



## Independent Auditor's Report

### To the Members of **AFFLUENT REALTORS PRIVATE LIMITED** Report on the Audit of Financial Statements

#### Opinion

We have audited the financial statements of **AFFLUENT REALTORS PRIVATE LIMITED** ("the Company"), which comprise the balance sheet as at **31st March 2023**, and the statement of Profit and Loss for the year ended on **31st March 2023** 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 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 **31st March, 2023** and its profit/loss for the year ended on that date.

#### Basis for Opinion

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

#### Information other than the financial statements and auditors' report thereon

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

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

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

If, based on the work we have performed, 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.



#### Branches

Mumbai  
022-28206969

Jaipur  
0141-2605453

Faridabad  
9810190267

Patna  
9630918370

## Responsibilities of Management and Those Charged with Governance for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position and financial performance of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

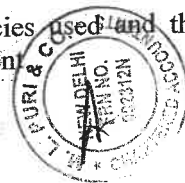
In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so. Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

## Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control,
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.
- 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 standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the standalone 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 standalone 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. This report does not include a statement on the matters specified in paragraph 3 and 4 of the Companies (Auditor's Report) Order 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, since in our opinion and according to the information and explanations given to us, **The said order is not applicable to the company.**
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 and the Statement of Profit and Loss 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 Rule 7 of the Companies (Accounts) Rules, 2014.



- e) On the basis of the written representations received from the directors as on **31st March, 2023** taken on record by the Board of Directors, none of the directors is disqualified as on **31st March 2023** from being appointed as a director in terms of Section 164 (2) of the Act.
- f) Since the Company's turnover as per last audited financial statements is less than Rs.50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs.25 Crores, the Company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls vide notification dated June 13, 2017.
- g) With respect to the other matters to be included in the Auditor's report in accordance with the requirements of Sec 197(16) of the Act as amended, we report that Section 197 is not applicable to a private company. Hence reporting as per Section 197(16) is not required.
- 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.
  - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
  - iv. (a) The management has represented that, to the best of its knowledge and belief, ***other than as disclosed in the notes to the accounts***, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The management has represented, that, to the best of its knowledge and belief, ***other than as disclosed in the notes to the accounts***, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

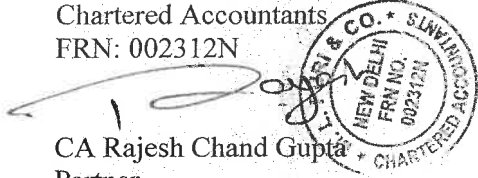
(c) Based on such audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material mis-statement.

  - v. No dividend have been declared or paid during the year by the company.



- vi. Company has not used such accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility since the company was not required to have such accounting software for FY 22-23 pursuant to Notification No. G.S.R. 235(E). dated 31.03.2022 issued by MCA.

For M. L. PURI & CO.  
Chartered Accountants  
FRN: 002312N



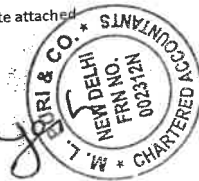
CA Rajesh Chand Gupta  
Partner  
M. No. 095584  
UDIN:

Date:

Alfluent Realtors Pvt. Limited  
CIN:U70200DL2012PTC231996  
BALANCE SHEET AS AT 31.03.2023

Particulars	Note No.	As at 31.03.2023	As at 31.03.2022
<b>ASSETS</b>			
(1) Non-current assets			
(a) Property, plant and equipment & Intangible Assets			
(b) Capital work-in-progress			
(c) Goodwill			
(d) Other intangible assets			
(e) Financial assets			
(i) Investments			
(ii) Trade receivables			
(iii) Loans			
(iv) Bank Balances			
(v) Others			
(f) Other non-current assets			
(g) Deferred tax assets (net)			
(2) Current assets	3	8,486,281	8,486,281
(a) Inventories			
(b) Financial assets			
(i) Investments			
(ii) Trade receivables			
(iii) Cash and cash equivalents			
(iv) Loans			
(v) Bank Balances			
(vi) Others			
(c) Current tax assets (net)			
(d) Other current assets		8,486,281	8,486,281
(e) Non-current assets held for sale		8,486,281	8,486,281
<b>Total assets</b>		<b>8,486,281</b>	<b>8,486,281</b>
<b>EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
(a) Equity share capital	5	500,000	500,000
(b) Other equity	5A	17,790	29,590
		517,790	529,590
<b>LIABILITIES</b>			
(1) Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings			
(ii) Trade payables			
(iii) Other financial liabilities			
(b) Deferred Revenue/Income			
(c) Provisions			
(d) Deferred tax liabilities (net)			
(e) Other non-current liabilities			
(2) Current liabilities			
(a) Financial liabilities			
(i) Borrowings			
(ii) Trade payables			
(iii) Other financial liabilities			
(b) Other current liabilities			
(c) Provisions	6A	36,100	24,300
		7,932,391	7,932,391
		7,968,491	7,956,691
<b>Total Equity &amp; Liabilities</b>		<b>8,486,281</b>	<b>8,486,281</b>

As per report of even date attached  
For M.L. PURI & CO.  
Chartered Accountants  
FRN 002312N



(CA. RAJESH CHAND GUPTA)  
Partner  
Membership No. 095584

Place: New Delhi  
Date: 31.08.2023

For and on behalf of the Board

RAMVEER SINGH  
Director  
DIN 08613197

INDRAPAL  
Director  
DIN 10204644

**Affluent Realtors Pvt. Limited**  
**CIN:U70200DL2012PTC231996**  
**Profit and Loss for the year ended 31st March 2023**

(Amount in Lacs.)

Particulars	Note No	For the year ended March 31, 2023	For the year ended March 31, 2022
Revenue from operations	7	-	-
Other income		-	-
<b>Total Income</b>			
<b>Expenses:</b>			
Employee benefits expense			11,800
Finance costs		<b>11,800</b>	
Depreciation and amortization Expense	8		11,800
Other expenses		<b>11,800</b>	11,800
<b>Total expenses</b>			
<b>Profit before exceptional items and tax</b>		<b>(11,800)</b>	(11,800)
<b>Profit before Tax</b>		<b>(11,800)</b>	(11,800)
Tax expense:			
(1) Current tax		-	-
(ii) Deffered Tax		-	-
		<b>(11,800)</b>	(11,800)
<b>Profit (Loss) for the period</b>			
<b>Other Comprehensive Income</b>			
A. (i) Items that will not be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
B. (i) Items that will be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will be reclassified to profit or loss		-	-
		<b>(11,800)</b>	(11,800)
<b>Total Comprehensive Income for the period</b>			
Earnings per Equity Share	9	(0.24)	(0.24)
(1) Basic		(0.24)	(0.24)
(2) Diluted			

**SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNTS 1 & 2**

As per our Report attached

**For M.L. PURI & CO.**  
Chartered Accountants  
FRN 002312N

**(CA. R. C. Gupta)**  
Partner  
Membership No. 095584

Place: New Delhi  
Date: 31.08.2023



For and on behalf of the Board

**RAMVEER SINGH**  
Director  
DIN 08613197

**INDRAPAL**  
Director  
DIN 10204644

**Affluent Realtors Pvt. Limited**  
**CIN:U70200DL2012PTC231996**  
**Cash Flow Statement for the year ended 31st March 2023**

(Amount in Lacs.)

Particulars	2022-23	2021-22
<b>Cash flows from operating activities</b>		
Net profit before taxation, and extraordinary item	(11,800)	(11,800)
Operating profit before working capital changes	<b>(11,800)</b>	<b>(11,800)</b>
<b>Adjustments for:</b>		
Inventory	11,800	11,800
Current Liabilities	-	-
Loan & Advances , Other Asset	-	-
<b>Cash generated from operations</b>	<b>11,800</b>	<b>11,800</b>
Income taxes paid	-	-
<b>Net cash from operating activities</b>	-	-
<b>Net cash from investing activities</b>	-	-
<b>Cash flows from financing activities</b>		
Issue of share capital	-	-
<b>Net cash used in financing activities</b>	-	-
<b>Net Increase in cash and cash equivalents</b>	-	-
<b>Cash and cash equivalents at beginning of period</b>	-	-
<b>Cash and cash equivalents at end of period</b>	-	-

v  
**For M.L. PURI & CO.**  
Chartered Accountants  
FRN 002312N



*(Signature)*  
**(CA. R. C. Gupta)**  
Partner  
Membership No. 095584

**For and on behalf of the Board**

*(Signature)*  
**RAHVEER SINGH**  
Director  
DIN 08613197

*(Signature)*  
**INDRAPAL**  
Director  
DIN 10204644

Place: New Delhi  
Date: 31.08.2023



Affluent Realtors Pvt. Limited  
 CIN:U70200DL2012PTC231996  
 Statement of Change in equity as at 31st March 2023

(Amount in Lacs.)

Particulars	Equity	Other Equity		Total Equity	Total Other Equity
	Equity Share Capital	General Reserve	Retained Earning		
As on 01/04/2022	500,000	-	29,590	500,000	29,590
Profit for the year	-	-	(11,800)	-	(11,800)
Other Comprehensive Income	-	-	-	-	-
<b>As on 31/03/2022</b>	<b>500,000</b>	<b>-</b>	<b>17,790</b>	<b>500,000</b>	<b>17,790</b>



## 1. Nature of Business

The company was incorporated on 24 Feb, 2012 under the provisions of the Companies Act, 1956. the company has been formed to carry on business to acquire by purchase and sell, Lease, Hire or other wise land and properties of any tenure or interest there onto erect , construct houses, buildings or works of every description Development of Colonies and pull down rebuild, enlarge, alter Improve existing houses and building to construct and appropriate any such land into and for roads, streets, gardens and other conveniences as detailed given in Memorandum of Association of the company.

The register office of the Company is situated at Half Basement No.1, East of Kailash Community Centre, Sandhya Deep Building New Delhi South Delhi DL 110065 IN

The Financial statement were approved and adopted by board of directors of the Company in the meeting dated.

## 2. Summary of Significant Accounting Policies

### 2.1. BASIS OF ACCOUNTING AND PREPARATION OF FINANCIAL STATEMENTS

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Ind AS ) to comply with the Accounting Standards notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the companies (Indian Accounting Standards (Amendmened)Rule 2016, The Company Adopted Ind AS w.e.f. April 01, 2016 (with the transition date of April 01,2015) and accordingly these financial results (including all previous year comperative periods resteaded) have been prepared in accordance with the recognistion and measurment principals prescribed under Section 133 of the Companies Act , 2013 read with the Relevent rules issued there under and other accounting principalsgenerally accepted in india.

The Company has ascertained its operating cycle as 12 months for the purpose of current / non-current classification of assets and liabilities. This is based on the nature of products and the time between acquisition of assets for processing and their realisation in cash and cash equivalents.

The Financial statement are present in INR and all figures are in full figures, No rounding off used.

### 2.2. Taxation

Provision for current tax is determined as the amount of tax payable in respect of estimated taxable income for the year and in accordance with the provisions of Income Tax Act, 1961. Deferred tax is recognized using the enacted tax rates and laws as on the Balance Sheet date, subject to the consideration of prudence in respect of deferred tax assets on all timing differences, between taxable income and accounting income that originate in one period and are capable of reversal in one of more subsequent periods.

### 2.3. Inventories

Inventory of Land has been stated at Cost or market price whichever is lower

### 2.4. Earnings per share

The earnings considered in ascertaining the Company's EPS comprises the net profit after tax. The number of shares used in computing basic EPS is the weighted average number of shares outstanding during the period.

### 2.4 (a) Fixed Assets and depreciation

#### Property, Plant and Equipment

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



## Depreciation on property, plant and equipment

Depreciation on property (other than leasehold land), plant and equipment is calculated on a straight-line/written down basis over the useful life of the asset estimated by management/which for the purpose has been taken as prescribed in schedule II of Companies Act, 2013.

The cost of leasehold land is amortised over the period of the lease.

Estimated useful life of property, plant and equipment are as follows:

Name of the asset	Useful life
Furnitures and fixtures	0
Office equipment	0
Computer	0

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

### 2.5. Where the Company is a lessee

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor, are recognised as operating leases. Lease rentals under operating leases are recognised in the statement of profit and loss on a straight-line basis.

#### a) Borrowing costs

Borrowing cost includes interest, amortization of ancillary costs incurred in connection with the arrangement of borrowings.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset. All other borrowing costs are expensed in the period they occur.

#### b) Inventories

At initial recognition, all financial liabilities other than fair valued through profit and loss are recognised initially at fair value less transaction costs that are attributable to the issue of financial liability.

#### c) Employee benefits

##### i) Short term employee benefits

Employee benefits payable wholly within twelve months of receiving employee services are classified as short-term employee benefits. These benefits include salaries and wages, bonus and ex-gratia. The undiscounted amount of short-term employee benefits to be paid in exchange for employee services is recognised as an expense as the related service is rendered by employees.

#### d) Tax Expenses

Tax expense comprises of current tax and deferred tax. Current tax is measured at the amount expected to be paid to the tax authorities, using the applicable tax rates. Deferred income tax reflect the current period timing differences between taxable income and accounting income and reversal of timing differences of earlier years/period. Deferred tax assets are recognised only to the extent that there is a reasonable certainty that sufficient future income will be available except that deferred tax assets, in case there are unabsorbed depreciation or losses, are recognised if there is virtual certainty that sufficient future taxable income will be available to realise the same. Deferred tax assets are reviewed as at each balance sheet date and written down or written-up to reflect the amount that is reasonably/virtually certain (as the case may be) to be realised.

Advance taxes and provisions for current income taxes are presented in the balance sheet after off-setting advance tax paid and income tax provision arising in the same tax jurisdiction for relevant tax paying units and where the Group is able to and intends to settle the asset and liability on a net basis.

Minimum Alternative Tax ("MAT") under the provisions of the Income-tax Act, 1961 is recognised as current tax in the Statement of Profit and Loss. The credit available under the Act in respect of MAT paid is recognised as an asset only when and to the extent there is convincing evidence that the Company will pay normal income tax during the period for which the MAT credit can be carried forward for set-off against the normal tax liability. MAT credit recognised as an asset is reviewed at each balance sheet date and written down to the extent, the aforesaid convincing evidence no longer exists.

### 2.6. Revenue Recognition

Revenue is recognised as per agreed profit margin (Rs. 30000/- per Acres) as mentioned in the development agreement with the "Developer" (APIL) on the licensed land transferred for Development.



## 2.7. Provisions & Contingencies

Provisions for warranty-related costs are recognized when the product is sold or service provided. Provision is based on historical experience. The estimate of such warranty-related costs is revised annually.

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. The Company does not recognize a contingent liability but discloses its existence in the financial statements.

## 2.8. Cash and Cash Equivalents

Cash and cash equivalents comprise cash and cash on deposit with banks.

## 2.9. Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit before tax is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the Company are segregated.



**Affluent Realtors Pvt. Limited**  
**CIN:U70200DL2012PTC231996**  
**Notes Forming part of the financial statement for the year ended 31st March 2023**

(Amount in Rs.)

Particulars	As at 31.03.2023	As at 31.03.2022
Inventories	8,486,281	8,486,281
Land (Refer Note 22 of the financial statement)	8,486,281	8,486,281
Closing Balance		

(Note: The title deeds covered in the above mentioned land are in the name of the Company)

(Amount in Rs.)

Particulars	As at 31.03.2023	As at 31.03.2022
Cash on Hand	-	-
Balances with banks: In Current Accounts	-	-
Fixed Deposit Receipt	-	-

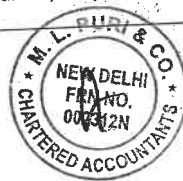
- 1) Inventory of Land has been stated at Cost or market price whichever is lower.
- 2) Charge is created against land with IL & FS Trust Company Limited for debentures issued by holding Company.

(Amount in Rs.)

Particulars	As at 31.03.2023	As at 31.03.2022
Tax deposit at source	-	-
Closing Balance		

(Amount in Rs.)

Particulars	As at 31.03.2023	As at 31.03.2022
<b>AUTHORISED</b> Equity shares. Rs. 10/- par value 50,000 (Previous year 50,000) Equity Shares	500,000	500,000
	500,000	500,000
Shares issued, subscribed and fully paid up Capital Equity shares. Rs. 10/- par value 50,000 (Previous year 50,000) Equity Shares (Out of the above, 49,994 equity shares, fully paid up are held by Ansal Hi-Tech Townships Ltd.- Holding Company. (Previous year 49,994))	500,000	500,000
	500,000	500,000



**Affluent Realtors Pvt. Limited**  
**CIN:U70200DL2012PTC231996**  
**Notes Forming part of the financial statement for the year ended 31st March 2023**

**(a) Terms/rights attached to Equity Shares**

The Company has only one class of Equity Shares having a par value of Rs.10/- each. Each holder of Equity Shares is entitled to one vote per shares. The dividend proposed by the Boards of Directors is subject to the approval of the shareholders in the ensuing Annual General meeting. In the event of liquidation of the company, the holders of Equity Shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.

Aggregate number of bonus shares issued, during the period of five years immediately preceding the reporting period: Nil

**(b) Reconciliation of the Shares outstanding at the beginning and at the end of reporting period are as below:**

Particulars	As at 31.03.2023		As at 31.03.2022	
	No of Shares	Amount	No of Shares	Amount
Equity shares outstanding at the beginning of the year	50,000	500,000	50,000	500,000
Equity shares issued during the year	-	-	-	-
Equity shares outstanding at the end of the year	<b>50,000</b>	<b>500,000</b>	<b>50,000</b>	<b>500,000</b>

**5A. Other Equity**

(Amount in Rs.)

Particulars	Equity	Other Equity		Total Equity	Total Other Equity
	Equity Share Capital	General Reserve	Retained Earning		
As on 01/04/2022	500,000	-	29,590	500,000	29,590
Profit for the year	-	-	(11,800)	-	(11,800)
Other Comprehensive Income	-	-	-	-	-
<b>As on 31/03/2023</b>	<b>500,000</b>	<b>-</b>	<b>17,790</b>	<b>500,000</b>	<b>17,790</b>

**6 Other Non Current Liabilities**

(Amount in Rs.)

Particulars	As at	As at
	31.03.2023	31.03.2022
<b>Advance from Developers Company for Land Purchase</b> Ansal Hi-Tech Townships Limited (Holding Company)	7,932,391	7,932,391
<b>Total</b>	<b>7,932,391</b>	<b>7,932,391</b>



Affluent Realtors Pvt. Limited  
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**6A Other Current Liabilities**

(Amount in Rs.)

Particulars	As at 31.03.2023	As at 31.03.2022
Audit Fees Payables	36100	24,300
Total	36,100	24,300

**7 Other Income**

(Amount in Rs.)

Particulars	For the Year ended 31.3.2023	For the Year ended 31.3.2022
Interest on Term Deposit	-	-
Interest -other	-	-
Total	-	-

**8 Other Expenses**

(Amount in Rs.)

Particulars	For the Year ended 31.3.2023	For the Year ended 31.3.2022
Bank Charges	-	-
Auditor's remuneration	11800	11,800
- Statutory audit	-	-
- Others	-	-
Total	11,800	11,800

**9 Earning Per Share**

Particulars	For the Year ended 31.3.2023	For the Year ended 31.3.2022
Opening equity shares (Nos.)	50,000	50,000
Equity shares issued during the year (Nos.)	-	-
Closing equity shares (Nos.)	50,000	50,000
Weighted average number of equity shares used as denominator for basic earnings (Nos.)	50,000	50,000
Weighted average number of equity shares used as denominator for diluted earnings (Nos.)	50,000	50,000
Net profit after tax used as numerator (Amount in Rs.)	(11,800)	(11,800)
Basic earnings per Share (Amount in Rs.)	(0.24)	(0.24)
Diluted earnings per Share (Amount in Rs.)	(0.24)	(0.24)
Face value per share (Amount in Rs.)	10	10



**9.1 RATIO ANALYSIS**

	FY 2022-23	FY 2021-22
Particulars	1.06	1.07
Current Ratio	NA	NA
Debt-Equity Ratio,	NA	NA
Debt Service Coverage Ratio	-0.02	-0.02
Return on Equity Ratio	NA	NA
Inventory turnover ratio	NA	NA
Trade Receivables turnover ratio	NA	NA
Trade payables turnover ratio	NA	NA
Net capital turnover ratio	-	-
Net profit ratio	NA	NA
Return on Capital employed	NA	NA
Return on investment	NA	NA

**9.2. Reporting under Rule 11(e) of the Companies (Audit and Auditors) Rules 2014**

No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), 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 not received any fund from any party(s) (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 Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

**10** The Company does not have any employee, Ind AS-19 on "Employee Benefit" is not applicable.

**11** Ind AS - 108 relating to "Operating Segment" is not applicable as the company has only one segment i.e. real estate business.

**12 Related Party Disclosure**

(a) There is no Key Managerial Person up to 31st March 2023.

(b) As per Ind AS-24 "Related party Disclosure", the following are related parties:

Name of Related Parties	Relation
Ansal Properties & Infrastructure Ltd	Parent Company
Ansal Hi-Tech Townships Limited	Holding Company
Delhi Towers Ltd.	Fellow Subsidiary
Ansal Condominium Ltd.	Fellow Subsidiary
Ansal IT City & Parks Ltd.	Fellow Subsidiary
Star Facilities Management Ltd.	Fellow Subsidiary
Ansal API Infrastructure Ltd.	Fellow Subsidiary
Charismatic Infratech Pvt. Ltd.	Fellow Subsidiary
Aabad Real Estates Limited	Fellow Subsidiary
Anchor Infraprojects Limited	Fellow Subsidiary
Bendictory Realtors Limited	Fellow Subsidiary
Caspian Infrastructure Limited	Fellow Subsidiary
Celestial Realtors Limited	Fellow Subsidiary
Chaste Realtors Limited	Fellow Subsidiary
Cohesive Constructions Limited	Fellow Subsidiary
Cornea Properties Limited	Fellow Subsidiary
Creative Infra Developers Limited	Fellow Subsidiary
Decent Infratech Limited	Fellow Subsidiary
Diligent Realtors Limited	Fellow Subsidiary
Divinity Real Estates Limited	Fellow Subsidiary
Einstein Realtors Limited	Fellow Subsidiary
Emphatic Realtors Limited	Fellow Subsidiary
Harapa Real Estates Limited	Fellow Subsidiary
Inderlok Buildwell Limited	Fellow Subsidiary
Kapila Buildcon Limited	Fellow Subsidiary





**Affluent Realtors Pvt. Limited**  
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**Notes Forming part of the financial statement for the year ended 31st March 2023**

Kshitiz Realtech Limited	Fellow Subsidiary
Kuturnbkam Realtors Limited	Fellow Subsidiary
Lunar Realtors Limited	Fellow Subsidiary
Marwar Infrastructure Limited	Fellow Subsidiary
Muqaddar Realtors Limited	Fellow Subsidiary
Paradise Realty Limited	Fellow Subsidiary
Parvardigaar Realtors Limited	Fellow Subsidiary
Pindari Properties Limited	Fellow Subsidiary
Pivotal Realtors Limited	Fellow Subsidiary
Plateau Realtors Limited	Fellow Subsidiary
Retina Properties Limited	Fellow Subsidiary
Sarvodaya Infratech Limited	Fellow Subsidiary
Sidhivinayak Infracon Limited	Fellow Subsidiary
Shohrat Realtors Limited	Fellow Subsidiary
Superlative Realtors Limited	Fellow Subsidiary
Taqdeer Realtors Limited	Fellow Subsidiary
Thames Real Estates Limited	Fellow Subsidiary
Auspicious Infracon Limited	Fellow Subsidiary
Medi Tree Infrastructure Ltd.	Fellow Subsidiary
Phalak Infracon Ltd.	Fellow Subsidiary
Rudrapriya Realtors Ltd.	Fellow Subsidiary
Twinkle Infraprojects Ltd.	Fellow Subsidiary
Sparkle Realtech Pvt. Ltd.	Fellow Subsidiary
Awadh Realtors Ltd.	Fellow Subsidiary
Ansal SEZ Projects Ltd.	Fellow Subsidiary
Haridham Colonizers Limited	Fellow Subsidiary
Ablaze Buildcon Private Limited	Fellow Subsidiary
Quest Realtors Private Limited	Fellow Subsidiary
Euphoric Properties Private Limited	Fellow Subsidiary
Ansal Townships Infrastructure Limited	Fellow Subsidiary
Sukhdham Colonisers Ltd.	Fellow Subsidiary
Dreams Infracon Ltd.	Fellow Subsidiary
Effulgent Realtors Ltd.	Fellow Subsidiary
Mangal Murthi Realtors Ltd.	Fellow Subsidiary
Arz Properties Ltd.	Fellow Subsidiary
Tamanna Realtech Ltd.	Fellow Subsidiary
Singolo Constructions Ltd.	Fellow Subsidiary
Unison Propmart Ltd.	Fellow Subsidiary
Lovely Building Solutions Pvt. Ltd.	Fellow Subsidiary
Komal Building Solutions Pvt. Ltd.	Fellow Subsidiary
H. G. Infrabuild Pvt. Ltd.	Fellow Subsidiary
Ansal Seagull SEZ Developers Limited	Fellow Subsidiary
Ansal Colours Engineering SEZ Limited	Fellow Subsidiary
Ansal Landmark Townships Private Limited	Fellow Subsidiary
Ansal Urban Condominiums Private Limited (AUCPL)	Fellow Subsidiary
Caliber Properties Private Limited	Fellow Subsidiary
Ansal Phalak Infrastructure Private Limited	Fellow Subsidiary
Mannat Infrastructure Private Limited	Fellow Subsidiary
Niketan Real Estates Private Limited	Fellow Subsidiary
Ansal Landmark (Karnal) Townships Private Limited	Fellow Subsidiary
Lilac Real Estate Developers Private Limited	Fellow Subsidiary
Aerie Properties Private Limited	Fellow Subsidiary
Arena Constructions Private Limited	Fellow Subsidiary
Arezzo Developers Private Limited	Fellow Subsidiary
Vridhi Properties Private Limited	Fellow Subsidiary



**Affluent Realtors Pvt. Limited**  
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**Notes Forming part of the financial statement for the year ended 31st March 2023**

Vriti Construction Private Limited	Fellow Subsidiary
Sphere Properties Private Limited	Fellow Subsidiary
Sia Properties Private Limited	Fellow Subsidiary
Sarvsanjhi Construction Private Limited	Fellow Subsidiary

Associate Companies	NIL
Joint Venture Company	NIL
Key Management Personnel and their relatives	NIL
Enterprises over which key management personnel and their relatives have significant influence	NIL

The company has entered into the following related party transactions. Such parties and transactions have been identified as per Ind As 24 "Related Party Disclosures" notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the companies (Indian Accounting Standards) (Amendmened)Rule 2016.

(Amount in Rs.)

Name of Related Party	Ansal Hi-Tech Townships	
	For the Year ended 31.3.2023	For the Year ended 31.3.2022
Opening (Cr.)	7,932,391	7,917,641
Adv. Recd	-	14,750
Adv. Paid/adjusted	7,932,391	7,932,391
Closing Bal. (Cr.)	-	-

**13 Quantitative Details in respect of Inventory (Property/Land)**

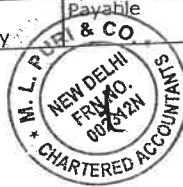
(Value in Rs.)

Inventory At Cost	Opening Balance as on 01.04.2022	Additions	Deletions	Closing Balance as on 31.03.2023
	Acres Value	Acres Value	Acres Value	Acres Value
Land at Dadri	0.9897 8486281	- -	- -	0.9897 8486281
	0.9897 8486281	- -	- -	0.9897 8486281

**14 Balance payable**

(Amount in Rs.)

Name of the Company	Relationship	Nature	As at 31.03.2023	As at 31.03.2022
Ansal Hi-Tech Townships Limited	Holding Company	Payable	7,932,391	7,932,391



**15 Audit Fee**

**Payment to Auditors (inclusive of service tax)**

(Amount in Rs.)

Particulars	2022-23	2021-22
Audit Fee	11,800	11,800
Others	-	-
Limited Review	-	-
For Certification/ other Services	-	-

**16 Amount due to Micro, Small and**

There are no Micro and Small Scale Business Enterprises to whom the company overdues, which are outstanding for more than 45 days as at March 31<sup>st</sup> 2023. This information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the company. Therefore, the prescribed disclosures for liability of interest on overdue payment have not been given.

**17** In the opinion of Board of Directors, current financial assets and other asset have a value on realisation in the ordinary course of business at least equal to the amount at which they are stated in the Balance sheet and provisions for liabilities are adequate.

**18** There are no foreign currency exposures outstanding as at the yearend (previous year NIL).

**19** In accordance with the Ind AS-12 "Income Taxes" notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the companies (Indian Accounting Standards (Amendmened)Rule 2016, the company has not provided for Deferred Tax Liabilities/Assets in view of that there were no timing differences between book profit and profit as per I.T Act 1961 of India as on 31st March, 2015.

**20. Development Agreement**

The Company has entered into a Development Agreement amongst Ansal Hi- Tech Townships Limited, Ansal Properties & Infrastructure Limited ( APIL) and 50 other subsidiary companies of APIL on the 31st March, 2013, supplementary to the Development Agreement dated the 14th December, 2009, in accordance of which the Company shall be entitled to a payment of Rs. 30,000 per acre in consideration of acquisition of development rights by the Developer company, and, the same will be accrue and become payable on obtaining the license for a land by the Developer company. In accordance to the above mentioned agreements the Company has taken a interest free funds as detailed in Note No -6 , as " Advance from Developers Company for Land Purchase" and inventories as detailed in Note No -3A comprising of land acquired by the Company.

**21. Reporting under Rule 11(e) of the Companies (Audit and Auditors) Rules 2014**

No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), 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 not received any fund from any party(s) (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 Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.



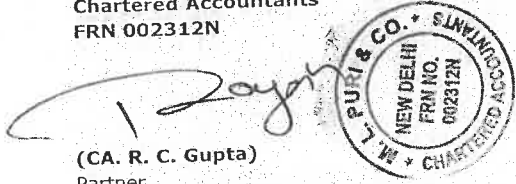
Affluent Realtors Pvt. Limited  
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Notes Forming part of the financial statement for the year ended 31st March 2023

22 Previous year figures

Figures of the previous year have been regrouped /reclassified wherever considered necessary to confirm to current year classification.

For M.L. PURI & CO.  
Chartered Accountants  
FRN 002312N



(CA. R. C. Gupta)  
Partner  
Membership No. 095584  
PLACE : NEW DELHI  
Date: 31.08.2023

For and on behalf of the Board

RAMVEER SINGH  
Director  
DIN 08613197

INDRAPAL  
Director  
DIN 10204644

Affluent Realtors Pvt. Limited  
Notes to financial statements for the year ended March 31, 2023  
(All amount are in Indian Rupees, unless otherwise stated)

30 Analytical ratios

Particulars		March 31, 2023	March 31, 2022	% change	Reason for variance
<b>(a) Current ratio</b>					
Current assets	A	8,486,281	8,486,281		
Current liabilities	B	7,968,491	7,932,391		
<b>Current ratio</b>	A/B	106%	107%	0%	NA
<b>(b) Debt - Equity ratio</b>					
Debt (Short term debt + long term debt)	C	NA	NA		
Shareholders equity	D	500,000	500,000		
<b>Debt - Equity ratio</b>	C/D	NA	NA	NA	NA
<b>(c) Debt Service Coverage ratio</b>					
Earnings available for debt service	E	NA	NA		
Debt service (Interest & Lease Payments + Principal Repayments)	F	NA	NA		
<b>Debt Service Coverage ratio</b>	E/F	NA	NA	NA	NA
<b>(d) Return on equity ratio</b>					
Profit available for equity shareholders	G	-11,800	-11,800		
Average shareholders equity	H	500,000	500,000		
<b>Return on equity ratio</b>	G/H	-2%	-2%	0%	Increase in purchase value of raw mterial and other expenses
<b>(e) Inventory turnover ratio</b>					
Cost of goods sold OR sales	I	NA	NA		
Average Inventory	J	8,486,281	8,486,281		
<b>Inventory turnover ratio</b>	I/J	NA	NA	NA	NA
<b>(f) Trade receivable turnover ratio</b>					
Net credit sales	K	NA	NA		
Average trade receivables	L	NA	NA		
<b>Trade receivable turnover ratio</b>	K/L	NA	NA	NA	NA
<b>(g) Trade payables turnover ratio</b>					
Net credit purchases	M	-	-		
Average trade payables	N	36,100	24,300		
<b>Trade payables turnover ratio</b>	M/N	NA	NA	NA	NA
<b>(h) Net Capital turnover ratio</b>					
Net sales	O	-	-		
Average working capital	P	517,790	529,590		
<b>Net capital turnover ratio</b>	O/P	0%	0%	0%	NA
<b>(i) Net profit ratio</b>					
Profit/(loss) after tax during the year	Q	-11,800	-11,800		
Net sales	R	-	-		
<b>Net profit ratio</b>	Q/R	NA	NA	NA	NA
<b>(j) Return on Capital employed</b>					
Earnings before interest and tax (EBIT)	S	-11,800	-11,800		
Capital employed (Tangible Net Worth + Total Debt + Deferred Tax Liability )	T	-	-		
<b>Return on capital employed</b>	S/T	NA	NA	NA	NA

