

INDEPENDENT AUDITOR'S REPORT

To the Members of Veegaland Developers Private Limited,

Kochi

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Veegaland Developers Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2023, the Statement of Profit and Loss and Cash Flow Statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, its profits, and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act 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.

Information Other than the Financials Statements and Auditor's Report thereon (Other Information)

The Company's Board of Directors is responsible for the Other Information. The other information comprises the information included in the Director's Report in the Annual Report of the Company for the financial year ended March 31, 2023, but does not include the financial statements and our auditor's report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained 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.



Responsibility of Management and Those Charged with Governance for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance 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 read with relevant rules issued thereunder. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.



- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in 'Annexure A', a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - (c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.



- (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under section 133 of the Act, read with relevant rules issued thereunder.
- (e) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of section 164(2) of the Act.
- (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls refer to our separate report in 'Annexure B'.
- (g) The company is a private limited company and accordingly the reporting requirements under section 197(16) of the Act is not applicable to the Company.
- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company does not have any pending litigations which would impact its financial position except as stated in Note No 2.28(i)(a) of the financial statements
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. a) The Management has represented that, to the best of its knowledge and belief, as disclosed in the Note No 2.33(B) to the financial statements, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b) The Management has represented that, to the best of its knowledge and belief, as disclosed in the Note No 2.33(B) to the financial statements, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;



- c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- v. The Company has not declared or paid any dividend during the year. Hence, the compliance with the provisions of Section 123 of the Act is not applicable to the Company for the financial year.
- vi. As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable for the company only w.e.f. April 1, 2023, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable.

Place: Kochi

Date: August 24, 2023

UDIN: 23221674BGX0MA7083

For VARMA & VARMA
(FAN: 004532S)


(ROHINI VENOO THAMPY)
Partner
CHARTERED ACCOUNTANTS
Membership No. 221874

‘ANNEXURE A’ REFERRED TO IN PARAGRAPH I UNDER THE HEADING “REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS” OF OUR INDEPENDENT AUDITOR’S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF VEEGALAND DEVELOPERS PRIVATE LIMITED FOR THE YEAR ENDED MARCH 31, 2023

1. a) (i) According to the information and explanations given to us and the records of the Company examined by us, the Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

ii) According to the information and explanations given to us and the records of the company examined by us, the Company has maintained proper records showing full particulars of intangible assets.
 - b) According to the information and explanations given to us and the records of the company examined by us, the Property, Plant and Equipment of the Company have been physically verified by the management at the year end and no material discrepancies were noticed on such verification.
 - c) According to the information and explanations given to us and the records of the Company examined by us, the Company does not hold any immovable properties under the head Property, Plant and Equipment and hence the reporting requirements under clause (i)(c) of paragraph 3 of the Order is not applicable at this stage.
 - d) According to the information and explanations given to us and the records of the Company examined by us, the Company has not revalued any of its Property, Plant and Equipment or intangible assets or both during the year and hence the reporting requirements under clause (i)(d) of paragraph 3 of the Order is not applicable at this stage.
 - e) According to the information and explanations given to us and the records of the Company examined by us, there are no proceedings initiated or pending against the Company as at March 31, 2023 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- 2.
- a) According to the information and explanations given to us and the records of the Company examined by us, the physical verification of inventory has been conducted by the management at reasonable intervals, having regard to the size of the company and nature of its business and that no discrepancies were noticed on such verification between the physical stocks and the book records that were 10% or more in the aggregate for each class of inventory.
 - b) According to the information and explanations provided to us and based on our verification of the records of the Company, the Company has not availed working capital facilities from banks or financial institutions on the basis of security of current assets of the Company during the year and hence the reporting requirement under clause (ii)(b) of paragraph 3 of the Order is not applicable to the Company.



3. According to the information and explanations given to us and the records of the Company examined by us, the Company has not made investment in, provided any guarantee or security or granted any loans and advances in the nature of loans, secured or unsecured to companies, firms, Limited Liability Partnerships or other parties. Accordingly, the reporting requirements under clauses (iii) (a) to (f) of the paragraph 3 of the Order are not applicable.

4. According to the information and explanations given to us and the records of the Company examined by us, the Company has not granted any loans, made any investments, or given any guarantees or security for which the provisions of sections 185 and 186 of the Act are applicable. Accordingly, the reporting requirements under clause (iv) of the paragraph 3 of the Order are not applicable.

5. The Company has not accepted any deposits from the public during the year and hence, the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the rules framed thereunder are not applicable.

6. We have broadly reviewed the books of account maintained by the company pursuant to the Rules made by the Central Government for the maintenance of cost records under Section 148 of the Companies Act, 2013, and are of the opinion that, prima facie, the prescribed accounts and records have been made and maintained. We have, however not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.

7. (a) As per the information and explanations furnished to us and according to our examination of the records of the Company, the Company has been generally regular in depositing undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income tax, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues, as applicable to the Company with the appropriate authorities during the year. There are no arrears of undisputed statutory dues outstanding as on the last day of the financial year for a period of more than six months from the date on which they became payable.

(b) According to the information and explanations given to us and the records of the Company examined by us, there are no disputed amounts due to be deposited under Goods and Services Tax, employees' state insurance, income tax, sales tax, service tax, duty of customs, duty of excise, value added tax, cess and other statutory dues due to be deposited as at March 31, 2023. According to the information and explanations given to us, the following disputed amounts of Provident Fund have not been deposited with the authorities as at March 31, 2023.

Name of the statute	Nature of the dues	Amount (Rs. in lakhs)	Period to which the amount relates (financial year)	Forum where the dispute is pending
The Employees Provident Funds and Miscellaneous Provisions Act 1952	Provident fund	26.09	2015-16	High Court of Kerala



8. According to the information and explanations given to us and the records of the Company examined by us, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

9.

- a) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the company, we report that the Company has not defaulted in repayment of loans or other borrowings or in payment of interest thereon to any lender.
- b) According to the information and explanations given to us, and the procedures performed by us, we report that the company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- c) In our opinion and according to the information and explanations given to us, the Company has utilized the money obtained by way of term loans during the year for the purposes for which they were obtained.
- d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the company, we report that no funds raised on short-term basis have been used for long-term purposes by the company.
- e) The Company does not have any subsidiaries or joint ventures or associates and hence reporting requirement under clause (ix)(e) of paragraph 3 of the Order is not applicable to the Company
- f) According to the information and explanations given to us and on an overall examination of the financial statements of the Company, we report that the Company did not have any subsidiaries or joint ventures or associates during the year, hence reporting requirements under clause (ix)(f) of paragraph 3 of the Order is not applicable to the Company.

10.

- a) According to the information and explanations given to us and the records of the Company examined by us, no moneys were raised by way of initial public offer or further public offer (including debt instruments) and accordingly the reporting requirement under clause (x)(a) of paragraph 3 of the Order is not applicable to the Company at this stage.
- b) According to the information and explanations given to us and the records of the Company examined by us, the Company has not made any preferential allotment or private placement of shares or fully or partly or optionally convertible debentures during the year and hence, the reporting requirement under clause (x)(b) of paragraph 3 of the Order is not applicable to the Company.



11.

- a) During the course of our examination of the books and records of the Company, carried out in accordance with generally accepted auditing practices in India, and according to the information and explanations given to us we have neither come across any instances of material fraud by the Company or on the company, noticed or reported during the year, nor have been informed of any such case by the Management.
- b) No report under Section 143(12) of the Act has been filed in Form ADT-4 regarding any frauds, as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- c) According to the information and explanations given to us and the records of the Company examined by us, there are no whistle-blower complaints received by the Company during the year.

12. The Company is not a Nidhi Company. Accordingly, the reporting requirements under clause (xii) of paragraph 3 of the Order are not applicable.

13. According to the information and explanations given to us and the records of the Company examined by us, all transactions with the related parties are in compliance with sections 177 and 188 of the Act, where applicable and the details of such transactions have been disclosed in Note No. 2.30 to the financial statements as required by the applicable Accounting Standard.

14. According to the information and explanations given to us, the company has an internal audit system though such internal audit is not mandated as per the provisions of Companies Act 2013, at this stage. Accordingly, the reporting requirements under clause (xiv) (a) and (b) of Paragraph 3 of the Order are not applicable.

15. According to the information and explanations given to us and the records of the Company examined by us, the Company has not entered into any non-cash transactions with directors or persons connected with the directors. Accordingly, the reporting requirement under clause (xv) of paragraph 3 of the Order is not applicable.



16.

- a) According to the information and explanations given to us and the records of the Company examined by us, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the reporting requirement under clause (xvi) of paragraph 3 of the Order is not applicable.
- b) According to the information and explanations given to us and the records of the Company examined by us, the Company has not conducted any Non-Banking Financial or Housing Finance activities during the year. Hence, the reporting requirement under clause (xvi)(b) of paragraph 3 of the Order is not applicable to the Company.
- c) The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India and hence the reporting requirement under clause (xvi) (c) of paragraph 3 of the Order is not applicable to the Company.
- d) According to the information and explanations given to us, there is no core investment Company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016). Hence, the reporting requirement under clause (xvi)(d) of paragraph 3 of the Order is not applicable to the Company.

17. The Company has not incurred cash losses during the financial year covered by our audit and in the immediately preceding financial year.

18. There has been no resignation of the statutory auditors during the year and hence the reporting requirement under clause (xviii) of paragraph 3 of the Order is not applicable to the Company.

19. According to the information and explanations given to us and the records of the Company examined by us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets, payment of financial liabilities and other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.



20.

- a) According to the information and explanations given to us and the records of the Company examined by us, there are no unspent amount towards Corporate Social Responsibility (CSR) in respect of other than ongoing projects requiring a transfer to the Fund specified in Schedule VII to the Act in compliance with second proviso to Section 135(5) of the Act. Hence, the reporting requirements under clause (xx)(a) of paragraph 3 of the Order is not applicable to the Company.
- b) According to the information and explanations given to us and the records of the Company examined by us, there are no amounts remaining unspent under section 135 (5) of the Act, pursuant to any ongoing project. Hence, the reporting requirements under clause (xx)(b) of paragraph 3 of the Order is not applicable to the Company.

21. According to the information and explanations provided to us and based on our verification of the records of the Company, the reporting requirements under this clause is not applicable to the Company as the Company is not required to prepare consolidated financial statements.

Place: Kochi

Date: August 24, 2023

UDIN: 23221874861X0MA7083

For VARMA & VARMA
(FRN: 004532S)

(ROHINI VENOO THAMPY)
Partner
CHARTERED ACCOUNTANTS
Membership No. 221874

‘ANNEXURE B’ REFERRED TO IN PARAGRAPH 2(f) UNDER THE HEADING “REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS” OF OUR INDEPENDENT AUDITOR’S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF VEEGALAND DEVELOPERS PRIVATE LIMITED FOR THE YEAR ENDED MARCH 31, 2023

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

We have audited the internal financial control systems with reference to financial statements reporting of Veegaland Developers Private Limited (“the Company”) as of March 31, 2023 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company’s management is responsible for establishing and maintaining internal financial controls based on the internal controls with reference to financial statements reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (‘ICAI’). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors’ Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls systems with reference to financial statements reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls system with reference to financial statements reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to financial statements reporting and their operating effectiveness. Our audit of internal financial controls system with reference to financial statements reporting included obtaining an understanding of internal financial controls system with reference to financial statements reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.



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

Meaning of Internal Financial Controls with reference to Financial Statements reporting

A company's internal financial controls system with reference to financial statements reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls system with reference to financial statements reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Statements reporting

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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system with reference to financial statements reporting and such internal financial controls system with reference to financial statements reporting were operating effectively as at March 31, 2023, based on the internal control with reference to financial statements reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

Place: Kochi

Date: August 24, 2023

UDIN: 23221874BGXOMA7083

For VARMA & VARMA
(FRN: 004832S)


(ROHINI VENOO THAMPY)
Partner
CHARTERED ACCOUNTANTS
Membership No. 221874

VEEGALAND DEVELOPERS PRIVATE LIMITED
Balance Sheet as at 31st March, 2023

(₹ in Lakhs)

Particulars		Notes	As at 31st March, 2023	As at 31st March, 2022
I	<u>EQUITY AND LIABILITIES</u>			
1.	Shareholders' funds			
a)	Share Capital	2.1	500.00	500.00
b)	Reserves and Surplus	2.2	2,973.78	1,775.82
			3,473.78	2,275.82
2.	Non-current liabilities			
a)	Long-term Borrowings	2.3	1,153.26	1,695.03
b)	Other Long term liabilities	2.4	30.78	152.47
c)	Long-term Provisions	2.5	192.94	113.91
			1,376.98	1,961.41
3.	Current liabilities			
a)	Short-term borrowings	2.6	11,061.26	12,048.45
b)	Trade Payables	2.7		
	(i) Total Outstanding dues of micro enterprises and small enterprises		10.25	3.87
	(ii) Total Outstanding dues of creditors other than micro enterprises and small enterprises		319.39	369.20
c)	Other Current Liabilities	2.8	2,512.01	748.74
d)	Short-term Provisions	2.9	4.79	3.97
			13,907.70	13,174.23
	TOTAL		18,758.46	17,411.46
II	<u>ASSETS</u>			
1.	Non-current assets			
a)	Property, Plant and Equipment and Intangible Assets	2.10		
	i) Property, Plant and Equipment		170.25	180.17
	ii) Intangible Assets		-	6.14
b)	Deferred Tax Assets (Net)	2.11	37.31	14.08
c)	Long term Loans and Advances	2.12	0.44	94.55
d)	Other non-current assets	2.13	1,049.37	103.96
			1,257.37	398.90
2.	Current assets			
a)	Inventories	2.14	13,577.24	11,776.54
b)	Trade Receivables	2.15	639.39	1,682.82
c)	Cash and Cash Equivalents	2.16	2,544.28	232.94
d)	Short term Loans and Advances	2.17	324.48	726.36
e)	Other Current Assets	2.18	415.70	2,593.90
			17,501.09	17,012.56
	TOTAL		18,758.46	17,411.46

Significant Accounting Policies and Notes to the Financial Statements 1&2
The accompanying notes form an integral part of the Financial Statements

For and on behalf of the Board of Directors

As per our separate report of even date attached


Kochouseph Chittillappilly
Managing Director
DIN:00020512


B. Jayaraj
Director
DIN: 00027479

For VARMA & VARMA
(FRN : 004532S)


ROHINI VENOO THAMPY
Partner
CHARTERED ACCOUNTANTS
Membership No. 221874


Jacob Kuruvilla A
Chief Financial Officer
Place :Kochi
Date: 24.08.2023

Place :Kochi
Date: 24.08.2023

VEEGALAND DEVELOPERS PRIVATE LIMITED
Statement of Profit and Loss for the year ended 31st March, 2023

(₹ in Lakhs)

Particulars		Notes	For the year ended 31st March, 2023	For the year ended 31st March, 2022
I	Revenue			
a)	Revenue from Operations	2.19	9,473.57	13,597.72
b)	Other income	2.20	108.87	6.17
	Total Income		9,582.44	13,603.89
II	Expenses			
a)	Cost of Sales on projects	2.21	6,487.83	10,504.77
b)	Employee benefits expense	2.22	453.06	395.14
c)	Finance costs	2.23	431.61	561.14
d)	Depreciation and amortisation expense	2.24	42.45	40.80
e)	Other Expenses	2.25	562.39	474.45
	Total expenses		7,977.34	11,976.30
III	Profit before taxes		1,605.10	1,627.59
IV	Tax expense			
a)	Current tax		430.38	41.48
b)	Deferred Tax		(23.24)	426.28
			407.14	467.76
V	Profit for the year (III-IV)		1,197.96	1,159.83
VI	Earnings per equity share (equity share of par value Rs 10 each)	2.26		
	Basic and diluted (₹ per share)		23.96	23.20

Significant Accounting Policies and Notes to the Financial Statements

1&2

The accompanying notes form an integral part of the Financial Statements

For and on behalf of the Board of Directors

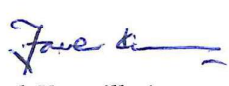
As per our separate report of even date attached


Kochouseph Chittillappilly
 Managing Director
 DIN:00020512


B. Jayaraj
 Director
 DIN: 0002/479

For VARMA & VARMA
 (FRN : 004532S)


 (ROHAN VENOO THAMPY)
 Partner
 CHARTERED ACCOUNTANTS
 Membership No. 221874


Jacob Kuruvilla A
 Chief Financial Officer

Place :Kochi
 Date: 24.08.2023

Place :Kochi
 Date: 24.08.2023

VEEGALAND DEVELOPERS PRIVATE LIMITED
Cash flow statement for the year ended 31st March 2023

(₹ in Lakhs)

Particulars	For the Year ended 31st March, 2023	For the Year ended 31st March, 2022
Cash flows from operating activities		
Profit before taxes	1,605.10	1,627.59
Adjustments for :		
Depreciation and amortisation	42.45	40.80
(Profit)/Loss on Sale of Property, Plant and Equipment	(1.56)	-
Finance Cost	431.61	561.14
Provision for gratuity	14.78	5.38
Provision for leave encashment	19.29	15.03
Interest income	(91.57)	(3.46)
Operating cash flows before working capital changes	2,020.10	2,246.48
(Increase)/ decrease in trade receivables	1,043.43	(1,176.61)
(Increase)/ decrease in inventories	(1,800.70)	4,117.14
(Increase)/ decrease in loans and advances	401.88	(458.84)
(Increase)/ decrease in current assets and non- current assets	1,262.45	(417.45)
Increase/(decrease) in provisions	45.78	37.78
Increase/(decrease) in liabilities	1,598.25	(1,370.38)
Cash generated from operating activities before taxes	4,571.19	2,978.12
Direct taxes (net)	(336.27)	(95.35)
Net cash from/(used) in operating Activities (A)	4,234.92	2,882.77
Cash flows from investing activities		
Purchase of Property, Plant and Equipment, including Capital Work in Progress	(30.19)	(4.21)
Proceeds from sale of Property, Plant and Equipment	5.36	-
Interest received	61.91	3.41
Net cash from/(used) in investing Activities (B)	37.08	(0.80)
Cash flows from financing activities		
Increase/(Decrease) in borrowings	(1,528.96)	(2,303.84)
Finance Cost	(431.70)	(562.32)
Net cash from/(used) in financing Activities (C)	(1,960.66)	(2,866.16)
SUMMARY		
Net cash from/(used) in operating activities (A)	4,234.92	2,882.77
Net cash from/(used) in investing activities (B)	37.08	(0.80)
Net cash from/(used) in financing activities (C)	(1,960.66)	(2,866.16)



(₹ in Lakhs)


Particulars	For the Year ended 31st March, 2023	For the Year ended 31st March, 2022
Net increase in cash and cash equivalents (A+B+C)	2,311.34	15.81
Cash and cash equivalents at the beginning of the year	232.94	217.13
Cash and cash equivalents at end of the year	2,544.28	232.94

For and on behalf of the Board of Directors

As per our separate report of even date attached


Kochouseph Chittillappilly
Managing Director
DIN:00020512


B. Jayaraj
Director
DIN: 00027479


Jacob Kuruvilla A
Chief Financial Officer

Place :Kochi
Date: 24.08.2023

For VARMA & VARMA
(FRN: 004532, S)


(ROHINI VENDO THAMPY)
Partner
CHARTERED ACCOUNTANTS
Membership No. 221874

Place :Kochi
Date: 24.08.2023

2.1 Share capital

Particulars	As at 31st March, 2023		As at 31st March, 2022	
	Number of shares	Amount	Number of shares	Amount
a) Share capital				
Authorised				
Equity shares of Rs. 10 each	50,00,000	500.00	50,00,000	500.00
	50,00,000	500.00	50,00,000	500.00
Issued, subscribed and paid-up				
Equity shares of Rs. 10 each fully paid-up	50,00,000	500.00	50,00,000	500.00
Total	50,00,000	500.00	50,00,000	500.00

2.1.1 Reconciliation of shares at the beginning and at the end of the financial year

Particulars	As at 31st March, 2023		As at 31st March, 2022	
	Number of shares	Amount	Number of shares	Amount
As at the beginning of the financial year	50,00,000	500.00	50,00,000	500.00
Add: Issue of shares during the year	-	-	-	-
As at the end of the financial year	50,00,000	500.00	50,00,000	500.00

2.1.2 Terms/rights attached to Equity Shares

The Company has only one class of shares referred to as equity shares with a face value of ₹ 10 each. Each holder of equity share is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to the number of equity shares held by the shareholders.

2.1.3 Details of shareholders holding more than 5% shares of the Company

Particulars	As at 31st March, 2023		As at 31st March, 2022	
	Number of shares	% holding in the class	Number of shares	% holding in the class
Equity shares of Rs. 10 each fully paid up held by:				
Arun.K.Chittilappilly	5,00,000	10%	5,00,000	10%
Mithun.K.Chittilappilly	5,00,000	10%	5,00,000	10%
Kochouseph Chittilappilly	18,50,000	37%	18,50,000	37%
Kochouseph Chittilappilly, Managing Trustee -K Chittilappilly Trust	16,50,000	33%	16,50,000	33%
Sheela Kochouseph	5,00,000	10%	5,00,000	10%

2.1.4 The details of the shares held by promoters are as follows :

Name of the promoter	Number of shares		% Change during the year
	March 31, 2023	March 31, 2022	
Arun K Chittilappilly	5,00,000	5,00,000	-
Mithun K Chittilappilly	5,00,000	5,00,000	-
Kochouseph Chittilappilly	18,50,000	18,50,000	-
Kochouseph Chittilappilly, Managing Trustee- K Chittilappilly Trust	16,50,000	16,50,000	-
Sheela Kochouseph	5,00,000	5,00,000	-
Total	50,00,000	50,00,000	



Notes to the financial statements
(Rupees in Lakhs, except for share data and unless otherwise stated)

2.2 Reserves and surplus

Particulars	As at 31st March, 2023	As at 31st March, 2022
Surplus in Statement of Profit and Loss		
Balance at the beginning of the year	1,775.82	615.99
Profit for the year as per Statement of Profit and Loss	1,197.96	1,159.83
Balance at the end of the year	2,973.78	1,775.82

2.3 Long-term borrowings

Particulars	Non-current portion		Current maturities	
	As at 31st March, 2023	As at 31st March, 2022	As at 31st March, 2023	As at 31st March, 2022
SECURED				
Term Loan from Banks				
A) Term Loan (Refer Note 2.3.1)	-	57.94	-	46.32
B) Term Loan-Vehicles (Refer Note 2.3.2)	-	-	-	1.88
Term Loan from Financial Institution				
A) Term Loan-Vehicles (Refer Note 2.3.2)	-	75.20	75.20	21.86
UNSECURED				
Term loans from Directors				
Kochouseph Chittilappilly	497.90	466.41	-	-
Sheela Kochouseph	655.36	1,095.48	-	-
(Refer Note 2.3.3 & 2.3.4)	1,153.26	1,561.89	-	-
Total	1,153.26	1,695.03	75.20	70.06

2.3.1 The Term loan from bank is secured by extension of charges on 38.557 cents of commercial land owned by the company in Sy No. 535/4-1, 536/14, 536/15-1, 535/4, 536/15-2, 535/9-3, 535/17-2, 535/9-2, 535/17, 535/9-4, 535/5, 535/17-1 of Aatipra Village, Trivandrum Taluk on a second ranking basis and personal guarantee of Mr. Kochouseph Chittilappilly (Director) and Mrs. Sheela Kochouseph (Director).

Repayment Terms :

Principal is repayable in 36 monthly instalments from July 2021. Term loan carries interest rate at repo rate +3.80% p.a

2.3.2 Terms of Repayment of Vehicle loans are as per the schedule of loan on an equated monthly instalment at the agreed date at interest rate ranging from 8.5% to 9.5% p.a

2.3.3 The above unsecured loans along with interest compounded annually is repayable subsequent to closure of credit facilities from Axis Bank Ltd and HDFC Bank Ltd and is expected to be repayable only after 12 months from balance sheet date, as mutually agreed. Interest is compounded at 7.5% p.a. on monthly outstanding balance of principal.

2.3.4 Unsecured loans accepted from directors represent amounts brought in from their own sources, as per declarations received from them and hence are not deposits within the meaning of Section 73 to 76 of Companies Act, 2013.

2.3.5 Current maturities of above term loan is shown under Note 2.6, under the head Short Term Borrowings



Notes to the financial statements

(Rupees in Lakhs, except for share data and unless otherwise stated)

2.4 Other Long term liabilities

Particulars	As at 31st March, 2023	As at 31st March, 2022
Retention Money Payable	30.78	152.47
Total	30.78	152.47

2.5 Long-term Provisions

Particulars	As at 31st March, 2023	As at 31st March, 2022
Provision for Employee Benefits (Refer Note 2.29):		
Gratuity	3.91	4.51
Leave encashment	59.03	48.40
Other:		
Provision for Warranty (Refer Note 2.5.1)	130.00	61.00
Total	192.94	113.91

2.5.1 Name of Provision	As at 1st April 2022	Additional provision during the year	Amount used/charged during the year	Unused amount reversed	As at 31st March, 2023
Provision for Warranty	61.00	69.00	-	-	130.00

2.6 Short term Borrowings

Particulars	As at 31st March, 2023	As at 31st March, 2022
UNSECURED (Repayable on demand)		
Short term loans from banks		
Bank Overdraft	-	88.60
<i>(Secured by Fixed Deposits in the name of Director Mr Kochouseph Chittilappilly)(Refer Note 2.6.1)</i>		
Cash Credit	0.17	50.07
<i>(Secured by Mutual Funds in the name of Director Mr.Kochouseph Chittilappilly)(Refer Note 2.6.2)</i>		
Short Term loans from Directors-(For Working Capital)		
Kochouseph Chittilappilly	4,202.44	4,785.11
Sheela Kochouseph	-	12.09
<i>(Refer Note 2.3.4)</i>		
Short Term loan from Directors -(For Projects)		
Kochouseph Chittilappilly	5,718.84	5,907.32
Sheela Kochouseph	1,064.61	1,135.20
<i>(Refer Note 2.3.4)</i>		
SECURED		
Current maturities of long-term debt	75.20	70.06
<i>(Refer Note 2.3)</i>		
Total	11,061.26	12,048.45

2.6.1 The debit balance in overdraft facility of Rs 331.17 lakhs (Rs 204.57 lakhs) is classified as balance with banks in current account in Note 2.16. Interest rate on Bank overdraft ranges from 8.7 % to 9.2% p.a

2.6.2 Interest rate on Cash Credit ranges from 7.5% to 9.2% p.a.



Notes to the financial statements
(Rupees in Lakhs, except for share data and unless otherwise stated)

2.7 Trade Payables

Particulars	As at 31st March, 2023	As at 31st March, 2022
(i) Total Outstanding dues of micro enterprises and small enterprises (Refer Note 2.7.1)	10.25	3.87
(ii) Total Outstanding dues of creditors other than micro enterprises and small enterprises	319.39	369.20
Total	329.64	373.07

2.7.1 Dues to micro and small enterprises as defined under the Micro, Small and Medium Enterprises Development Act, (MSMED), 2006 to the extent identified and information available with the Company. This has been relied upon by the auditors.

Particulars	As at 31st March, 2023	As at 31st March, 2022
The principal amount remaining unpaid to any supplier as at the end of accounting year;	10.25	3.87
Interest due thereon remaining unpaid	-	-
The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed date during the period) but without adding interest specified under the Micro, Small and Medium Enterprises Development Act ;	-	-
The amount of interest accrued and remaining unpaid at the end of accounting year;	-	-

2.7.2 The trade payables ageing schedule for the years ended as on 31st March 2023 and 31st March 2022

Particulars	Outstanding for following periods from the due date of payment					
	Unbilled Dues	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	10.25	-	-	-	10.25
	-	(3.87)	-	-	-	(3.87)
(ii) Others	151.99	165.65	1.64	0.11	-	319.39
	(116.46)	(250.71)	(0.69)	-	(1.34)	(369.20)
(iii) Disputed dues - MSME	-	-	-	-	-	-
	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-
	-	-	-	-	-	-
Total	151.99	175.90	1.64	0.11	-	329.64
Previous Year	(116.46)	(254.58)	(0.69)	-	(1.34)	(373.07)

2.8 Other current liabilities

Particulars	As at 31st March, 2023	As at 31st March, 2022
Interest accrued but not due on borrowings	0.24	0.33
Advance from customers for Land & Construction Cost (to the extent not recognised as revenue as per revenue recognition policy)	2,010.65	306.00
Booking Advance Received From Customers	91.39	54.43
Statutory dues payable	135.38	193.09
Retention Money Payable	258.75	143.83
Other payables	15.60	51.06
Total	2,512.01	748.74

2.9 Short-term provisions

Particulars	As at 31st March, 2023	As at 31st March, 2022
Provision for Leave Encashment (Refer Note 2.29)	4.79	3.97
Total	4.79	3.97



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a) Property, Plant and Equipment

Description	Gross block			Accumulated depreciation			Net block	
	As at 1st April 2022	Additions	Deletions	As at 1st April 2022	For the year	Deletions	As at 31st March 2023	As at 31st March 2022
Furniture and fixtures	29.77 (29.20)	0.57 (0.57)	-	22.44 (19.86)	2.60 (2.58)	-	25.04 (22.44)	5.30 (7.33)
Vehicles	232.87 (232.78)	22.09 (0.09)	8.62	84.17 (58.32)	26.96 (25.85)	4.82	106.31 (84.17)	140.03 (148.70)
Electrical Fittings	1.91 (1.84)	0.03 (0.07)	-	1.23 (1.06)	0.18 (0.17)	-	1.41 (1.23)	0.53 (0.68)
Office equipments	6.43 (6.25)	0.55 (0.18)	-	4.61 (3.69)	0.90 (0.92)	-	5.51 (4.61)	1.47 (1.82)
Computers	47.70 (44.46)	6.90 (3.24)	-	39.44 (35.69)	4.28 (3.75)	-	43.72 (39.44)	10.88 (8.26)
Plant & Machinery	23.98 (23.52)	0.05 (0.06)	-	10.60 (9.21)	1.39 (1.39)	-	11.99 (10.60)	12.04 (13.38)
Total	342.56	30.19	8.62	162.49	36.31	4.82	193.98	170.25
<i>Previous year</i>	<i>(338.45)</i>	<i>(4.21)</i>	<i>-</i>	<i>(127.83)</i>	<i>(34.66)</i>	<i>-</i>	<i>(162.49)</i>	<i>(210.62)</i>

b) Intangible assets

Description	Cost			Amortisation			Net block	
	As at 1st April 2022	Additions	Deletions	As at 1st April 2022	For the year	Deletions	As at 31st March 2023	As at 31st March 2022
Trade Mark	33.30 (33.30)	-	-	33.30 (33.30)	-	-	33.30 (33.30)	-
ERP Software	24.56 (24.56)	-	-	18.42 (12.28)	6.14 (6.14)	-	24.56 (18.42)	6.14 (12.28)
Total	57.86	-	-	51.72	6.14	-	57.86	6.14
<i>Previous year</i>	<i>(57.86)</i>	<i>-</i>	<i>-</i>	<i>(45.58)</i>	<i>(6.14)</i>	<i>-</i>	<i>(6.14)</i>	<i>(12.28)</i>



Notes to the financial statements

(Rupees in Lakhs, except for share data and unless otherwise stated)

2.11 Deferred tax asset

Particulars	As at 31st March, 2023	As at 31st March, 2022
A. Deferred Tax Asset		
Provisions and other disallowances	47.71	25.42
	47.71	25.42
B. Deferred Tax Liability		
On excess of net book value over written down value of fixed asset as per Income tax Act	10.40	11.34
Total (A-B)	37.31	14.08

2.12 Long-term loans and advances

Particulars	As at 31st March, 2023	As at 31st March, 2022
(Unsecured, considered good)		
Income taxes	0.44	94.55
Total	0.44	94.55

2.13 Other non-current assets

Particulars	As at 31st March, 2023	As at 31st March, 2022
(Unsecured, considered good)		
Telephone Deposits	0.15	0.15
Electricity Deposits	0.10	0.10
Deposit with Landowners for Joint Venture Projects	200.00	100.00
Other Deposit	2.64	2.69
Interest accrued on deposits	29.83	0.17
Balance with bank in Deposit Account (Refer Note 2.13.1)	816.65	0.85
Total	1,049.37	103.96

- 2.13.1 a) Fixed Deposit of Rs 0.50 Lakhs with HDFC Bank Ltd with maturity period more than twelve months has been pledged with Commercial Tax Office as Security Deposit for KVAT registration.
- b) Fixed Deposit of Rs 0.09 Lakhs with HDFC Bank Ltd with maturity period more than twelve months has been pledged with Asst exe. Engineer KSEB Ernakulam as security deposit for road cutting.
- c) Fixed Deposit of Rs 0.25 Lakhs with HDFC Bank Ltd with maturity period more than twelve months has been pledged with HDFC Bank as security deposit for Overdraft account.
- d) Fixed Deposit of Rs 0.60 Lakhs with Treasury a/c with maturity period of twelve months has been pledged with Cochin Municipal Corporation as security deposit for road cutting.
- e) Fixed Deposit of Rs 0.21 Lakhs with Treasury a/c with maturity period more than twelve months has been pledged with Asst. Engg. PWD Roads Subdivision, EKM, as security deposit for road cutting.
- f) Fixed Deposit of Rs 815.00 Lakhs with Axis Bank Ltd with maturity period more than twelve months has been pledged with Axis Bank as security deposit for Overdraft account.

2.14 Inventories

Particulars	As at 31st March, 2023	As at 31st March, 2022
Land (for project construction)	2,702.37	3,403.66
Finished Apartments	2,153.59	2,395.77
Project Work in Progress	8,721.28	5,977.11
Total	13,577.24	11,776.54

- 2.14.1 The company in its normal course of business obtains and maintains regulatory, statutory and legal approvals/clearances of its properties/projects and there are no claims/disputes against the company on account of the same.



Notes to the financial statements
(Rupees in Lakhs, except for share data and unless otherwise stated)

2.15 Trade Receivables

Particulars	As at 31st March, 2023	As at 31st March, 2022
(Unsecured, considered good)		
a) Outstanding for a period exceeding six months from the date they are due for payment	70.99	203.54
b) Others	568.40	1,479.28
Total	639.39	1,682.82

The trade receivables ageing schedule for the years ended as on March 31, 2023 and March 31, 2022 is as follows :

Particulars	Outstanding for following periods from the due date of payment					
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables - considered good	568.40 (1,479.28)	70.45 (163.80)	0.55 (39.74)	- -	-	639.39 (1,682.82)
(ii) Undisputed Trade Receivables - considered doubtful	-	-	-	-	-	-
(iii) Disputed Trade Receivables considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables considered doubtful	-	-	-	-	-	-
Total	568.40	70.45	0.55	-	-	639.39
Total - Previous Year	(1,479.28)	(163.80)	(39.74)	-	-	(1,682.82)

2.16 Cash and Cash Equivalents

Particulars	As at 31st March, 2023	As at 31st March, 2022
Balances with banks:		
In current accounts (Refer Note 2.16.1)	693.83	232.74
In deposit accounts (Refer Note 2.16.2)	1,850.00	-
Cash in Hand	0.45	0.20
Total	2,544.28	232.94

2.16.1 Balances with banks in current accounts include debit balances in overdraft account amounting to Rs 331.17 lakhs (Rs 204.57 lakhs)

2.16.2 Balance with banks in deposit account Rs.1850.00 lakhs having maturity period of less than 12 months as at end of the period and which can be withdrawn by the company at any point .

2.17 Short-term loans and advances

Particulars	As at 31st March, 2023	As at 31st March, 2022
(Unsecured, considered good)		
Advance recoverable in cash or in kind or for value to be received	294.21	608.85
Deposit with Landowners for Joint Venture Projects	-	100.00
Prepaid expenses	24.23	15.49
Others :		
Staff advances	5.32	2.02
Other Advances	0.72	-
Total	324.48	726.36



Notes to the financial statements

(Rupees in Lakhs, except for share data and unless otherwise stated)

2.18 Other current assets

Particulars	As at 31st March, 2023	As at 31st March, 2022
(Unsecured, considered good)		
Unbilled Revenue	415.70	2,586.76
Interest subvention not written off	-	7.14
Total	415.70	2,593.90

2.19 Revenue from operations

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Revenue from completed projects	3,322.52	3,576.52
Revenue from ongoing projects	6,151.05	10,021.20
Total	9,473.57	13,597.72

2.20 Other income

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Interest income	91.57	3.46
Profit on sale of Property, Plant and Equipment	1.56	-
Other non-operating income	15.74	2.71
Total	108.87	6.17

2.21 Cost of sales on projects

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Opening Stock :		
a) Land(for project construction)	3,403.66	3,191.60
b) Finished Apartments	2,395.77	1,415.28
c) Project Work-in-progress	5,977.11	11,286.80
	11,776.54	15,893.68
Add: Expenses incurred during the year		
a) Purchase/Development of Land	2,634.07	2.04
b) Construction materials,labour and direct expense	4,896.50	5,592.78
c) Employee benefit expense allocated	261.66	232.87
d) Finance cost allocated		
- On projects	417.06	341.08
- On Land	68.31	210.02
e) Other expenses allocated	10.93	8.84
	8,288.53	6,387.63
Less : Closing Stock		
a) Land(for project construction)	2,702.37	3,403.66
b) Finished Apartments	2,153.59	2,395.77
c) Project Work-in-progress	8,721.28	5,977.11
	13,577.24	11,776.54
Total	6,487.83	10,504.77



Notes to the financial statements
(Rupees in Lakhs, except for share data and unless otherwise stated)

2.22 Employee benefits expense

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Salaries, wages and bonus	668.02	575.03
Contribution to provident and other funds	14.08	13.23
Staff welfare expenses	32.62	39.75
	714.72	628.01
Less: Allocated to projects (Refer note 2.21)	(261.66)	(232.87)
Total	453.06	395.14

2.23 Finance costs

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Interest Expense	916.98	1,112.24
Less: Allocated to projects/land (Refer Note 2.21)	(485.37)	(551.10)
Total	431.61	561.14

2.24 Depreciation and amortisation expense

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Depreciation on tangible assets	36.31	34.66
Amortisation on intangible assets	6.14	6.14
Total	42.45	40.80

2.25 Other Expenses

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Discount Allowed	7.14	24.09
Project Maintenance Expenses	45.69	51.15
Rent	44.11	42.60
Repairs Maintenance	12.01	14.38
Insurance	2.74	3.51
Rates and taxes	1.57	1.12
Travelling and conveyance expenses	24.40	22.23
Advertisement Expenses	378.24	277.68
Legal and professional fees	6.80	8.20
Payment to auditors (Refer Note 2.25.1)	5.10	3.55
Printing and stationery	2.43	1.74
Donations (Refer Note 2.25.2)	3.10	-
Bank Charges	1.32	3.65
Expenditure on Corporate Social responsibility (Refer Note 2.25.3)	3.60	-
Miscellaneous Expenses	35.07	29.39
	573.32	483.29
Less: Allocated to Projects (Refer Note 2.21)	(10.93)	(8.84)
Total	562.39	474.45



Notes to the financial statements

(Rupees in Lakhs, except for share data and unless otherwise stated)

2.25.1 Payment to Auditors:

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
a. As auditor	3.00	2.75
b. Taxation Matter(including tax audit)	1.00	0.80
c. Other Services	1.10	-
Total	5.10	3.55

2.25.2 Donations includes contribution to political party amounting to Rs 0.10 Lakhs

2.25.3 Details of expenses on corporate social responsibility activities:

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
a. Gross amount required to be spent during the year	3.55	Not Applicable
b. Amount approved by the Board to be spent during the year	3.60	-
c. Amount spent during the year:	3.60	-
d. Amount unspent during the year:	-	-
e. Amount spent during the year:		
i) Construction of any assets		
- in Cash	-	-
- yet to be Paid in Cash	-	-
ii) On purpose other than (i) above		
- in Cash	3.60	-
- yet to be Paid in Cash	-	-

2.26 Earnings Per Share

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Profit for the year	1,197.96	1,159.83
Weighted Average Number of Equity Shares	50,00,000	50,00,000
Earnings Per Share (Basic and Diluted) (₹ per share)	23.96	23.20

2.27 Leases

Operating Lease: Company as Lessee

The company has acquired assets under the operating lease agreements that are renewable on a periodic basis at the option of both the lessor and lessee. Rental expenses under those leases amounts to Rs 44.10 Lakhs (Rs 42.60 Lakhs) and are debited to Statement of Profit and Loss.

The company has only entered into cancellable lease arrangements.

2.28 Contingent Liabilities and Commitments

(i) Contingent liabilities

Particulars	As at 31st March, 2023	As at 31st March 2022
Claims against the company not acknowledged as debt:		
a) Provident Fund	26.09	26.09

(ii) Commitments

Estimated amount of contract remaining to be executed on capital account and not provided for- Nil (Nil)

2.29 Disclosures required under Accounting Standard 15 - "Employee Benefits"

Defined Contribution Plan

During the year the following amounts have been recognized in the Statement of Profit and Loss on account of defined contribution plans :-

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Employers contribution to Provident Fund	13.61	12.71
Employers contribution to Employees State Insurance	0.21	0.39
Total	13.82	13.10



Notes to the financial statements

(Rupees in Lakhs, except for share data and unless otherwise stated)

Defined Benefit Plan

A) Gratuity Plan (Funded)

The gratuity plan of the company is a defined benefit scheme for its employees which is payable on exit of the employee after completion at least 5 years of service. The gratuity liability is funded through Life Insurance Corporation of India. The following tables summarise the components of net benefit expense recognized in the Statement of Profit and Loss and the funded status and amounts recognized in the Balance Sheet for the gratuity plan.

Net liability/(assets) recognised in the Balance Sheet

Particulars	As at 31st March, 2023	As at 31st March 2022
Present value of funded obligations	104.36	83.37
Fair value of plan assets	100.45	78.86
Defined Benefit obligation/(asset)	3.91	4.51

Net benefit expense recognised in Statement of Profit and Loss

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
Current service cost	8.45	7.23
Interest Cost	6.13	5.51
Expected return on plan asset	(6.49)	(4.91)
Actuarial (gain)/loss recognized	6.69	(2.46)
Net benefit expense	14.78	5.37

Details of changes in present value of defined benefit obligations as follows:

Particulars	As at 31st March 2023	As at 31st March 2022
Present value of defined benefit obligation at the beginning of the year	83.37	73.51
Current service cost	8.45	7.23
Interest cost on benefit obligations	6.13	5.51
Actuarial (gain)/loss recognized in the year	6.41	(2.88)
Benefits paid	-	-
Present value of defined benefit obligation at the end of the year	104.36	83.37

Details of changes in fair value of plan assets are as follows: -

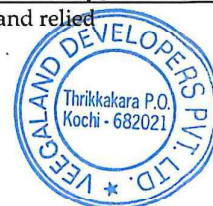
Particulars	As at 31st March 2023	As at 31st March 2022
Fair value of plan assets at the beginning of the year	78.86	56.63
Expected return on plan assets	6.49	4.91
Employer contributions	15.38	17.75
Benefits paid	-	-
Actuarial gain/(loss) recognized in the year	(0.28)	(0.43)
Fair value of plan assets as at the end of the year	100.45	78.86

Net (Asset)/ Liability recognized in the Balance Sheet as at year end

Particulars	As at 31st March 2023	As at 31st March 2022	As at 31st March 2021	As at 31st March 2020	As at 31st March 2019
(A) Present value of obligation at the end of the year	104.36	83.37	73.51	67.02	55.87
(B) Fair value of plan assets at the end of the year	100.45	78.86	56.63	38.04	32.55
Net present value of unfunded obligation recognized as (asset)/ liability in the Balance Sheet (A)-(B)	3.91	4.51	16.88	28.98	23.32

Particulars	As at 31st March 2023	As at 31st March 2022
Actuarial Assumptions		
Discount Rate (p.a.)	7.23%	7.35%
Expected Rate of Return on Assets (p.a.)	7.50%	7.50%
Rate of increase in compensation level (p.a.)	7.00%	7.00%
Mortality	Indian Assured Lives Mortality[2012-14] Ultimate	Indian Assured Lives Mortality[2012-14] Ultimate

The above disclosures are based on the information certified by the independent actuary and relied upon by the auditors



Notes to the financial statements

(Rupees in Lakhs, except for share data and unless otherwise stated)

B) Compensated Absences (Unfunded)

The principal assumptions used in determining leave encashment obligations for the Company's plans are shown below:

Projected Unit Credit actuarial method was applied to assess the Plan Liabilities owing to all forms of admissible exit and accumulation of the benefits. The plan is defined benefit scheme and is operated in terms of the plan rules of the company. The plan is operated as a non-funded scheme by the Company and the liability is kept within the Company's accounts.

Particulars	As at 31st March 2023	As at 31st March 2022
Actuarial Assumptions		
Discount Rate (p.a.)	7.23%	7.35%
Rate of increase in compensation level (p.a.)	7.00%	7.00%
Mortality	Indian Assured Lives Mortality[2012- 14] Ultimate	Indian Assured Lives Mortality[2012- 14] Ultimate

The above disclosures are based on the information certified by the independent actuary and relied upon by the auditors

2.30 Related Party Disclosure**2.30.1 Related parties and nature of relationship****a. Key Management Personnel (KMP)**

Kochouseph Chittilappilly	Managing Director
K Vijayan	Joint Managing Director
B Jayaraj	Whole Time Director
Sheela Kochouseph	Director
Jacob Kuruvilla A	Chief Financial Officer

b. Members with Substantial Interest

K Chittilappilly Trust

c. Enterprise in which Key Management Personnel has significant influence

Wonderla Holidays Limited
K Chittilappilly Foundation
V - Star Creations Private Limited
V - Guard Industries Limited
Pearlspot Resort Pvt Limited
K Chittilappilly Capital Private Limited (Under liquidation)
Arav Chittilappilly Trust



Notes to the financial statements

(Rupees in Lakhs, except for share data and unless otherwise stated)

2.30.2 Details of the transactions with above parties during the year

Name of Related Party	Nature of Transaction	For the year ended 31st March 2023	For the year ended 31st March 2022
a. Key Managerial Personnel			
(i) Kochouseph Chittilappilly	Loan Accepted	1,271.20	74.25
	Loan Repaid	2,695.45	1,500.00
	Remuneration	42.00	42.00
	(Commission)	16.17	-
	Interest Expense	760.66	846.61
(ii) Sheela Kochouseph	Loan Repaid	830.92	500.00
	Loan accepted	180.92	-
	Interest Expense	141.33	186.05
(iii) B Jayaraj	Remuneration	28.08	28.22
(iv) Jacob Kuruvilla A	Remuneration	14.40	27.60
(v) K Vijayan	Remuneration	21.96	18.15
b. Enterprise in which Key Management Personnel has significant influence			
(i) K Chittilappilly Foundation	Rent (excluding taxes)	37.38	36.54
	Reimbursement of Common Area Expenses (excluding taxes)	-	1.77

2.30.3 Outstanding balance carried in the Balance Sheet

Name of Related Party	Nature of Transaction	Balance as at 31st March 2023	Balance as at 31st March 2022
Kochouseph Chittilappilly	Loans and Interest payable	10,419.18	11,158.84
Kochouseph Chittilappilly	Commission Payable	16.17	-
Sheela Kochouseph	Loans and Interest payable	1,719.97	2,242.77

2.31 In the opinion of the Directors, Loans and Advances and Other Current Assets have the value at which they are stated in the Balance Sheet, if realised in the ordinary course of business.

2.32 Disclosure in respect of projects which are covered under the Revised Guidance Note issued by the Institute of Chartered Accountants of India on "Accounting for Real Estate Transactions (Revised 2012)"

Particulars	2022-23	2021-22
a) The amount of project revenue recognised as revenue in the reporting period	9,473.57	13,597.72
b) The aggregate amount of costs incurred and profits recognised (less recognised losses) to date for projects in progress at the end of the reporting period	16,612.27	15,218.06
c) The amount of advances received for projects in progress at the end of the reporting period	85.26	44.18
d) Excess of revenue recognised over actual bills raised (unbilled revenue) for projects in progress at the end of the reporting period	78.92	2,075.76



Notes to the financial statements

(Rupees in Lakhs, except for share data and unless otherwise stated)

2.33 (A) Additional Statutory Disclosures

a) Title deeds of immovable properties not held in name of the Company

The Company does not possess any 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 deeds are not held in the name of the Company during the financial year ended 31st March 2023.

b) Details of Benami Property Held

No proceedings have been initiated or pending against the Company for holding any benami property under Benami Transaction (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder in the financial year ended 31st March 2023.

c) The company has not availed short term credit facilities from bank or financial institutions during the current year with the hypothecation of stocks / debtors.

d) The company has not been declared as a wilful defaulter, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India, by any bank or financial institution or other lender during the financial year.

e) Registration of charges

The Company has filed the necessary forms with regard to creation and / or satisfaction of charge with the Registrar of Companies within the statutory period specified under the Companies Act and rules made thereunder.

f) Compliance with number of layers of companies

The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017 for the financial year ended 31st March 2023.

g) Undisclosed Income

For the year ended 31st March 2023 there are no instances of transactions not recorded in the books of account, which have been surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961.

h) Compliance with approved scheme(s) of Arrangements

During the year, no scheme of arrangements in relation to the Company has been approved by the competent authority in terms of Sections 230 to 237 of the Companies Act 2013. Accordingly, aforesaid disclosure is not applicable since there was no such transaction.

i) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.

j) Relationship with Struck off Companies

The Company has not undertaken any transactions with companies struck off under section 248 of Companies Act, 2013 or section 560 of the Companies Act.

k) There are no additional regulatory information to be reported under MCA notification No. G.S.R 207 (E) dated 24.03.2021 at this stage other than the details furnished above.

l) Expenditure in foreign currency - Nil (Nil)

Earnings in foreign currency- Nil (Nil)

CIF Value of Imports- Nil (Nil)

2.33 (B) Utilization of Borrowed funds and share premium

No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kinds of funds) by the Company to or in any other persons or entities including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, that the Intermediary shall lend or invest in party identified by or on behalf of the Company (Ultimate Beneficiaries). The Company has also not received any fund from any parties (Funding Party) with the understanding that the Company shall whether directly or indirectly lend or invest in other persons or entities identified by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.



Notes to the financial statements

(Rupees in Lakhs, except for share data and unless otherwise stated)

2.34 Financial Ratios

Ratio	Current Year	Previous Year	Variance (in %)	Reason for Variance
Current Ratio	1.26	1.29	-2%	Not applicable
Debt-Equity Ratio	3.52	6.04	-42%	Higher repayment of borrowings during the year
Debt Service Coverage Ratio	0.97	1.04	-7%	Higher repayment of borrowings during the year
Return on Equity Ratio	0.42	0.68	-38%	Increase in average shareholder fund due increase in retained earnings
Inventory turnover ratio	0.51	0.76	-33%	Decrease in revenue during the year
Trade Receivables turnover ratio	8.16	12.42	-34%	Decrease in revenue during the year
Trade payables turnover ratio	21.43	16.83	27%	Increase in purchase during the year
Net capital turnover ratio	2.55	3.97	-36%	Decrease in revenue during the year
Net profit ratio	0.13	0.09	-44%	Decrease in revenue during the year
Return on Capital employed	0.13	0.14	-7%	Not applicable
Return on investment	0.71	1.29	-45%	Increase in average shareholder fund due increase in profit

Ratio	Numerator	Denominator
Current Ratio	Current Assets	Current Liabilities
Debt-Equity Ratio	Long Term and Short term debts	Shareholder's Fund
Debt Service Coverage Ratio	Earnings before interest,taxes and depreciation and amortisation	Debt Service
Return on Equity Ratio	Net Profit after taxes	Average Shareholder's Fund
Inventory turnover ratio	Cost of Sales on projects	Average Inventory
Trade Receivables turnover ratio	Total Sales	Average Accounts Receivable
Trade payables turnover ratio	Total Purchase	Average Accounts Payable
Net capital turnover ratio	Total Sales	Average Working capital
Net profit ratio	Net Profit after taxes	Total Sales
Return on Capital employed	Earnings before interest and taxes	Capital Employed*
Return on investment	Earnings before interest and taxes	Average Shareholder's Fund

*Capital Employed = Tangible Net worth + Total Debt + Deferred Tax Liability



2.35 Previous year figures unless otherwise stated are given within brackets and have been regrouped and recast wherever necessary.

For and on behalf of the Board of Directors

As per our separate report of even date attached



Kochouseph Chittillappilly
Managing Director
DIN:00020512



B. Jayaraj
Director
DIN: 00027479

For VARMA & VARMA

(FRN:004532S)



(ROHINI VENOO THAMPY)
Partner
CHARTERED ACCOUNTANTS
Membership No. 221674



Jacob Kuruvilla A
Chief Financial Officer

Place :Kochi
Date: 24.08.2023

Place :Kochi
Date: 24.08.2023