



Independent Auditors' Report

To the Members of

Emphatic Realtors Limited
Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Emphatic Realtors Limited** ("the Company"), which comprise the balance sheet as at March 31 2022, the statement of profit and loss, including the statement of other comprehensive income, the cash flow statement and the statement of changes in equity 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, 2022, its loss including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs), as 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 audit opinion on the financial statements.

Information other than the financial statements and Auditor's Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual Report but does not include the financial statements and our auditor's report thereon. The Annual report is expected to make available to us after the date of this Auditor's Report.

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Management Discussion and Analysis and Director's Report including Annexures to Director's Report but does not include the financial statements and our auditor's report thereon. The other information is expected to make available to us after the date of this Auditor's Report.

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 Ind AS 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.

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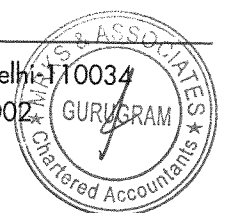
Branch office Gurugram : 216, Tower-2, DLF Corporate Greens, Sector-74A, Gurugram - 122002

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Website : www.mrks.in



When we read Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibilities of Management and Those Charged with Governance for the Ind AS 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 including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. 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 the 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. 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.



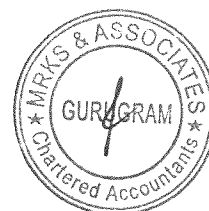
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we 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.

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 the "Annexure 1", 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 including other comprehensive income, the cash flow statement and statement of changes in equity 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 Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - (e) On the basis of the written representations received from the directors as on March 31, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2022 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 with reference to these financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
 - (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:



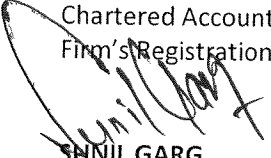
According to the information and explanation given to us, the company has not paid/provided for any managerial remuneration during the year.

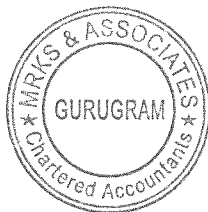
- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations which would impact its financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
 - iii. There is no amount which is, 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, 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 persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company or provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

b) The management has represented, that, to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Holding Company or its subsidiary companies incorporated in India shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Parties or provide any guarantee, security or the like from or on behalf of the Ultimate Beneficiaries.

c) Based on such audit procedures that the auditor has considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (i) and (ii) contain any material misstatement.
 - v. No dividend has been declared or paid during the year by the company.

For MRKS and Associates
Chartered Accountants
Firm's Registration No. 023711N


SUNIL GARG
Partner
Membership No. 505870



Place: New Delhi
Date: May 24, 2022
UDIN: 22505870AJMZMQ1091

Annexure 1 to the Independent Auditor's Report to the Members of Emphatic Realtors Limited

Report on the matters specified in paragraph 3 of the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Companies Act, 2013 ("the Act") as referred to in paragraph 1 of 'Report on Other Legal and Regulatory Requirements' section.

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

- i. The Company does not own any Fixed Asset, hence the requirement to report on clause 3(i)(a), (b), (c), (d), and (e) of the Order are not applicable to the Company .
- ii. (a) The Company does not hold inventory of stores, spares parts and raw material. Inventory comprise of only land and project in progress. According to the information and explanations given to us, and also keeping in the view the nature of operations of the Company, inventory of project in progress cannot be physically verified. Accordingly, the requirement to report on clause 3(ii)(a) of the Order is not applicable to the Company.

(b) The Company has not been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks or financial institutions during any point of time of the year on the basis of security of current assets. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company.
- iii. (a) During the year, the Company has not provided loans, advances in the nature of loans, stood guarantee or provided security to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(a) of the Order is not applicable to the Company.

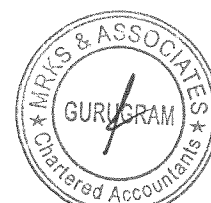
(b) During the year the Company has not made investments, provided guarantees, provided security and granted loans and advances in the nature of loans to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(b) of the Order is not applicable to the Company.

(c) The Company has not granted loans and advances in the nature of loans to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(c) of the Order is not applicable to the Company.

(d) The Company has not granted loans and advances in the nature of loans to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(d) of the Order is not applicable to the Company.

(e) There were no loans or advance in the nature of loan granted to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(e) of the Order is not applicable to the Company.

(f) The Company has not granted any loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(f) of the Order is not applicable to the Company.
- iv. In our opinion, and according to the information and explanations given to us, the Company has not entered into any transaction covered under Section 185 and 186 of the Act. Therefore the provisions of Clause 3(iv) of the Order are not applicable to the Company.



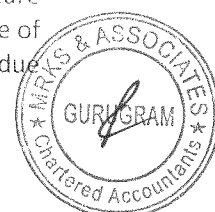
- v. The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.
- vi. The Company is not in the business of sale of any goods or provision of such services as prescribed. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.
- vii. (a) According to the records of the Company examined by us and the information and explanations given to us, the Company is generally regular in depositing its undisputed statutory dues including Provident Fund, Employees State Insurance, Income tax, Sales tax, duty of custom, value added tax, cess, goods and service tax and other material statutory dues, wherever applicable, with the appropriate authorities during the year. There are no such undisputed statutory dues payable for a period of more than six months from the date they became payable as at March 31, 2022.
- (b) According to the information and explanations given to us and as per the books and records examined by us, there are no dues in respect of sales tax, value added tax, service tax, duty of customs, duty of excise which have not been deposited on account of any dispute.
- viii. According to the information and explanations given to us and as per the books and records examined by us, the Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.
- ix. (a) The Company did not have any outstanding loans or borrowing dues in respect of a financial institution or bank or to government or dues to debenture holders during the year.
- (b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (c) The company does not raise any term loan, hence the requirement to report on clause 3(ix)(c) of the Order is not applicable to the Company.
- (d) No funds has been raised on short term basis, hence the requirement to report on clause 3(ix)(d) of the Order is not applicable to the Company.
- (e) The Company does not have any subsidiaries, associates or joint ventures. Accordingly, the requirement to report on clause 3(ix)(e) of the Order is not applicable to the Company.
- (f) The Company does not have any subsidiaries, joint ventures or associate companies. Accordingly, the requirement to report on Clause 3(ix)(f) of the Order is not applicable to the Company.
- x. (a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.
- (b) The Company has not made any preferential allotment or private placement of shares / fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.
- xi. (a) No fraud by the Company or no fraud on the Company has been noticed or reported during the year.



(b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by secretarial auditor or by us in Form ADT – 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

- xii. The Company is not a nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a), (b) and (c) of the Order is not applicable to the Company.
- xiii. Transactions with the related parties are in compliance with section 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provisions of section 177 are not applicable to the Company and accordingly the requirements to report under clause 3(xiii) of the Order insofar as it relates to section 177 of the Act is not applicable to the company.
- xiv. According to the size of the Company, the company is not required to appoint an internal auditor, hence requirement to report on clause 3(xiv)(a) and (b) of the Order are not applicable to the Company.
- xv. The Company has not entered into any non-cash transactions with directors or persons connected with him as referred to in Section 192 of the Act hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.
- xvi. (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.
- (b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without obtained a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.
- (c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.
- (d) There is no Core Investment Company as a part of the Group, hence, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.
- xvii. A The Company has incurred cash losses amounting to Rs. 0.12 lacs in the current year and amounting to Rs. 0.12 lacs in the immediately preceding financial year respectively.
- xviii. The statutory auditors has resigned during the year and incoming auditor has taken into consideration the issues, objections or concerns raised by the outgoing auditor.
- xix. On the basis of the financial ratios disclosed in note 19 to the financial statements and according to explanation given by the management 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 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..

xx. (a) The provision of second proviso to sub-section (5) of section 135 of Companies Act, 2013 is not applicable to the Company. Accordingly, the requirement to report on clause (xx)(a) of the Order is not applicable to the Company.

(b) The provision of sub section (6) of section 135 of Companies Act, 2013 is not applicable to the Company. Accordingly, the requirement to report on clause (xx)(b) of the Order is not applicable to the Company.

xxi. There has been no qualifications or adverse remarks given by the respective auditors in the Companies (Auditor's Report) Order (CARO) reports of the companies included in the consolidated financial statements. Accordingly, the requirement to report on clause (xxi) of the Order is not applicable to the Company

For MRKS and Associates

Chartered Accountants

Firm's Registration No. 023711N


SUNIL GARG

Partner

Membership No. 505870



Place: New Delhi

Date: May 24, 2022

UDIN: 22505870AJMZMQ1091

Annexure 2 to the Independent Auditor's Report to the Members of Emphatic Realtors Limited

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act") as referred to in paragraph 2(f) of 'Report on Other Legal and Regulatory Requirements' section

We have audited the internal financial controls over financial reporting **Emphatic Realtors Limited** ("the Company") as of March 31, 2022 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 control over financial 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". 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 over financial 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 Institute of Chartered Accountants of India. 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 over financial reporting was established and maintained and if such controls operated effectively in all material respects.

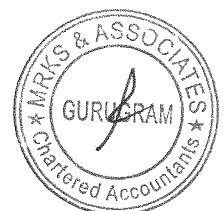
Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness.

Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial 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 over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial 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 control over financial reporting includes those policies and procedures that:

- a) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- b) 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 authorizations of management and directors of the company; and
- c) provide reasonable assurance regarding prevention or timely detection of unauthorized 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 over Financial Reporting

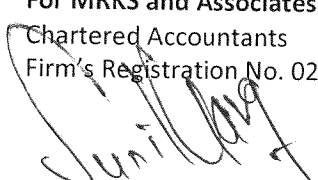
Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal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

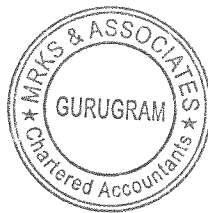
Opinion

In our opinion, the Company has, in all material respects, maintained adequate internal financial controls over financial reporting with reference to these financial statements as of March 31, 2022, based on the internal control over financial 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.

For MRKS and Associates

Chartered Accountants
Firm's Registration No. 023711N


SUNIL GARG
Partner
Membership No. 505870



Place: New Delhi

Date: May 24, 2022

UDIN: 22505870AJMZMQ1091

Emphatic Realtors Limited
CIN:U45400DL2008PLC180080
Balance Sheet As at 31st March 2022

Particulars	Note No.	As at 31.03.2022	As at 31.03.2021
ASSETS			
(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			
(a) Inventories	3	2,42,49,880	2,42,49,880
(b) Financial assets		-	-
(i) Investments		-	-
(ii) Trade receivables		-	-
(iii) Cash and cash equivalents	4	55,679	55,797
(iv) Loans		-	-
(v) Bank Balances		-	-
(vi) Others		-	-
(c) Current tax assets (net)		-	-
(d) Other current assets		-	-
(e) Non Current assets held for sale		2,43,05,559	2,43,05,677
Total assets		2,43,05,559	2,43,05,677
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	5	5,00,000	5,00,000
(b) Other equity	5A	(1,24,458)	(1,12,540)
		3,75,542	3,87,460
LIABILITIES			
(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) Provisions	6	23,600	23,600
(b) Financial liabilities		-	-
(i) Borrowings		-	-
(ii) Trade payables		-	-
(iii) Other financial liabilities		-	-
(c) Other current liabilities	6A	2,39,06,417	2,38,94,617
		2,39,30,017	2,39,18,217
Total Equity & Liabilities		2,43,05,559	2,43,05,677

Significant Accounting Policies

1 & 2

Accompany notes 1 to 19 form an integral part of these financial statements

As per report of even date attached

For MRKS and Associates

Chartered Accountants

FRN :- 023711N

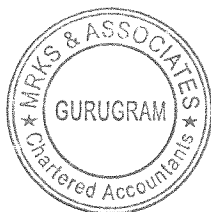
Sunil Garg
(Partner)

Membership No. 505870

UDIN:22505870AJMZMQ1091

Place: New Delhi

Date: 24th May, 2022



For and on behalf of the Board

Sudhanshu Singh
Director
DIN 08674543

Sonu Kumar
Director
DIN 07912028

Emphatic Realtors Limited
CIN:U45400DL2008PLC180080
Profit and Loss for the year ended 31st March 2022

(Amount in Rs.)

Particulars	Note No	For the year ended March 31, 2022	For the year ended March 31, 2021
Revenue from operations			
Other income			
Total Income		-	-
Expenses:			
Employee benefits expense		-	-
Finance costs		-	-
Depreciation and amortization Expense		-	-
Other expenses	7	11,918	11,918
Total expenses		11,918	11,918
Profit before exceptional items and tax		(11,918)	(11,918)
Profit before Tax		(11,918)	(11,918)
Tax expense:			
(1) Current tax		-	-
(ii) Deffered Tax		-	-
Profit (Loss) for the period		(11,918)	(11,918)
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		(11,918)	(11,918)
Earnings per Equity Share			
(1) Basic	8	(0.24)	(0.24)
(2) Diluted		(0.24)	(0.24)

Significant Accounting Policies

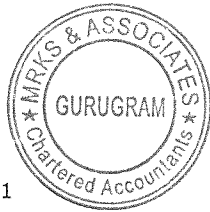
1 & 2

As per our Report attached

For MRKS and Associates
Chartered Accountants
FRN :- 023711N

Sunil Garg
(Partner)

Membership No. 505870
UDIN:22505870AJMZMQ1091
Place: New Delhi
Date: 24th May, 2022



For and on behalf of the Board

Sudhanshu Singh
Director
DIN 08674543

Sonu Kumar
Director
DIN 07912028

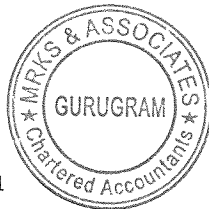
Emphatic Realtors Limited
CIN:U45400DL2008PLC180080
Cash Flow Statement for the year ended 31st March 2022

(Amount in Rs.)

Particulars	2021-22	2020-21
Cash flows from operating activities		
Net profit before taxation, and extraordinary item	(11,918)	(11,918)
Operating profit before working capital changes	(11,918)	(11,918)
Adjustments for:		
Inventory	-	-
Current Liabilities	11,800	11,800
Loan & Advances , Other Asset	-	-
Cash generated from operations	(118)	(118)
Income taxes paid	-	-
Net cash from operating activities	(118)	(118)
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	(118)	(118)
Cash and cash equivalents at beginning of period	55,797	55,915
Cash and cash equivalents at end of period	55,679	55,797

For MRKS and Associates
Chartered Accountants
FRN :- 023711N

Sunil Garg
(Partner)
Membership No. 505870
UDIN:22505870AJMZMQ1091
Place: New Delhi
Date: 24th May, 2022



For and on behalf of the Board

Sudhanshu Singh
Director
DIN 08674543

Sonu Kumar
Director
DIN 07912028

Emphatic Realtors Limited
CIN:U45400DL2008PLC180080
Statement of Change in equity as at 31st March 2022

(Amount in Rs.)

Particulars	Equity	Other Equity		Total Equity	Total Other Equity
	Equity Share Capital	General Reserve	Retained Earning		
As on 01/04/2020	5,00,000	-	(1,00,622)	5,00,000	(88,304)
Profit for the year	-	-	(11,918)	-	(11,918)
Other Comprehensive Income	-	-	-	-	-
As on 31/03/2021	5,00,000	-	(1,12,540)	5,00,000	(1,00,222)
As on 01/04/2021	5,00,000	-	(1,12,540)	5,00,000	(1,12,540)
Profit for the year	-	-	(11,918)	-	(11,918)
Other Comprehensive Income	-	-	-	-	-
As on 31/03/2022	5,00,000	-	(1,24,458)	5,00,000	(1,24,458)



Emphatic Realtors Limited
CIN:U45400DL2008PLC180080

Notes forming part of the financial statement for the year ended 31st March 2022

1. Nature of Business

The company was incorporated on 26th June, 2008 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 registered office of the Company is situated at 1202, Ansal Bhawan 16, Kasturba Gandhi Marg New Delhi Central Delhi - 110001.

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 comparative periods restated) have been prepared in accordance with the recognition and measurement principles prescribed under Section 133 of the Companies Act, 2013 read with the Relevant rules issued there under and other accounting principles generally accepted in India.

The Company has ascertained its operating cycle as 48 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 statements are present in INR and all figures are in full figures, All Financial figures are rounded off to the nearest Rupee.

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 or more subsequent periods. But the company has incurred loss during the year, hence provision for taxation is not required.

2.3. Inventories

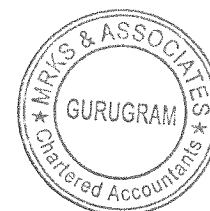
Inventory of Land has been stated at Cost or Net Realisable Value whichever is lower

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.

2.5. 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.



2.6. Provision, Contingent Liabilities and Contingent Assets:

A provision is recognised if as a result of a past event the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. Contingent Liabilities are not recognised but are disclosed in the notes. Contingent Assets are not recognised but disclosed in the Financial Statements when economic inflow is probable.

2.7. Financial Instruments:

a) Financial Asset

Financial Assets are measured at amortised cost or fair value through Other Comprehensive Income or fair value through Profit or Loss, depending on its business model for managing those financial assets and the assets contractual cash flow Characteristics.

Subsequent measurements of financial assets are dependent on initial categorisation. For impairment purposes significant financial assets are tested on an individual basis, other financial assets are assessed collectively in groups that share similar credit risk characteristics.

a) Financial Liability

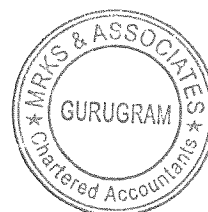
At initial recognition, all financial liabilities other than fair valued through profit and loss are recognised initially at fair value less transaction costs that are attributable to the issue of financial liability.

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.



Emphatic Realtors Limited
CIN:U45400DL2008PLC180080
Notes forming part of the financial statement for the year ended 31st March 2022

3 Inventories

Particulars	(Amount in Rs.)	
	As at 31.03.2022	As at 31.03.2021
LAND:		
Opening Balance	2,42,49,880	2,42,49,880
Purchase during the year	-	-
Sale/Transfer during the year	-	-
Closing Balance	2,42,49,880	2,42,49,880

- 1) Inventory of Land has been stated at Cost or Net Realisable Value whichever is lower.
- 2) Charge is created against land with IL & FS Trust Company Limited for debentures issued by holding Company.
- 3) The title deeds covered in the above mentioned land are in the name of the Company.

4 Cash and Cash Equivalents

Particulars	(Amount in Rs.)	
	As at 31.03.2022	As at 31.03.2021
Cash on Hand	-	-
Balances with banks:		
In Current Accounts	55,679	55,797
Closing Balance	55,679	55,797

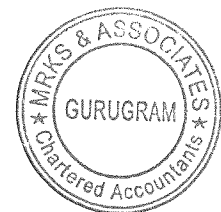
5 Equity share capital

Particulars	(Amount in Rs.)	
	As at 31.03.2022	As at 31.03.2021
AUTHORISED		
Equity shares. Rs. 10/- par value 50,000 (Previous year 50,000) Equity Shares	5,00,000	5,00,000
	5,00,000	5,00,000
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)	5,00,000	5,00,000
	5,00,000	5,00,000

(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 31.03.2022		As at 31.03.2021	
	No of Shares	Amount	No of Shares	Amount
Equity shares outstanding at the beginning of the year	50,000	5,00,000	50,000	5,00,000
Equity shares issued during the year	-	-	-	-
Equity shares outstanding at the end of the year	50,000	5,00,000	50,000	5,00,000

(Amount in Rs.)

5A. Other Equity

Particulars	Equity	Other Equity		Total Equity	Total Other Equity
	Equity Share Capital	General Reserve	Retained Earning		
As on 01/04/2021	5,00,000	-	(1,12,540)	5,00,000	(1,12,540)
Profit for the year	-	-	(11,918)	-	(11,918)
Other Comprehensive Income	-	-	-	-	-
As on 31/03/2022	5,00,000	-	(1,24,458)	5,00,000	(1,24,458)

(Amount in Rs.)

6 Short Term Provisions

Particulars	As at	As at
	31.03.2022	31.03.2021
Audit Fees Payables	23,600	23,600
Other Payables	-	-
Total	23,600	23,600

(Amount in Rs.)

6A Other Non Financial Current Liabilities

Particulars	As at	As at
	31.03.2022	31.03.2021
Ansal Hi-Tech Townships Limited (Holding Company)	2,39,06,417	2,38,94,617
	2,39,06,417	2,38,94,617

(Amount in Rs.)

7 Other Expenses

Particulars	Year ended	Year ended
	31.3.2022	31.3.2021
Bank Charges	118	118
Auditor's remuneration - Statutory audit	11,800	11,800
Total	11,918	11,918

(Amount in Rs.)



8 Earning Per Share

Particulars	Year ended 31.3.2022	Year ended 31.3.2021
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.)	(11,918)	(11,918)
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 The Company does not have any employee, Ind AS-19 on "Employee Benefit" is not applicable.

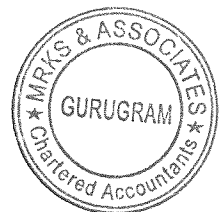
10 Ind AS - 108 relating to "Operating Segment" is not applicable as the company has only one segment i.e. real estate

11 Related Party Disclosure

(a) There is no Key Managerial Person up to 31st March 2022.

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

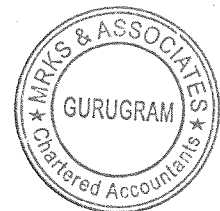
Name of Related Parties	Relation
Ansal Properties & Infrastructure Ltd	Parent Company
Ansal Hi-Tech Townships Limited	Holding Company
Ablaze Buildcon Pvt. Ltd.	Fellow Subsidiary
Affluent Realtors Pvt. Ltd.	Fellow Subsidiary
Anchor Infraprojects Ltd.	Fellow Subsidiary
Ansal API Infrastructure Ltd. (Formerly Known as Ansal Urban Infrastructure Ltd.)	Fellow Subsidiary
Ansal Colours Engineering SEZ Ltd.	Fellow Subsidiary
Ansal Condominium Ltd.	Fellow Subsidiary
Ansal IT City & Parks Ltd.	Fellow Subsidiary
Ansal SEZ Projects Limited	Fellow Subsidiary
Ansal Townships Infrastructure Ltd.	Fellow Subsidiary
Auspicious Infracon Limited	Fellow Subsidiary
Awadh Realtors Ltd.	Fellow Subsidiary
Bendictory Realtors Limited	Fellow Subsidiary
Caspian Infrastructure Limited	Fellow Subsidiary
Celestial Realtors Limited	Fellow Subsidiary
Charismatic Infratech Pvt. Ltd.	Fellow Subsidiary
Chaste Realtors Limited	Fellow Subsidiary
Cohesive Constructions Limited	Fellow Subsidiary
Cornea Properties Limited	Fellow Subsidiary
Creative Infradeveloper Limited	Fellow Subsidiary
Decent Infratech Limited	Fellow Subsidiary
Delhi Towers Ltd.	Fellow Subsidiary
Diligent Realtors Limited	Fellow Subsidiary
Divinity Real Estates Limited	Fellow Subsidiary
Dreams Infracon Ltd.	Fellow Subsidiary
Effulgent Realtors Ltd.	Fellow Subsidiary
Einstein Realtors Limited	Fellow Subsidiary
Euphoric Properties Pvt. Ltd.	Fellow Subsidiary
Harapa Real Estates Limited	Fellow Subsidiary
Haridham Colonizer Limited	Fellow Subsidiary
Inderlok Buildwell Limited	Fellow Subsidiary
Kapila Buildcon Limited	Fellow Subsidiary
Kshitiz Realtech Limited	Fellow Subsidiary
Kutumbkam Realtors Limited	Fellow Subsidiary
Lunar Realtors Limited	Fellow Subsidiary
Mangal Murthi Realtors Ltd.	Fellow Subsidiary
Marwar Infrastructure Limited	Fellow Subsidiary
Medi Tree Infrastructure Ltd	Fellow Subsidiary
Muqaddar Realtors Limited	Fellow Subsidiary



Paradise Realty Limited	Fellow Subsidiary
Parvardigaar Realtors Limited	Fellow Subsidiary
Phalak Infracon Ltd.	Fellow Subsidiary
Pindari Properties Limited	Fellow Subsidiary
Pivotal Realtors Limited	Fellow Subsidiary
Plateau Realtors Limited	Fellow Subsidiary
Quest Realtors Pvt. Ltd.	Fellow Subsidiary
Retina Properties Limited	Fellow Subsidiary
Rudrapriya Realtors Limited	Fellow Subsidiary
Sarvodaya Infratech Limited	Fellow Subsidiary
Shohrat Realtors Limited	Fellow Subsidiary
Sidhivinayak Infracon Limited	Fellow Subsidiary
Sparkle Realtech Pvt. Ltd.	Fellow Subsidiary
Star Facilities Management Ltd.	Fellow Subsidiary
Sukhdham Colonisers Ltd.	Fellow Subsidiary
Superlative Realtors Limited	Fellow Subsidiary
Taqdeer Realtors Limited	Fellow Subsidiary
Thames Real Estates Limited	Fellow Subsidiary
Twinkle Infraprojects Ltd.	Fellow Subsidiary
ARZ Properties Ltd.	Fellow Subsidiary
Unison Propmart Ltd.	Fellow Subsidiary
Tamanna Realtech Ltd.	Fellow Subsidiary
Singolo Constructions Ltd.	Fellow Subsidiary
Lovely Building Solutions Pvt. Ltd.	Fellow Subsidiary
Komal Building Solutions Pvt. Ltd.	Fellow Subsidiary
H. G. Infrabuild Pvt. Ltd.	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



(Amount in Rs.)

Name of Related Party	Ansal Hi-Tech Townships Limited (Holding)	
	For the year ended 31.03.2022	For the year ended 31.03.2021
Opening (Cr.)	2,38,94,617	2,38,82,817
Adv. Recd	11,800	11,800
Adv. Paid	-	-
Closing Bal. (Cr.)	2,39,06,417	2,38,94,617

12 Quantitative Details in respect of Inventory (Property/Land)

(Value in Rs.)

Inventory At Cost	Opening Balance as on 01.04.2020	Additions	Deletions	Closing Balance as on 31.03.2021
	Acres Value	Acres Value	Acres Value	Acres Value
Land at Dadri	2.3861 24249880	- -	- -	2.3861 24249880
	2.3861 24249880	- -	- -	2.3861 24249880

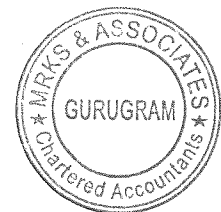
13 Balance Payable

(Amount in Rs.)

Name of the Company	Relationship	Nature	As at 31.03.2022	As at 31.03.2021
Ansal Hi-Tech Townships Limited	Holding Company	Payable	2,39,06,417	2,39,06,417

14 Contingent Liability**Loan/ Investment or gurantee provided by the company on behalf of its holding company to financial institution U/s 186**

The Company had filed a case in Mumbai High Court against Peninsula Brook Field (Peninsula) for non- disbursement of Rs. 10,000 Lakh NCDs, and resultant damages of Rs. 25000 Lakh. Peninsula Brook Field also through their Debenture Trustee Vistra ITCL filed a case for recovery of their dues before the Mumbai High Court against the Holding Company, which had provided Corporate Guarantee. The Holding Company offered in the Court that they are ready to sell four properties, which are mortgaged, to the said debenture holder. The Holding Company has sold one property & entered into ATS for sale of second property with DMART for Rs. 2361 Lakh. The Holding Company is also negotiating for one time settlement with the debenture holders represented by its manager Peninsula Brookfield for the remaining NCDs so that all the cases by both the parties may be withdrawn.



15 Audit Fee**Payment to Auditors (inclusive of GST)**

Particulars	(Amount in Rs.)	
	2021-22	2020-21
Audit Fee	11,800	11,800
Limited Review	-	-
For Certification/ other Services	-	-

16 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 2021. 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 Financial risk management objectives and policies:

Financial risk management objectives and policies:

The purpose of financial risk management is to ensure that the Company has adequate and effective utilized financing as regards the nature and scope of the business. The objective is to minimize the impact of such risks on the performance of the Company. The Company's senior management oversees the management of these risks.

The Company's principal financial liabilities comprise trade payables and other liabilities. The main purpose of these financial instruments is to raise finance for operations. It has various financial assets such as land advances, trade receivables, which arise directly from its operation.

The main risks can be categorized into:

Market risk:

Market risk is the risk that the fair values of financial instruments will fluctuate because of change in market price. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. There is no currency risk since all operations are in INR. No other risk arises from the operations of the company.

Credit risk:

It is that one party to a financial instrument or customer contract will cause a financial loss due to non fulfillment of its obligations. The advances are taken from holding company and other associate concerns as interest free advance.

Liquidity risk:

The risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. The advances are extended to other companies for aggregation of land as interest free advance. Hence no risk to the company is perceived as advances are settled against land purchase.



18. Previous year figures

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

19. Ratios

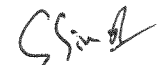
Particulars	FY 2021-22	FY 2020-21
Current Ratio	1.02	1.02
Debt-Equity Ratio,	NA	NA
Debt Service Coverage Ratio	NA	NA
Return on Equity Ratio	(0.03)	(0.03)
Inventory turnover ratio	NA	NA
Trade Receivables turnover ratio	NA	NA
Trade payables turnover ratio	-	-
Net capital turnover ratio	(0.03)	(0.03)
Net profit ratio	(0.03)	(0.03)
Return on Capital employed	(0.03)	(0.03)
Return on investment	-	-

For MRKS and Associates
Chartered Accountants
FRN - 023711N


Subil Garg
(Partner)
Membership No. 505870
UDIN: 22505870AJMZMQ1091
Place: New Delhi
Date: 24th May, 2022



For and on behalf of the Board


Sudhanshu Singh
Director
DIN 08674543


Sonu Kumar
Director
DIN 07912028