

SUKHDHAM COLONIZERS LIMITED

Balance Sheet As at March 31, 2023

(Rs. in Lakhs)

Particulars	Note No.	As at March 31, 2023	As at March 31, 2022
Assets			
Non Current assets			
Property, Plant and Equipment			
Financial Assets			
(i) Loans			
(ii) Other Financial assets			
Current Assets			
(iii) Inventories	3	188.38	188.38
Financial Assets			
(i) Trade Receivables			
(ii) Cash and Cash equivalents	4	-	0.00
Current Tax assets (Net)			
Other Current Assets		-	-
Total		188.38	188.38
EQUITY AND LIABILITIES			
Equity share capital	5	5.00	5.00
Other Equity	5A	-3.15	-3.15
Non Current Liabilities			
Financial Liabilities			
Borrowings			
(ii) Trade Payables			
(iii) Other Financial Liabilities			
Provisions			
Deffered Tax Liabilities			
Other Non Current Liabilities			
Current Liabilities			
Financial Liabilities			
(i) Borrowings			
(ii) Trade Payables			
(iii) Other Financial Liabilities	6	1.77	1.77
Other Current Liabilities	7	184.75	184.75
Short Term Provisions			
Current Tax Liabilities (Net)			
Total		188.38	188.38

SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNTS 1 & 2

As per our report of even date

For Luthra & Luthra LLP

Chartered Accountants

Reg. No. 002081N/N500092

Nilesh Mehta

Partner

(M. No. 093847)

Place: New Delhi

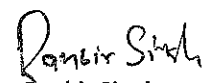
Date:

For and on behalf of the Board of
Sukhdham Colonizers Limited


Deepak

Director

DIN-08137802


Ranbir Singh

Director

DIN-08526798

SUKHDHAM COLONIZERS LIMITED

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

(Rs. in Lakhs)

Particulars	Note No.	For the year ended March 31, 2023	For the year ended March 31, 2022
Revenue from operations		-	-
Other income			
Total Income		-	-
Expenses:			
Cost of Construction		-	-
Employee benefits expense			
Finance costs	8	-	-
Depreciation and amortization Expense			
Other expenses	9	0.00	0.79
Total expenses		0.00	0.79
Profit before exceptional items and tax		-0.00	-0.79
Profit before Tax		-0.00	-0.79
Tax expense:			
(1) Current tax		-	
(ii) Deffered Tax		-	
(iii) Previous year tax provision		-	
Profit (Loss) for the period		-0.00	-0.79
Other Comprehensive Income			
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			
Total Comprehensive Income for the period		-0.00	-0.79
Earnings per Equity Share			
(1) Basic	11	-0.01	-1.59
(2) Diluted		-0.01	-1.59

SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNTS

As per our report of even date

For Luthra & Luthra LLP

Chartered Accountants

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Nilesh Mehta

Partner

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Place: New Delhi

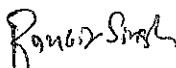
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SUKHDHAM COLONIZERS LIMITED

Cash Flow Statement for the year ended March 31, 2023

(Rs. in Lakhs)

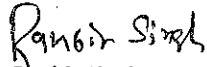
Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Cash flows from operating activities		
Net profit before taxation, and extraordinary item	-0.00	-0.79
Operating profit before working capital changes	-0.00	-0.79
Adjustments for:		
Inventory	-	-
Trade Payables	-	-
Other Current Liabilities	-	1.46
Current Financial Liabilities	-	-0.69
Loan & Advances , Other Asset	-	-
Cash generated from operations	-	0.77
Income taxes paid	-	-
Net cash from operating activities	-	0.77
Net cash from investing activities	-	-
Cash flows from financing activities		
Issue of share capital	-	-
Net cash used in financing activities	-	-
Net increase in cash and cash equivalents	-0.00	-0.02
Cash and cash equivalents at beginning of period	0.00	0.03
Cash and cash equivalents at end of period	-0.00	0.00

As per our report of even date
For Luthra & Luthra LLP
Chartered Accountants
Reg. No. 002081N/N500092

Nilesh Mehta
Partner
(M. No. 093847)
Place: New Delhi
Date:

For and on behalf of the Board of
Sukhdham Colonizers Limited


Deepak
Director
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Ranbir Singh
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DIN-08526798

SUKHDHAM COLONIZERS LIMITED
Statement of Change in equity as at March 31, 2023

A. Equity Share Capital

(Rs. in Lakhs)

Particulars	As at April 01, 2021	Changes in equity 2021-22	As at March 31, 2022	Changes in equity 2022-23	As at March 31, 2023
Equity Share Capital	5.00	-	5.00	-	5.00
	5.00	-	5.00	-	5.00

B Other Equity

(Rs. in Lakhs)

Particulars	Equity component of compound financial instrument	Reserve & Surplus		Other Comprehensive Income	Total Other Equity
		General Reserve	Retained Earning		
As on 01st April 2021	-	-	-2.36	-	-2.36
Profit for the year	-	-	-0.79	-	-0.79
Other Comprehensive Income	-	-	-	-	-
Total	-	-	-3.15	-	-3.15
Interim Dividend	-	-	-	-	-
Dividend Distribution Tax	-	-	-	-	-
As at 31st March 2022	-	-	-3.15	-	-3.15
Profit for the year	-	-	-0.00	-	-0.00
Other Comprehensive Income	-	-	-	-	-
Total	-	-	-3.15	-	-3.15
Interim Dividend	-	-	-	-	-
Dividend Distribution Tax	-	-	-	-	-
As at 31st March 2023	-	-	-3.15	-	-3.15

SUKHDHAM COLONIZERS LIMITED

Notes Forming part of the financial statement for the year ended March 31, 2023

3. Inventories

(Rs. in Lakhs)

Particulars	As at	As at
	March 31, 2023	March 31, 2022
LAND:		
Opening Balance	188.38	188.38
Purchase during the year	-	-
Sale/Transfer during the year	-	-
Closing Balance	188.38	188.38

- 1) Inventory of Land has been stated at Cost or market price whichever is lower.
2) Land is mortgaged with different parties. (Refer Note No. 15)

4. Cash and Cash Equivalents

(Rs. in Lakhs)

Particulars	As at	As at
	March 31, 2023	March 31, 2022
Cash in Hand	-	0.001
Balances with banks:		
In Current Accounts	-	0.003
	-	0.004

5. Equity share capital

(Rs. in Lakhs)

Particulars	As at	As at
	March 31, 2023	March 31, 2022
AUTHORISED		
Equity shares. Rs. 10/- par value		
50,000 (Previous year 50,000) Equity Shares	5.00	5.00
	5.00	5.00
Shares issued, subscribed and fully paid up Capital		
Equity shares. Rs. 10/- par value		
50,000 (Previous year 50,000) Equity Shares	5.00	5.00
(Out of the above, 50,000 equity shares, fully paid up are held by Ansal Townships & Infrastructure Ltd - Holding Company. (Previous year 50,000))	5.00	5.00

(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:

(Rs. in Lakhs)

Particulars	As at March 31, 2023		As at March 31, 2022	
	No of Shares	Amount	No of Shares	Amount
Equity shares outstanding at the beginning of the year	0.50	5.00	0.50	5.00
Equity shares issued during the year	-	-	-	-
Equity shares outstanding at the end of the year	0.50	5.00	0.50	5.00

(c) Shares in the Company held by each shareholder holding more than 5% shares

Particulars	As at March 31, 2023		As at March 31, 2022	
	No. of Shares held	% holding	No. of Shares held	% holding
Ansal Townships Infrastructure Ltd.	49,994	99.99%	49,994	99.99%

SUKHDHAM COLONIZERS LIMITED

Notes Forming part of the financial statement for the year ended March 31, 2023

5A. Other Equity

(Rs. in Lakhs)

Particulars	Equity component of compound financial	Reserve & Surplus		Total Other Equity
		General Reserve	Retained Earning	
As on 01st April 2021			-2.36	-2.36
Profit for the year	-	-	-0.79	-0.79
Other Comprehensive Income	-	-	-	-
Total	-	-	-3.15	-3.15
Interim Dividend			-	-
Dividend Distribution Tax			-	-
As at 31st March 2022	-	-	-3.15	-3.15
Profit for the year	-	-	-0.00	-0.00
Other Comprehensive Income	-	-	-	-
Total	-	-	-3.15	-3.15
Interim Dividend			-	-
Dividend Distribution Tax			-	-
As at 31st March 2023	-	-	-3.15	-3.15

6. Other Financial Liabilities

(Rs. in Lakhs)

Particulars	As at	As at
	March 31, 2023	March 31, 2022
Audit Fees Payables	1.49	1.49
Security Deposit from Outsiders	-	-
Other payables	0.29	0.29
Total	1.77	1.77

7. Other Current Liabilities

(Rs. in Lakhs)

Particulars	As at	As at
	March 31, 2023	March 31, 2022
Advance Received from Developer Companies	184.75	184.75
Statutory Dues	-	-
Total	184.75	184.75

8. Finance costs

(Rs. in Lakhs)

Particulars	As at	As at
	March 31, 2023	March 31, 2022
Bank Charges	-	-
Total	-	-

9. Other Expenses

(Rs. in Lakhs)

Particulars	As at	As at
	March 31, 2023	March 31, 2022
Conveyance	-	-
Bank Charges	0.00	0.02
Legal & Professional Expenses	-	-
Auditor's remuneration	-	-
- Statutory audit	-	0.77
Other Expenses	-	0.00
Total	0.00	0.79

10. Audit Fee

Payment to Auditors (inclusive of Goods & Services tax)

(Rs. in Lakhs)

Particulars	2022-23	2021-22
Audit Fee	-	0.77

SUKHDHAM COLONIZERS LIMITED

Notes Forming part of the financial statement for the year ended March 31, 2023

11. Earning Per Share

Particulars	As at	As at
	March 31, 2023	March 31, 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.)	-364	-79,294
Basic earnings per Share (Amount in Rs.)	-0.01	-1.59
Diluted earnings per Share (Amount in Rs.)	-0.01	-1.59
Face value per share (Amount in Rs.)	10	10

12. The Company does not have any employee, Ind AS-19 on "Employee Benefits" is not applicable.

13. Ind AS – 108 relating to "Operating Segments" is not applicable as the company has only one segment i.e. real estate business.

14. Related Party Disclosure

(Rs. in Lakhs)

(i) Holding Company

Ansal Townships Infrastructure Limited

Transactions/ Outstanding balances

	As at	As at
	March 31, 2023	March 31, 2022
	Amount in Rs.	Amount in Rs.
Receivable/(Payable) as at the year end	-5.37	-5.37
Equity as at the year end	5.00	5.00
Amount Received	0.00	1.50

(ii) Fellow Subsidiaries

White Marlin Buildcon Ltd. (formerly known as Ansal SEZ Project Limited)

Transactions/ Outstanding balances

	As at	As at
	March 31, 2023	March 31, 2022
	Amount in Rs.	Amount in Rs.
Outstanding balances		
Receivable/(Payable) as at the year end	-179.38	-179.38
Amount Paid	-	-

(iii) Associate companies

New Look Builders & Developers Pvt. Ltd. (formerly known as Ansal Phalak Infra. Pvt Ltd.)

Transactions/ Outstanding balances

	As at	As at
	March 31, 2023	March 31, 2022
	Amount in Rs.	Amount in Rs.
Outstanding balances		
Receivable/(Payable) as at the year end	-	-
Sale Of Land	-	-
Share of Profit	-	-
Amount Paid	-	-

(iv) Directors

Harendra Singh Rawat

Ranbir Singh

Deepak

Transactions/ Outstanding balances

	As at	As at
	March 31, 2023	March 31, 2022
	Amount in Rs.	Amount in Rs.
Outstanding balances		
Receivable/(Payable) as at the year end	-	-

Transactions

Reimbursement of conveyance expenses

15. Quantitative Details in respect of inventory (Property/Land)

(Rs. in Lakhs)

	As at March 31, 2023		As at March 31, 2022	
	Acres	Amount in Rs.	Acres	Amount in Rs.
Opening Balance	1.27	188.38	1.27	188.38
Add: Addition During the year	-	-	-	-
Less: Deletion/Compulsory Acquisition During 1	-	-	-	-
Closing Balance	1.27	188.38	1.27	188.38

SUKHDHAM COLONIZERS LIMITED

Notes Forming part of the financial statement for the year ended March 31, 2023

16. Contingent Liability

The Company has entered into agreements with other companies (called Developer Company), whereby out of interest free funds provided/to be provided by the Developer Company, the company has acquired/will acquire lands to be developed by the Developer Company. The constructive possession of such lands remains with the Developer Company, for variation, if any, in the area owned by the company, accountability lies with the Developer Company. In terms of the agreement, the company is entitled to a fixed amount per acre sold/booked and all other risks, liabilities and responsibilities remains with the Developer Company. The land purchased under the aforesaid agreement, are mortgaged in favour of Developer Company's lender against the secured loan taken by them, details of which are as under:

(i) The company has provided equitable mortgage of land measuring 2.103 acres situated in sector 67 and/or sector 67A, Gurgaon, Haryana in favour of IL&FS Trust Company Limited (herein referred as debenture trustee) to secure Rs. 65 Crore rated, listed, secured, redeemable, non convertible debentures allotted by M/s New Look Builders & Developers Pvt. Ltd. (formerly known as Ansal Phalak Infrastructure Private Limited) to M/s GreenWell Ventures Limited (herein referred as debenture holder)

(ii) The company has provided equitable mortgage of land measuring 2 acres situated in sector 67 and/or sector 67A, Gurgaon, Haryana in favour of IL&FS Trust Company Limited (herein referred as debenture trustee) to secure Rs. 100 Crore rated, listed, secured, redeemable, non convertible debentures allotted by M/s New Look Builders & Developers Pvt. Ltd. (formerly known as Ansal Phalak Infrastructure Private Limited) to M/s Clear Horizon Investment PTE Ltd (herein referred as debenture holder)

(iii) The company has provided equitable mortgage of land measuring 2.9924 acres situated in sector 67 and/or sector 67A, Gurgaon, Haryana in favour of Xander Finance Private Limited to secure Rs. 160 Crore by creating (a) rights, title, interest, benefits, claims, demands of any nature whatsoever in respect of Project 2 Land (b) pledge of upto 20% shares of the company.

There are no other contingent liability as on March 31, 2023.

17. Amount due to Micro, Small and medium Enterprises.

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 31st 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.

18. Capital Management

For the purposes of the Company's capital management, capital includes issued capital and all other equity reserves. The primary objective of the Company's Capital Management is to maximize the shareholder value. The company manages its capital structure and makes adjustment in the light of changes in economic environment and the requirement of financial covenants.

The company monitors capital using gearing ratio, which is total debt divided by total capital plus debt.

Particulars	(Rs. in Lakhs)	
	As at March 31, 2023	As at March 31, 2022
Debt*	1.77	1.77
Cash & bank balances	-	0.00
Net Debt	1.77	1.77
Total Equity	1.85	1.85
Net debt to equity ratio (Gearing Ratio)	0.49	0.49

* Debt is defined as long-term and short-term borrowings (excluding derivatives)

19. Financial Instruments-Accounting Classification and Fair Value Measurement

The fair value of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The following methods and assumptions were used to estimate the fair values:

1. Fair value of cash and short-term deposits, trade and other short term receivables, trade payables, other current liabilities, short term loans from banks and other financial institutions approximate their carrying value largely due to the short-term maturities of these instruments.

2. Financial instruments with fixed and variable interest rates evaluated by the Company based on the parameters such as interest rates and individual credit worthiness of the counterparty. Based on the evaluation, allowances are taken to account the expected losses of these receivables.

The Company uses the following hierarchy for determining and disclosing the fair value of the financial instruments by valuation techniques:

Level 1: Quoted prices (unadjusted) in the active markets for identical assets or liabilities

Level 2: Other techniques for which all the inputs which have a significant effect on the recorded fair values are observable, either directly or indirectly

Level 3: techniques which use inputs that have a significant effect on the recorded fair value that are not based on observable market data

Financial instruments by category	(Rs. in Lakhs)	
	As at March 31, 2023	As at March 31, 2022
	Amortised cost	Amortised cost
Financial assets		
Cash and bank balances	-	0.00
Total financial assets	-	0.00
Financial liabilities		
Other	1.77	1.77
Total financial liabilities	1.77	1.77

SUKHDHAM COLONIZERS LIMITED

Notes Forming part of the financial statement for the year ended March 31, 2023

20. Deferred Tax Assets

Deferred Tax Assets has not been recognised in view of uncertainty of reversal of the same in the near future.

21. Income in foreign exchange- Nil (Previous Year- Nil) Expenditure in foreign currency- Nil (Previous Year- Nil)

22. Revenue Recognition

As per terms of Development Agreement executed between the company and the developer company, the company had purchased land out of interest free advance provided by the developer company. Upon receipt of License of the land, the company had transferred the licensed land to the developer company and the Company recognized its share of profit @ Rs 30,000/- Per acre licensed land transferred to the Developer company.

23. Previous year figures

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

As per our report of even date
For Luthra & Luthra LLP
Chartered Accountants
Reg. No. 002081N/N500092

Nilesh Mehta
Partner
(M. No. 093847)
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