6432483	0	0	6432483	585000	0	5847483	584748	5262735

Interest Calculation u/s 234C

S. No.	Installment Period	Total Tax Due	To Be Deposited (In %)	To Be Deposited (In Amount)	Deposit Amount	Remaining Tax Due(Round off in 100 Rs.)	Int Rate (In %)	Interest
1.	First (Up to June)	1560760	15.00	234114	0	234100	3	7023
2.	Second (Up to Sep)	1560760	45.00	702342	0	702300	3	21069
3.	Third (Up to Dec)	1560760	75.00	1170570	0	1170500	3	35115
4.	Fourth (Up to March)	23217753	100.00	23217753	0	23217700	1	232177
Total								295384

=>Interest u/s 234C on capital gain income calculated from date of sale if you want to change calculation period from starting of the year then go to Setup->Miscellaneous->Calculation and untick the sl.no. 7 option.

Interest Calculation u/s 234B

Interest u/s 234C : 295384

S. No.	Month	Principal	Int. 234B	Int. 234A/F	Deposit	Int Adjusted	Int Remain	Principal Adj
1	April-2024	23217753	232177	0	20000000	527561	0	19472439
2	May-2024	3745314	37453	0	0	0	37453	0
3	June-2024	3745314	37453	0	0	0	74906	0
4	July-2024	3745314	37453	0	0	0	112359	0
5	August-2024	3745314	37453	0	0	0	149812	0
6	September-2024	3745314	37453	0	0	0	187265	0
7	October-2024	3745314	37453	0	0	0	224718	0
Total			456895	0				

Bank Account Detail

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	KOTAK MAHINDRA BANK		1311514934	KKBK000055 4	Current(Prim ary)	Yes	Yes
2	HDFC BANK		00422000029590	HDFC000004 2		Yes	No
3	AXIS BANK		922020058983990	UTIB0000068	Current	Yes	No
4	KOTAK MAHINDRA BANK	SECUNDERABAD - SAROJINI DEVI ROAD	1311540155	KKBK000055 4	Current	Yes	No

GST Turnover Detail

S.NO.	GSTIN	Turnover
1	36AAOCS0548N1ZR	13835833
TOTAL		13835833

Details of T.D.S. on Non-Salary(26 AS Import Date:26 Sep 2024)

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Amount Paid/credited	Total Tax deducted	Amount out of (5) claimed for this year
1	AMTZ MEDPOLIS SQUARE 3663 PRIVATE LIMITED	HYDA30129B	50050	5005	5005

2	AMTZ MEDPOLIS SQUARE 4554 PRIVATE LIMITED	HYDA30100A	1517995	151800	151800
3	AMTZ MEDPOLIS SQUARE 702 PRIVATE LIMITED	HYDA30117D	332259	33226	33226
4	AMTZ MEDPOLIS SQUARE 801 PRIVATE LIMITED	HYDA30130C	2241411	224141	224141
5	AMTZ MEDPOLIS SQUARE PRIVATE LIMITED	HYDA30058A	412952	41295	41295
6	AXIS BANK LIMITED	MUMU05151G	1600845	160085	160085
7	CRESCENTIA LABS PRIVATE LIMITED	HYDB06032F	2502110	250211	250211
8	GV DISCOVERY CENTERS PRIVATE LIMITED	HYDG17681G	3820411	382041	382041
9	GV RESEARCH CENTERS PRIVATE LIMITED	HYDG17575F	3235230	323523	323523
10	KFIN TECHNOLOGIES LIMITED	HYDK08750A	4766400	476640	476640
11	OJAS INNOVATIVE TECHNOLOGIES PRIVATE LIMITED	HYDO02275A	9069420	906947	906947
TOTAL			29549083	2954914	2954914

Head wise Summary on Income and TDS thereon

Head	Section	Amount Paid/Credited As per 26AS	As per Computation	Location of Income for Comparison	TDS
House Property	194I(b)	17071050			1707110
Other Sources	194A	9925873	1717482	Interest Income:1717482	992588
Other Sources	194JB	2552160	as above	as above	255216
Total		29549083	1717482		2954914

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Business receipts	2552160	Trading Account->Sales/ Gross receipts of business Trading Account->Gross receipts from Profession Profit and Loss Account->Other income	13835830 101884329 115720159 -113167999
2	GST purchases	2890284		
3	GST turnover	14694519		
4	Interest from deposit	9928339	Interest on FDR	1717482 8210857
5	Purchase of time deposits	1002466		
6	Rent received	17071050		
	Sale of securities and units of mutual fund		Sale of STCG Shares/Mutual fund	96089047 96089047 96089047 96089047 96089047

Statement of Short Term Capital Gain

Name of Company	Date of Sale	Sales Price	Tr. Exp.	Net Sale Price	Purchase Date	Purchase cost	Loss u/s 94(7)/(8)	Capital gain
CONSOLIDATED		96089047	0	96089047		10039330	0	86049717
TOTAL		96089047		96089047		10039330		86049717

Signature
(Tejal Soham Modi)
For Verdant Corporation Private Limited
(Formerly Known as SDNMKJ Realty Private Limited)

NAME OF ASSESSEE : Verdant Corporation Private Limited (Formerly Known as SDNMKJ Realty Private Limited)
A.Y. 2024-2025 PAN : AAOCS0548N Code :AUTO-00042

CompuTax : AUTO-00042 [Verdant Corporation Private Limited (Formerly Known as SDNMKJ Realty Private Limited)]

Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Consolidated Balance Sheet as at 31 March 2024

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

Particulars	Note	As at 31 March 2024	As at 31 March 2023
Equity and liabilities			
Shareholders' funds			
Share capital	3	3.01	3.01
Reserves and surplus	4	4,447.65	2,033.42
		4,450.66	2,036.44
Non-current liabilities			
Long-term borrowings	5	739.58	778.76
Other Long-term liabilities	6	64.45	46.58
		804.04	825.34
Current liabilities			
Short-term borrowings	7	1,198.79	523.51
Trade payables	8		
- total outstanding dues of micro enterprises and small enterprises		-	-
- total outstanding dues of creditors other than micro enterprises and small enterprises		84.03	60.94
Other current liabilities	9	2.54	18.61
Short-term provisions	10	242.76	6.75
		1,528.12	609.81
Total		6,782.81	3,471.58
Assets			
Non-current assets			
Property, plant and equipment and Intangible assets			
- Property plant and equipment	11	33.28	49.68
Non-current investments	12	3,212.47	1,244.59
Deferred tax assets (Net)	13	4.72	3.69
Other non-current assets	15	400.81	7.62
		3,651.28	1,305.58
Current assets			
Trade receivables	16	38.02	-
Cash and bank balances	17	379.53	289.83
Short-term loans and advances	14	2,595.33	1,794.06
Other current assets	18	118.65	82.11
		3,131.53	2,166.00
Total		6,782.81	3,471.58

Corporate Information & Significant accounting policies 1 & 2

See accompanying Notes (2.1-33) forming an integral part of the Consolidated Financial Statements

As per our report of even date attached

For A S Agarwal & Co.

Chartered Accountants

Firm Registration No. 014987S

Shruti Agarwal
Shruti Agarwal
Partner

Membership No: 228160

UDIN: 24228160BKEQNTJ3120

Place : Hyderabad

Date : 28 September 2024



For and on behalf of the Board of Directors of
Verdant Corporation Private Limited
(Formerly known as SDNMKJ Realty
Private Limited)

Soham Satish Modi
Soham Satish Modi
Director
DIN: 00522546

Tejal Modi
Tejal Modi
Director
DIN: 06983437



Place : Hyderabad

Date : 28 September 2024

Place : Hyderabad

Date : 28 September 2024

Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Consolidated Statement of Profit and Loss for the year ended 31 March 2024

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

Particulars	Note	Year ended 31 March 2024	Year ended 31 March 2023
Income			
Revenue from operations	19	138.36	104.70
Other income	20	1,019.24	83.60
Total Income		1,157.59	188.30
Expenses			
Employee benefits expense	21	1.60	1.51
Finance costs	22	71.68	49.03
Depreciation	11	10.55	13.28
Other expenses	23	38.18	61.63
Total Expenses		122.02	125.45
Profit before share of loss from associates, prior period items, tax		1,035.58	62.85
Share of loss from associates (net)	33	10.69	1.31
Profit before prior period items, tax		1,024.89	61.54
Prior period expense/ (income)		-	4.85
Profit before tax		1,024.89	66.39
Tax expense			
Current tax		270.96	19.42
Tax for earlier years		-	4.02
Deferred tax		(1.04)	(1.50)
		269.92	21.93
Profit/ (Loss) for the period		754.97	44.46
Earnings per equity share	29		
Basic (in Rs.)		2,507.45	147.66
Diluted (in Rs.)		2,507.45	147.66
Face value per share (in Rs.)		10	10

Corporate Information & Significant accounting policies 1 & 2

See accompanying Notes (2.1-33) forming an integral part of the Consolidated Financial Statements

As per our report of even date attached

For A S Agarwal & Co.

Chartered Accountants

Firm Registration No. 014987S

Shruti Agarwal

Partner

Membership No: 228160

UDIN: 24228160BKE@NJ3120

Place : Hyderabad

Date : 28 September 2024

For and on behalf of the Board of Directors of
Verdant Corporation Private Limited
(Formerly known as SDNMKJ Realty Private
Limited)

Soham Satish Modi
Director

DIN: 00522546

Tejal Modi
Director

DIN: 06983437

Place : Hyderabad

Date : 28 September 2024

Place : Hyderabad

Date : 28 September 2024

Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Significant accounting policies and other explanatory information as at and for the year ended 31 March 2024

1 Corporate Information

Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited) is a Company incorporated under the Companies Act, 2013 with CIN: U70101TG2010PTC067667 on 24 March 2010 having its registered office at 5-2-223 Gokul Distillery Road, Secunderabad, Telangana. The Company is engaged in the business of construction, development and leasing of residential and commercial real estate properties.

Name of the associate enterprises	Proportion of ownership interest
Crescentia Labs Private Limited	40.00%
GV Research centres Private Limited	40.00%
AMTZ Medpolis Square 801 Private Limited	40.00%
AMTZ Medpolis Square 702 Private Limited	40.00%
AMTZ Medpolis Square 4554 Private Limited	40.00%
AMTZ Medpolis Square 3663 Private Limited	40.00%

2 Significant accounting policies

2.1 Basis of accounting and preparation of Consolidated Financial Statements

The Consolidated Financial Statements have been prepared under the historical cost convention on accrual basis of accounting in accordance with Indian Generally Accepted Accounting Principles ["GAAP"] in compliance with the provisions of the Companies Act, 2013 and the Accounting Standards as specified in the Companies (Accounting Standards) Rules, 2006 read with Rule 7(1) of the Companies (Accounts) Rules, 2014 issued by the Ministry of Corporate Affairs in respect of section 133 of the Companies Act, 2013. Further, the guidance notes/announcements issued by the Institute of Chartered Accountants of India (ICAI) are also considered, wherever applicable except to the extent where compliance with other statutory promulgations override the same requiring a different treatment. The accounting policies have been consistently applied by the Company and are consistent with those used in the previous year, unless otherwise mentioned in the notes.

i. Use of estimates

The preparation of Consolidated Financial Statements in conformity with GAAP requires that the management of the Company to make estimates and assumptions that affect the reported amounts of income and expenses of the period, the reported balances of assets and liabilities and the disclosures relating to contingent liabilities as of the date of the Consolidated Financial Statements. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the period in which these results are known/materialised.

ii. Cash and bank balances

Cash comprises cash in hand and deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.



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Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Significant accounting policies and other explanatory information as at and for the year ended 31 March 2024

2.2 Summary of significant accounting policies

a. Revenue Recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as net of returns and allowances, trade discounts and volume rebates after taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government. When there is uncertainty as to measurement or ultimate collectability, revenue recognition is postponed until such uncertainty is resolved.

The specific recognition criteria from various stream of revenue is described below:

Rental Income from Operating Leases

The company derives revenue primarily from real estate business comprising activities of investing, developing and leasing of immovable properties and real estate consultancy business.

Revenue from leasing activities is measured taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government. Rental income receivable under operating leases (excluding variable rental income) is recognized in the statement of profit and loss as per the terms of agreement over the term of the lease agreement.

Other Income

Interest income is recognized on a time proportion basis. Other income is accounted as and when the right to receive arises.

Provision no longer required is written back when the Company is reasonably certain that the provision as accounted would not result in any future liability to the Company. Such provisions, no longer required are written back to Other Income.

b. Property, plant and equipment, Intangible assets and Depreciation

Property, plant and equipment are carried at cost less accumulated depreciation and impairment losses, if any. The cost of fixed assets includes interest on borrowings attributable to acquisition of qualifying fixed assets up to the date the asset is ready for its intended use and other incidental expenses incurred up to that date. Subsequent expenditure relating to fixed assets is capitalized only if such expenditure results in an increase in the future benefits from such asset beyond its previously assessed standard of performance.

Depreciation on assets is provided over their estimated useful life using written down value method and in the manner specified under Schedule II to the Companies Act, 2013. For assets acquired or disposed off during the year, depreciation is provided for on pro-rata basis with reference to the month of acquisition or disposal.

The residual value of the assets is estimated to be 5% of the Cost of aquisition for the purpose of computing depreciation. The Management estimates the useful life to be as follows:

Asset	Management estimate
Furniture & Fixture	10 years



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Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Significant accounting policies and other explanatory information as at and for the year ended 31 March 2024

c. Foreign Currency Transactions and Translations

i. Initial Recognition

Transactions in foreign currencies entered into by the Company are accounted at the exchange rates prevailing on the date of the transaction or at rates that closely approximate the rate at the date of the transaction.

ii. Measurement of Foreign Currency Monetary Items at the Balance Sheet Date

Foreign currency monetary items (other than derivative contracts) of the Company outstanding at the Balance Sheet date are restated at the year-end rates.

Non-monetary items are carried at historical cost. Exchange differences arising out of these translations are charged to the Statement of Profit and Loss.

iii. Treatment of Exchange Differences

Exchange differences arising on settlement / restatement of short-term foreign currency monetary assets and liabilities of the Company are recognized as income or expense in the Statement of Profit and Loss.

d. Investments:

Current Investments are carried at lower of cost and market value determined on an individual investment basis.

Long term investments are carried at cost. However, provision for diminution in value is made to recognize a decline other than temporary in the value of investment.

e. Earnings per Share:

Basic and Diluted Earnings per Share (EPS) is reported in accordance with Accounting Standard (AS) – 20, "Earnings per Share", issued by the Institute of Chartered Accountants of India and notified under Section 133 of the Companies Act, 2013. EPS is computed by dividing the net profit or loss for the year by the weighted average number of Equity Shares outstanding during the year.

f. Employee Benefits:

Employees Provident fund and Miscellaneous Provisions Act, 1952 are not applicable to the Company as the Company does not have the required number of employees on its rolls. The Company has no policy of encashment of leaves. Accordingly, no provision has been made in respect of employee benefits in terms of AS-15 "Employee Benefits".

g. Provisions and Contingent Liabilities:

i. Provisions are recognized for liabilities that can be measured only by using a substantial degree of estimation, if:

- a) The Company has a present obligation as a result of a past event;
- b) Probable outflow of resources is expected to settle the obligation; and
- c) The amount of the obligation can be reliably estimated.

ii. Reimbursement expected in respect of expenditure required to settle a provision is recognized only when it is virtually certain that the reimbursement will be received.

iii. Contingent Liability is disclosed in the case of

- a) A present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation
- b) A present obligation when no reliable estimate is possible, and
- c) A possible obligation arising from past events where the probability of outflow of resources is not remote.

iv. Contingent Assets are neither recognized, nor disclosed.

v. Provisions, Contingent Liabilities, and Contingent Assets are reviewed at each Balance Sheet



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Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Significant accounting policies and other explanatory information as at and for the year ended 31 March 2024

h. Taxes:

Tax on income for the current year is determined on the basis of taxable income and tax credits computed in accordance with the provisions of the Income Tax Act, 1961.

Deferred Tax is recognized on timing differences between the accounting income and the taxable income for the year, and qualified using the tax rates and laws enacted or substantively enacted as on the Balance Sheet date.

Deferred Tax Assets are recognized and carried forward to the extent that there is a reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized.

i. Impairment of Assets:

As at each Balance Sheet date, the carrying amount of assets is tested for impairment so as to determine:

- i) The provision for impairment loss, if any required; or
- ii) The reversal, if any, required of impairment loss recognized in previous period.

Impairment loss is recognized when the carrying amount of an asset exceeds its recoverable amount. Recoverable amount is determined:

- i) In the case of an individual assets, at the higher of the net selling price and the value in use;
- ii) In the cash generating unit (a group of assets that generates identified, independent cash flows), at the higher of cash generating unit's net selling price and the value in use;

(Value in use is determined as the present value of estimated future cash flows from the continuing use of an asset from its disposal at the end of its useful life).

j. Operating cycle

Based on the nature of activities of the Company and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.



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Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Notes forming part of Consolidated Financial Statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

3 Share capital

	As at 31 March 2024		As at 31 March 2023	
	No. of shares	Amount	No. of shares	Amount
Authorised share capital				
Equity shares of Rs. 10 each	5,00,000	50.00	5,00,000	50.00
	5,00,000	50.00	5,00,000	50.00

Issued, subscribed and fully paid up shares

Equity shares of Rs. 10 each	30,109	3.01	30,109	3.01
	30,109	3.01	30,109	3.01

a) Reconciliation of share capital

	As at 31 March 2024		As at 31 March 2023	
	No. of shares	Amount	No. of shares	Amount
At the beginning of the year	30,109	3.01	30,109	3.01
Shares issued during the year	-	-	-	-
Balance at the end of the year	30,109	3.01	30,109	3.01

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

	As at 31 March 2024		As at 31 March 2023	
	No. of shares	% Holding	No. of shares	% Holding
Equity shares of Rs. 10 each				
Rajesh Kadakia	25,149	83.53%	25,149	83.53%
Greens Global India LLC	4,959	16.47%	4,959	16.47%
	25,149	100.00%	25,149	100.00%

c) Terms/rights attached to shares:

The Company has one class of equity shares having a par value of Rs. 10 each. Each holder of equity shares is entitled to one vote per share.

The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing annual general meeting, except interim dividend. During the year ended 31 March 2024, no dividend has been declared by the Board of directors (Previous year - Nil).

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company after distribution of all preferential amounts and distribution will be in proportion to the number of equity shares held by the shareholders.

d) Disclosure of Shareholding of Promoters

Disclosure of shareholding of promoters as at 31 March 2024 is as follows:

Promoter name	Shares held by promoters %				% Change during the year
	As at 31 March 2024		As at 31 March 2023		
	No. of shares	% of total shares	No. of shares	% of total shares	
Rajesh Kadakia	25,149.00	83.527%	25,149.00	83.527%	-
Sharad Kadakia	1.00	0.003%	1.00	0.003%	-
Greens Global India LLC	4,959.00	16.470%	4,959.00	16.470%	-
	30,109	100.00%	30,109	100.00%	-



Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Notes forming part of Consolidated Financial Statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

4 Reserves and surplus

	As at 31 March 2024	As at 31 March 2023
Securities premium		
Balance at the beginning of the year	1,261.86	112.26
Add: Premium on issue of shares	-	1,149.60
Balance at the end of the year	1,261.86	1,261.86
Revaluation Reserve		
Balance at the beginning of the year	-	-
Addition during the year (Refer Note Below)	1,658.85	-
Balance at the end of the year	1,658.85	-
Surplus/ (deficit) in the Statement of Profit and Loss		
Balance at the beginning of the year	771.96	727.11
Add : Profit/ (loss) for the year	754.97	44.46
Balance at the end of the year	1,526.93	771.56
Total	4,447.65	2,033.42

Note :

The Company has revalued its investment in Ramkey Selineum property based on the valuation report obtained from registered valuer, V.S.Meenakshi, dated 25 April 2024. The revaluation was conducted by an independent registered valuer. The carrying value of the property prior to revaluation was 1,084 lakhs. Following the revaluation, the fair value of the property has increased to 2,743 lakhs, resulting in a revaluation surplus of 1,658.85 lakhs. The revaluation surplus has been recorded in the revaluation reserve under reserves and surplus.

5 Long-term borrowings

	As at 31 March 2024	As at 31 March 2023
Secured		
Term loan		
- from banks (Refer Note below)	781.01	818.34
Less: Current maturities of Long term borrowings	(41.43)	(39.58)
	739.58	778.76

Axis Bank Loan Against Property (LAP)

- The Company has availed a term loan from Axis Bank under "Lease Rental Discounting" Scheme of Rs. 825 lakhs in the current financial year having an floating interest rate of 9.6% per annum against mortgage of property. The loan is repayable in Equal Monthly Installments of Rs. 9.55 lakhs in 148 months.

- The loan has been granted against the security of the lease rent receivables arising out of the property given on lease/ sub lease by means of Lease Deed/ Tenancy Agreement. Also, Haritah Global Private Limited has provided guarantee for the said loan availed by the Company.

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Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Notes forming part of Consolidated Financial Statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

	As at 31 March 2024	As at 31 March 2023
6 Other Long-term liabilities		
Security deposit	64.45	46.58
	64.45	46.58
7 Short-term borrowings		
Secured		
Bank Overdraft	30.01	-
Current maturities of long term borrowings (Refer Note 5)	41.43	39.58
Unsecured		
Loans and advances from related parties		
- from directors and their relatives (Refer Note below)	1,127.35	483.93
	1,198.79	523.51

Note:

Aforementioned loans from directors are unsecured interest free loans that are repayable by the Company on demand.

	As at 31 March 2024	As at 31 March 2023
8 Trade payables		
Total outstanding dues of micro and small enterprises (Refer note 8.2 below)	-	-
Total outstanding dues of creditors other than micro enterprises and	84.03	60.94
	84.03	60.94

8.1 Trade Payables ageing schedule

Ageing for trade payables outstanding as at 31 March 2024 is as follows:

Particulars	Outstanding for following periods from due date of payment					Total
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	-	-	-	-	-	-
Others	-	24.03	-	60.00	-	84.03
Disputed dues - MSME	-	-	-	-	-	-
Disputed dues - Others	-	-	-	-	-	-
Total	-	24.03	-	60.00	-	84.03



Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Notes forming part of Consolidated Financial Statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

Ageing for trade payables outstanding as at 31 March 2023 is as follows:

Particulars	Outstanding for following periods from due date of payment					Total
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	-	-	-	-	-	-
Others	-	60.94	-	-	-	60.94
Disputed dues - MSME	-	-	-	-	-	-
Disputed dues - Others	-	-	-	-	-	-
Total	-	60.94	-	-	-	60.94

- 8.2 In terms of Section 22 of Micro, Small and Medium Enterprises Development Act 2006, the outstanding to these enterprises are required to be disclosed. However, these enterprises are required to be registered under the Act. In the absence of the information about registration of the Enterprises under the above Act, the required information could not be furnished. In view of above and in absence of relevant informations, the Auditor has relied on the information provided by the management.

9 Other current liabilities

Statutory dues payable
Employee Compensation payables
Interest accrued but not due on borrowings
Interest payable on CCD's
Other payables

	As at 31 March 2024	As at 31 March 2023
Statutory dues payable	2.40	7.20
Employee Compensation payables	0.14	0.13
Interest accrued but not due on borrowings	-	0.46
Interest payable on CCD's	-	5.54
Other payables	-	5.28
	2.54	18.61

10 Short-term provisions

Provision for Income Tax (net of TDS and Advance tax)
Provision for Expenses
Provision for Audit fees

	As at 31 March 2024	As at 31 March 2023
Provision for Income Tax (net of TDS and Advance tax)	241.41	0.71
Provision for Expenses	-	4.54
Provision for Audit fees	1.35	1.50
	242.76	6.75

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Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Notes forming part of Consolidated Financial Statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

Property, plant and equipment & Intangible assets

11 Property, plant and equipment

Gross block	Furniture and Fixture	Total
Balance as at 01 April 2022	40.89	40.89
Additions	38.35	38.35
Disposals	-	-
Balance as at 31 March 2023	79.24	79.24
Additions	-	-
Disposals	5.85	5.85
Balance as at 31 March 2024	73.39	73.39
Accumulated depreciation		
Balance as at 01 April 2022	16.28	16.28
Depreciation	13.28	13.28
Reversal on disposal of assets	-	-
Balance as at 31 March 2023	29.56	29.56
Depreciation	11.35	11.35
Reversal of excess depreciation claimed in last year	0.80	0.80
Balance as at 31 March 2024	40.11	40.11
Net block		
Balance as at 31 March 2023	49.68	49.68
Balance as at 31 March 2024	33.28	33.28

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Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Notes forming part of Consolidated Financial Statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

	As at 31 March 2024	As at 31 March 2023
12 Non-current investments		
(a) Investments in equity instruments of Associate Companies		
GV Discovery Centers Private Limited	-	0.39
0 shares (31 March 2023: 3,933 shares) of Rs. 10 each		
Crescentia Labs Private Limited	14.28	15.69
20,000 shares (31 March 2023: 20,000 shares) of Rs. 83 each		
AMTZ Medpolis Sqaure Private Limited	-	-
0 shares (31 March 2023: 4,000 shares) of Rs. 10 each		
GV Research Centres Pvt. Ltd. - Equity Shares	427.36	-
15,42,553 shares (31 March 2023 : Nil) of Rs. 28.20 each		
AMTZ Medpolis Sqaure 3663 Private Limited	0.35	-
4000 shares (31 March 2023: Nil) of Rs. 10 each		
AMTZ Medpolis Sqaure 4554 Private Limited	-	-
4000 shares (31 March 2023: Nil) of Rs. 10 each		
AMTZ Medpolis Sqaure 702 Private Limited	-	-
4000 shares (31 March 2023: Nil) of Rs. 10 each		
AMTZ Medpolis Sqaure 801 Private Limited	-	-
4000 shares (31 March 2023: Nil) of Rs. 10 each		
	441.99	16.08
Others		
(b) Other non-current investments (Equity shares)		
ITC Limited	0.10	-
25 shares (31 March 2023: Nil) of Rs. 405.96 each		
	0.10	-
(c) Investment in Compulsorily Convertible Preference Share (CCPS)		
GV Discovery Centers Private Limited	-	100.00
0 shares (31 March 2023: 10,00,000 shares) of Rs. 10 each		
	-	100.00
(d) Investment in Partnership firms		
Nilgiri Estates	-	16.98
	-	16.98
(e) Other non-current investments		
Land at Shamshabad	27.13	27.13
Property in Ramkey Selinium (Refer Note 4)	2,743.25	1,084.40
	2,770.38	1,111.52
Total investments	3,212.47	1,244.59
Aggregate amount of quoted investments	0.10	-
Market value of Quoted Investments	0.11	-
Aggregate amount of unquoted	441.99	116.08
Provision for diminution in value of investments	-	-

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Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)
CIN: U70101TG2010PTC067667

Notes forming part of Consolidated Financial Statements as at and for the year ended 31 March 2024
(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

12.1 Details of Investment in Associate Companies

During the year ended 31 March 2024, the Company had made investments in the following associate companies:

Name of the Associate Company	Percentage of investment	Date of acquisition	Cost of Acquisition
GV Research Centres Private Limited	40.00%	12-05-2023	435.00
AMTZ Medpolis Sqaure 702 Private Limited	40.00%	28-08-2023	0.40
AMTZ Medpolis Sqaure 801 Private Limited	40.00%	29-04-2023	0.40
AMTZ Medpolis Sqaure 4554 Private Limited	40.00%	29-04-2023	0.40
AMTZ Medpolis Sqaure 3663 Private Limited	40.00%	16-02-2024	0.40

Details of Investment in Partnership firms

(i) The company is partner in a partnership firm Nilgiri Esates. The share of Profit/(Loss) for the year is Rs. -3.33 Lakhs. The details of partners of the firm are as under:

Name of the partner	As at 31 March 2024		As at 31 March 2023	
	% of share	Capital Balances	% of share	Capital Balances
Modi and Modi Realty Hyderabad	99.00%	(124.03)	74.00%	(155.46)
Haritah Global Private Limited	0.00%	-	12.50%	16.98
Verdant Corporation Private Limited	0.00%	-	12.50%	16.98
Ashish Pramod Modi	1.00%	(32.85)	1.00%	(17.83)

13 Deferred tax assets (Net)

A. Deferred Tax Asset

- Depreciation on fixed assets

As at 31 March 2024	As at 31 March 2023
4.72	3.69
4.72	3.69

B. Deferred Tax Liability

- Depreciation on fixed assets

-	-
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Net Deferred Asset/ (Liability) (A-B)

4.72	3.69
------	------

14 Loans and advances

	As at 31 March 2024		As at 31 March 2023	
	Long-term	Short-term	Long-term	Short-term
Unsecured, considered good				
Loans and advances to related parties	-	2,595.32	-	1,794.06
Advance to suppliers	-	0.00	-	-
	-	2,595.33	-	1,794.06

Loans or Advances in the nature of loans granted to promoters, directors, KMPs and the related parties repayable on demand:

Type of borrower	As at 31 March 2024		As at 31 March 2023	
	Amount outstanding*	% of Total^	Amount outstanding*	% of Total^
Associate Companies	2,595.32	100%	1,794.06	100%
	2,595.32	100%	1,794.06	100%

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Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Notes forming part of Consolidated Financial Statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

Loans:

The Company has provided Unsecured loans to its related parties of Rs. 2,544.04 Lakhs (Previous year - Rs. 959.00 Lakhs) repayable on demand with interest @ 6.5% per annum during the year 2023-24. An amount of Rs. 2,5965.32 Lakhs (Previous year - 1,794.06 Lakhs) is outstanding as at 31 March 2024.

Guarantee:

The Company has provided guarantee to Axis Bank for a Secured Loan availed by Haritah Global Private Limited (related party) of Rs. 825.00 lakhs.

	As at 31 March 2024	As at 31 March 2023
15 Other non-current assets		
Balance with government authorities	1.94	0.98
Security Deposit	398.86	6.64
	400.81	7.62
16 Trade receivables		
Unsecured, considered good	38.02	-
	38.02	-
16.1 Trade Receivables ageing schedule		

Ageing for trade receivables – non-current outstanding as at 31 March 2024 is as follows:

Particulars	Outstanding for following periods from due date of payment						Total
	Not due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade receivables							
- considered good	-	38.02	-	-	-	-	38.02
- considered doubtful	-	-	-	-	-	-	-
Disputed Trade Receivables							
- considered	-	-	-	-	-	-	-
- considered	-	-	-	-	-	-	-
Total		38.02	-	-	-	-	38.02

Ageing for trade receivables – non-current outstanding as at 31 March 2023 is as follows : NA

	As at 31 March 2024	As at 31 March 2023
17 Cash and bank balances		
Cash and cash equivalents		
Cash in hand	0.48	0.71
Balances with the banks		
- In current accounts	33.39	13.47
Deposits with original maturity of less than 3 months	345.66	275.66
	379.53	289.83



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Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)
CIN: U70101TG2010PTC067667

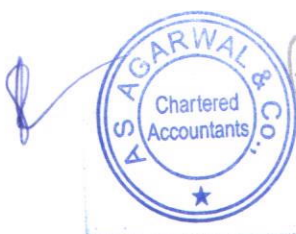
Notes forming part of Consolidated Financial Statements as at and for the year ended 31 March 2024
(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

	As at 31 March 2024	As at 31 March 2024
18 Other current assets		
FD Interest Accrued	8.61	2.76
Prepaid Expenses	0.42	-
Accrued Interest	92.64	79.35
Other receivables	16.98	-
	118.65	82.11
19 Revenue from operations	Year ended 31 March 2024	Year ended 31 March 2023
Rental Income from Operating Lease	138.36	104.70
	138.36	104.70
20 Other income	Year ended 31 March 2024	Year ended 31 March 2023
Interest income on fixed deposit	17.17	5.70
Interest on income tax refund	-	1.51
Interest on loans and advances	141.13	76.39
Profit on sale of equity shares	860.89	-
Miscellaneous income	0.04	-
	1,019.24	83.60
21 Employee benefits expense	Year ended 31 March 2024	Year ended 31 March 2023
Salaries, wages & bonus	1.60	1.51
	1.60	1.51
22 Finance costs	Year ended 31 March 2024	Year ended 31 March 2023
Interest expense		
- On borrowings	67.54	43.89
- On TDS	0.03	0.00
- On GST	0.02	0.09
- Others	0.09	0.09
Other borrowing cost (Refer Note Below)	4.00	4.95
	71.68	49.03

Note

The Company has availed a term loan of Rs. 20 crores from Aditya Birla Finance Limited bearing an interest of 11% p.a.. During the current year Rs. 4 Lakhs has been charged as processing fee. However, the loan has been not been disbursed as on 31 March 2024.

	Year ended 31 March 2024	Year ended 31 March 2023
23 Other expenses		
Advertisement and Sales promotion expense	0.53	0.08
Auditor's remuneration (Refer note 24)	1.50	1.50
Bank charges	0.03	0.33
Foreign Exchange Rate Difference	-	4.20
Insurance	0.20	0.53
Legal and Professional charges	26.30	6.98
Miscellaneous expenses	0.24	1.02
Other expenditure	-	0.74
Rent	1.41	1.35
Rates and taxes	6.64	7.71
Repairs to buildings	1.06	9.64
Subscription and Membership Fees	-	24.24
Sundry balances written off	-	3.32
Travelling and conveyance	0.28	-
Admin and Marketing service charges	0.01	-
	38.18	61.63



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Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Notes forming part of Consolidated Financial Statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

24 Auditor's remuneration	Year ended	Year ended
	31 March 2024	31 March 2023
As auditors:		
Statutory audit fees	1.50	1.50
In other capacity:		
Certification fee	0.50	-
	2.00	1.50
25 Contingent Liabilities:	As at	As at
	31 March 2024	31 March 2023
Corporate Guarantee	825.00	825.00
	825.00	825.00

Note: The Company has provided guarantee to Axis Bank for a Secured Loan availed by Haritah Global Private Limited (related party) of Rs. 825 lakhs

26 Capital and Other Commitments:

a. Capital Commitments:

Estimated amount of contracts remaining to be executed on Capital Account (Net of Capital Advance) are Nil.

27 Other Statutory Information

- The Company does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property.
- The Company does not have any transactions with companies struck off.
- The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period except a charge to be created on the vehicle loan availed during the year.
- The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
 - provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Group shall:
 - directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- The Company does not have 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 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.)
- Though the company has not revalued its Property, Plant and Equipment, but has revalued its investment in property based on the valuation report obtained from registered valuer, V.S.Meenakshi. (Refer note 4)



Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Notes forming part of Consolidated Financial Statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

- x. The Company does not have any Immovable property, where the title deeds of the said property are not held in its own name
- 28 The Ministry of Corporate Affairs (MCA) has issued a notification (Companies (Accounts) Amendment Rules, 2021) which is effective from 1st April 2023, states that the every company which uses accounting software for maintaining its books of account shall use only the accounting software where there is feature of recording audit trail of each and every transaction, further creating an edit log of each change made to books along with the date when such changes were made and ensuring that the audit trail cannot be disabled.

The Group uses tally prime edit log as a primary accounting software for maintaining of books of account, which has a feature of recording audit trail (edit logs) facility and that has been operative effectively throughout the financial year for the transaction recorded in the software, except for exception mentioned below:

- i. The audit trail feature in the accounting software of AMTZ Medpolis Square 4554 Private Limited was not enabled from 1 April 2023 to 8 November 2023 but was operating effectively throughout the year after the mentioned period.

29 Earnings per share

The amount considered in ascertaining the Company's earnings per share constitutes the net profit after tax. The number of shares used in computing basic earnings per share is the weighted average number of shares outstanding during the period. The number of shares used in computing diluted earnings per share comprises the weighted average number of shares considered for deriving basic earnings per share and also the weighted average number of shares which could have been issued on conversion of all dilutive potential shares.

Particulars	Year ended	Year ended
	31 March 2024	31 March 2023
Net profit after tax attributable to equity shareholders (in 000's.)	754.97	44.46
Weighted average number of shares outstanding during the year - Basic	30,109	30,109
Weighted average number of shares outstanding during the year - Diluted	30,109	30,109
Basic earnings per share (Rs.)	2,507.45	147.66
Diluted earnings per share (in Rs.)	2,507.45	147.66
Nominal value per equity share (in Rs.)	10	10

30 Related party disclosures

In accordance with the requirements of Accounting Standard (AS) 18, 'Related Party Disclosures' as specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended), the names of the related party where control exists/able to exercise significant influence along with the aggregate transactions and year end balances with them as identified and certified by the management are as follows:



Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Notes forming part of Consolidated Financial Statements as at and for the year ended 31 March 2024

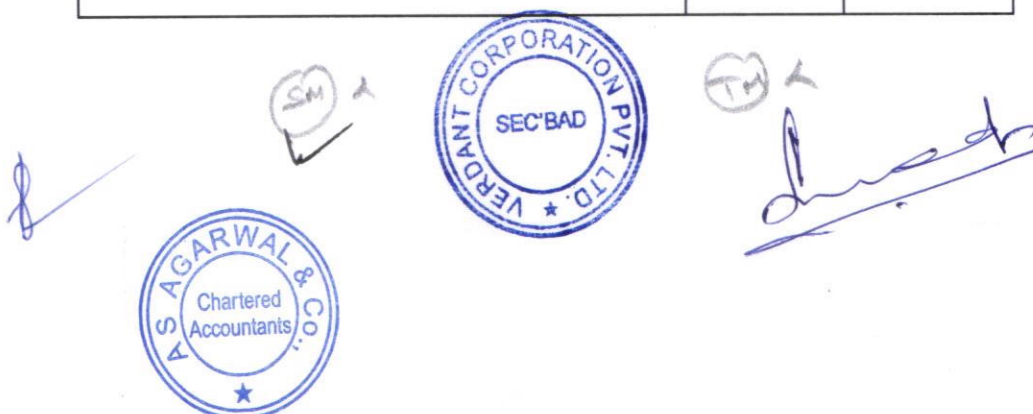
(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

a. Names of related parties and description of relationship (with whom transactions have taken place)

Description of relationship	Name of related parties
Associate Company	AMTZ Medpolis Square 3663 Private Limited AMTZ Medpolis Square 4554 Private Limited AMTZ Medpolis Square 702 Private Limited AMTZ Medpolis Square 801 Private Limited AMTZ Medpolis Square Private Limited (Upto 29 April 2023) Crescentia Labs Private Limited GV Research Centers Private Limited GV Discovery Centers Private Limited (Upto 28 November 2023)
Key management personnel	Sharad Kumar Jayantilal Kadakia Rajesh Kumar Jayantilal Kadakia Soham Satish Modi Tejal Modi
Partnership Firms in which Company has control	Nilgiri estates (Upto 28 March 2024)
Enterprises in which Key Management personnel and /or their relatives have significant influence	Soham Modi HUF Modi Housing Private Limited Haritah Global Private Limited (Formerly known as JMKGEC Realtors Private Limited) Modi Consultancy Services Modi Properties Private Limited AMTZ Medpolis Square 1881 Private Limited AMTZ Medpolis Square 2772 Private Limited AMTZ Medpolis Square 7227 Private Limited Greens India LLC Greens Global India LLC Summit Sales LLP

b. Transactions with related parties

Particulars	Year ended 31 March 2024	Year ended 31 March 2023
Rajesh Jayantilal Kadakia (Director)		
Subscription to share capital	-	0.88
CCDs converted in to equity	-	737.10
Unsecured loan taken	911.49	151.00
Interest charged on CCDs	-	5.54
Sharad Jayantilal Kadakia (Director)		
Unsecured loan taken	-	114.36



Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Notes forming part of Consolidated Financial Statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

Particulars	Year ended 31 March 2024	Year ended 31 March 2023
Associate Enterprises		
Unsecured Loan given	2,544.04	1,328.50
Interest charged on Unsecured loan given	141.13	61.34
Investment in Compulsorily Convertible Preference Shares	-	-
Conversion of Compulsory Convertible Preference shares to Equity	100.00	-
Share of loss from Partnership Firms	-	3.32
Investment in Equity	436.60	1.20
Conversion of unsecured loan and Interest to security deposit	132.53	-
Partnership Firms in which Company has control		
Sale of Investment	16.98	-
Enterprises in which Key Management personnel and /or their relatives have significant influence		
Unsecured Loan given	0.50	46.00
Interest charged on Unsecured loan given	0.01	8.23
Reimbursements on behalf of company	3.09	4.62
Procurement of services	0.47	9.05

c. Balances with related parties

Particulars	As at 31 March 2024	As at 31 March 2023
Rajesh Jayantilal Kadakia (Director)		
Share capital	2.51	2.51
Unsecured loan taken	1,127.35	369.57
Interest payable on CCDs	-	5.54
Sharad Jayantilal Kadakia (Director)		
Share capital	0.00	0.00
Unsecured loan taken	-	114.36
Associate Enterprises		
Unsecured Loan given	2,595.32	1,668.06
Interest charged on Unsecured loan given	92.63	79.35
Investment in Compulsorily Convertible Preference Shares	-	100.00
Conversion of Compulsory Convertible Preference shares to Equity	-	-
Capital Contribution (Net of Drawings)	-	16.98
Investment in Equity	453.20	17.39
Conversion of unsecured loan and Interest to security deposit	130.95	-
Partnership Firms in which Company has control		
Sale of Investment	16.98	-
Enterprises in which Key Management personnel and /or their relatives have significant influence		
Unsecured Loan given	-	126.00
Interest charged on Unsecured loan given	0.01	7.41
Reimbursement payable	0.11	5.28
Share capital	0.50	-
Sundry creditors - Procurement of services	-	0.17



Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Notes forming part of Consolidated Financial Statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

31 With respect to Cash Flow Statement to be included in the financial statement, the Ministry of Corporate Affairs vide its notification no. G.S.R 583(E) dated June 13, 2017, exempts small companies from including cash flow statement in the Consolidated Financial Statements. Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited), being a small company is therefore not mandated to maintain cash flow statement as a part of financial statement.

32 Regrouping/ Reclassification:

Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosures.

33 Disclosure under Schedule III of the Companies Act, 2013

Name of the entity	Net Assets i.e., total assets minus total liabilities		Share in profit or loss	
	As % of consolidated net assets	Amount	As % of consolidated profit and loss	Amount
Parent				
Haritah Global Private Limited	100.00%	4,450.66	101.04%	1,035.58
Associates				
GV Discovery Centers Private Limited	0.00%	-	-0.04%	(0.39)
Crescentia Labs Private Limited	0.00%	-	-0.14%	(1.41)
GV Research Centers Private Limited	0.00%	-	-0.75%	(7.64)
AMTZ Medpolis Square 801 Private Limited	0.00%	-	-0.04%	(0.40)
AMTZ Medpolis Square 702 Private Limited	0.00%	-	-0.04%	(0.40)
AMTZ Medpolis Square 4554 Private Limited	0.00%	-	-0.04%	(0.40)
AMTZ Medpolis Square 3663 Private Limited	0.00%	-	0.00%	(0.05)

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Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

CIN: U70101TG2010PTC067667

Notes forming part of Consolidated Financial Statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

33 Additional Regulatory Information

- Ratios

Ratios	Numerator	Denominator	FY 2023-24	FY 2022-23	Variance	Reason
Current Ratio (in times)	Total current assets	Total current liabilities	2.05	3.55	-42%	Primarily due to increase in provision for tax
Debt-Equity Ratio (in times)	Total Debt ¹	Total equity	0.44	0.64	-32%	Primarily due to increase in equity
Debt Service Coverage Ratio (in times)	Earning for Debt Service ²	Debt service ³	10.62	0.21	4918%	Primarily due to increase in profit
Return on Equity Ratio (in %)	Profit for the year less Preference dividend	Average total equity	23%	3%	653%	
Inventory turnover ratio (in times)	Cost of goods sold	Average inventory	NA	NA	NA	NA
Trade Receivables turnover ratio	Revenue from operations	Average trade receivables	7.28	536.94	-99%	Primarily due to increase in Trade receivables
Trade payables turnover ratio (in times)	Cost of goods sold	Average trade payables	-	-	NA	NA
Net capital turnover ratio (in times)	Revenue from operations	Average working capital	0.09	0.07	28%	Primarily due to capital gain
Net profit ratio (in %)	Profit for the year	Revenue from operations	546%	42%	1185%	Primarily due to increase in profit
Return on Capital employed (in %)	Profit before tax and finance costs	Capital employed ⁴	12%	4%	218%	Primarily due to increase in profit
Return on investment (in %)	Income generated from invested funds	Average invested funds in treasury investments	24%	6%	270%	Primarily due to increase in investments

¹ Long-Term borrowings + Short-Term borrowings

² Net profit after tax + Non-cash operating expenses like depreciation + Interest

³ Term loan Interest + Principal repayments

⁴ Tangible Network + Total Debt + Deferred tax liability

As per our report of even date attached

For A S Agarwal & Co.

Chartered Accountants

Firm Registration No. 014987S

Shruti Agarwal
Shruti Agarwal
Partner

Membership No: 228160

UDIN: 24228160BKQNTJ3120

Place : Hyderabad

Date : 28 September 2024



For and on behalf of the Board of Directors of
Verdant Corporation Private Limited (Formerly
known as SDNMKJ Realty Private Limited)

Soham Satish Modi
Soham Satish Modi
Director
DIN: 00522546

Tejal Modi
Tejal Modi
Director
DIN: 06983437

Place : Hyderabad
Date : 28 September 2024

Place : Hyderabad
Date : 28 September 2024



INDEPENDENT AUDITOR'S REPORT

To the Members of Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)

Report on the Consolidated financial statements

Opinion

We have audited the accompanying consolidated financial statements of **Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)** ("the Company") and its associate company (the company and its associate together referred to as the "Group") which comprise the consolidated balance sheet as at March 31, 2024, and the consolidated statement of profit & loss, for the year ended March 31, 2024, and notes to the consolidated financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "consolidated financial statements").

In our opinion, and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 ("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 Group as at March 31, 2024, and of its consolidated profit for the year ended March 31, 2024.

Basis for Opinion

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



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Other Matter

The consolidated financial statements also include the associate company's share of net loss of Rs. 1.80 lakhs for the year ended March 31, 2024, whose financial statements have not been audited by us. These financial statements are audited by another auditor and have been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of the associate companies, and our report in terms of sub-sections (3) and (11) of Section 143 of the Act in so far as it relates to the aforesaid associate companies, is based solely on such audited financial statements.

Other Information

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report, but does not include the consolidated financial statements and our auditors' report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's Responsibility for the Consolidated 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 consolidated financial statements that give a true and fair view of the financial position, financial performance of the Group in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, as applicable.

The responsibility of respective Board of Directors of the entities included in the Group 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 judgements and estimates that are reasonable and prudent, and design, implementation and maintenance of



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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 consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the respective Board of Directors of the entities included in the Group are responsible for assessing the respective entities 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.

These respective Board of Directors of the entities included in the Group are also responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibility for the Audit of Consolidated Financial Statements

Our objective is to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with SAs, We exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Company's Internal controls.



A handwritten signature in blue ink, consisting of a stylized 'S' followed by a horizontal line.

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- 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 Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities within the Group to express an opinion on the Consolidated Financial Statements.\

Materiality is the magnitude of misstatements in the Consolidated Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Consolidated Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Consolidated Financial Statements.

We have communicated with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we have identified during our audit.

We have also provided those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



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Report on Other Legal and Regulatory Requirements

1.

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

- a) We have sought and obtained all the information and explanation which to best of our knowledge and belief were necessary for the purpose of our audit.
- b) In our opinion, proper books of account as required by law have been kept by the Group so far as it appears from examination of those books.
- c) The Consolidated Balance Sheet and the Consolidated Statement of Profit and Loss dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid consolidated financial statements comply with the Accounting Standards prescribed under section 133 of the Act, as applicable.
- e) On the basis of the written representations received from the directors of the Company as on March 31, 2024, taken on record and the reports of statutory auditors of the associate companies, none of the director of the group is disqualified as on March 31, 2024, from being appointed as a director in terms of Section 164(2) of the Act.
- f) With respect to the adequacy of the internal financial controls over financial reporting of the Group and the operating effectiveness of such controls, the Ministry of Corporate Affairs vide its circular no G.S.R 583(E) dated 13th June 2017 exempts companies having turnover of less than Rs. 50 crores and aggregate borrowings from banks and other financial institutions of less than Rs. 25 crores from reporting the same. Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited) being a company satisfying the aforementioned conditions is therefore exempted from the above reporting requirements.

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

- a) The Group does not have any pending litigations which would impact its financial position.



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- b) The Group does not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- c) There are no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- d)
 - i) The respective managements of the Company and associate companies which are incorporated in India, has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company or associate companies 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 ("Ultimate Beneficiaries") Company or
 - provide any guarantee, security, or the like to or on behalf of the Ultimate Beneficiaries.
 - ii) The respective managements of the Company and associate companies which are incorporated in India, has represented, that, to the best of its knowledge and belief, no funds have been received by the Company or its associate companies from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company or its associate companies shall:
 - directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or
 - provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
 - iii) Based on such audit procedures as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under subclause (d)(i) and (d)(ii) contain any material misstatement.





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- e) No dividend has been declared or paid during the year by the Company or its associate companies and thus, Section 123 of the Act is not applicable to the Company during the year.
 - f) Based on our examination which included test checks, we found that the company and its associate, except for the instances discussed in Note 28 to the consolidated financial statements, have used accounting software for maintaining its books of account which has a feature of recording audit trail facility and the same has been operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.
- C) The Company being a private limited company, the other matters to be included in the Auditor's Report in accordance with the requirements of section 197 (16) of the Act, as amended, in respect of whether the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act, is not applicable.

For A S Agarwal & Co

Chartered Accountants

(Firm Registration No: 014987S)

Shruti Agarwal

Shruti Agarwal

Partner

M. No. 228160

UDIN: 24228160BKEQNJ3120



Place: Hyderabad

Date: 28 September 2024