Agratas Projects Private Limited

Financial Statements for the FY - 2023-24

Independent Auditor's Report
To the Members of Agratas Projects Private Limited

Report on the audit of the Financial Statements

Opinion
We have audited the accompanying Financial Statements of **Agratas Projects Private Limited**("the Company"),which comprise the Balance Sheet as at 31st March, 2024, the Statement of Profit and Loss (including other comprehensive income), the Statement of Cash Flows and the Statement of Changes in Equity for the year then ended, and a summary of significant accounting policies and other explanatory information (herein after referred to as "Financial Statements").

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 Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2024, the Profit and total comprehensive income, changes in equity and its cash flows 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 specified under section 143(10) of the Act (SAs). 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 (ICAI) together with the independence requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's 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.

Other Information
The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Director'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.

Management's Responsibility for the 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 and presentation 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 applicable Indian Accounting Standards (Ind AS) prescribed 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 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.

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

Auditor's Responsibility

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.

Independent Auditor's Report
To the Members of Agratas Projects Private Limited (Continue)

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 financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

Independent Auditor's Report
To the Members of Agratas Projects Private Limited (Continue)

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.

Other Matter

The financial statements of the Company for the year ended March 31, 2023, were audited by predecessor auditor, whose report dated August 28, 2023 expressed an unmodified opinion on those statements.

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 A" a statement on the matters specified in the paragraph 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, the Statement of Cash Flows and the 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 Indian Accounting Standards specified under Section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended;
    e. On the basis of the written representations received from the directors as on 31stMarch, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31stMarch, 2024 from being appointed as a director in terms of Section 164(2) of the Act;
    f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in 'Annexure B";

Independent Auditor's Report

To the Members of Agratas Projects Private Limited (Continue)

g. 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:

A. The company does not have any pending litigations which would impact its financial position;

B. The company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;

C. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

D. (i) The management of the company 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;

(ii) The management of the company has represented that, 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

(iii) Based on such audit procedures that we have 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) contain any material mis-statement.

ADWANI PESHAVARIA & CO.
Chartered Accountants
Head Office: A-428, Sumel Business Park-III, Opp. New Cloth Market, Kankaria Road, Ahmedabad - 380 002 (O) 079-2219 1895
Mail: apc6613@gmail.com

E. The company has not declared or paid any dividend during the year.

F. Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. However, the audit trail

G. feature is not enabled for certain direct changes to data when using certain access rights and at the database level for the accounting software, as described in note 30 to the financial statements. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with in respect of the accounting software.

3. **With respect to the 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 explanations given to us and on the basis of our examination of the records of the company, managerial remuneration has not been paid/ provided, thus provisions of Section 197 read with Schedule V of the Companies Act, 2013 is not applicable to the Company.

For, Adwani Peshavaria & Co.
Chartered Accountants
(Firm Reg. No. 137123W)

Place: Ahmedabad
Date : 25th April, 2024

Dhaval V Peshavaria
Partner
Membership No. 147712
UDIN: 24147712BKFEOR4663

Annexure - A to the Independent Auditor's Report
RE: Agratas Projects Private Limited

(Referred to in Paragraph 1 of our Report of even date.)

The Annexure referred to in our Independent Auditor's Report to the members of the Company on the Financial Statements for the year ended 31st March, 2024, we report that:

i. a)(A) According to the information and explanation given to us and the records produced to us for our verification, the company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

(B)The company does not have any intangible assets. Accordingly, the provisions of paragraph 3 (i) (a) (B) of the Order is not applicable.

b)According to the information and explanation given to us and the records produced to us for our verification, the Company has a regular program of physical verification of its Property, Plant and Equipments by which all Property, Plant and Equipments are verified by the management in a phased manner over a period of three years. In accordance with this programme, certain Property, Plant and Equipments were verified during the year and no material discrepancies were noticed on such verification. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. Based on our verification, no material discrepancies were noticed on such verification.

c)According to the information and explanation given to us and the records produced to us for our verification, the title deeds of all the immovable properties. (Other than properties where the company is the lessee and the lease agreements are duly executed in favor of the lessee) disclosed in the financial statements are held in the name of the company.

d)According to the information and explanation given to us and the records produced to us for our verification, the company does not revalue its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year. Accordingly, the provision of paragraph 3(i)(d) of the Order are not applicable.

e) According to the information and explanation given to us and the records produced to us for our verification, no proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

Annexure - A to the Independent Auditor's Report
RE: Agratas Projects Private Limited

(Referred to in Paragraph 1 of our Report of even date.)

ii. The Company does not hold any inventory, accordingly the provisions of Paragraph 3(ii) (a) and (b) of the Order are not applicable.

iii. According to the information and explanation given to us, the company has not made investments in,provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships, or any other parties during the year. Consequently, sub-clause (a) to (f) of clause (iii) of paragraph 3 of the order are not applicable to the company.

iv. In our opinion and according to information and explanations given to us and representations made by the Management, the Company has not granted any loans, given any guarantees or provided any securities to the parties covered under section 185 of the Act. Accordingly, compliance under section 185 of the Act is not applicable to the company. According to the information and explanations given to us, the Company has not made investments referred in Section 186 of the Act, accordingly the provisions of Section 186 of the Act are not applicable.

v. According to information and explanations given to us, the Company has not accepted any deposits from the public within the meaning of the directives issued by the Reserve Bank of India, provisions of section 73 to 76 of the Act, any other relevant provisions of the Act and the relevant rules framed thereunder. Accordingly, the provisions of clause 3(v) of the Order are not applicable to the Company.

vi. In our opinion and according to the information and explanations given to us, the Central Government has not prescribed maintenance of cost records under Section 148(1) of the Act for any of the products manufactures or services rendered by the Company. Accordingly, the provisions of clause 3(vi) of the Order are not applicable.

vii. a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted/accrued in the books of account in respect of undisputed statutory dues including Goods and Service Tax, Income Tax, Sales Tax, Service Tax, Duty of Custom, Duty of Excise, Value added Tax, cess and other material statutory dues have generally been regularly deposited during the year by the Company with the appropriate authorities.

According to the information and explanations given to us, no undisputed amounts payable in respect of Goods and Service Tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, Duty of Custom, Duty of Excise, Value added Tax, cess and other material statutory dues were in arrears as at 31stMarch 2024 for a period of more than six months from the date they became payable.

Annexure - A to the Independent Auditor's Report
RE: Agratas Projects Private Limited

(Referred to in Paragraph 1 of our Report of even date.)

b) According to the information and explanations given to us, there are no statutory dues as referred in sub clause (a) as at 31st March 2024, which have not been deposited with the appropriate authorities on account of any dispute.

viii. According to the information and explanations given to us and based on our examination of the records of the Company, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961). Accordingly, the provisions of clause 3(viii) of the Order are not applicable to the Company.

ix. a) According to the information and explanations given to us and based on our examination of the records of the Company, the company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not been declared willful defaulter by any bank or financial institution or government or any government authority or any other lender.

c) In our opinion and according to the information and explanations given to us, no funds were raised by way of term loans during the period under consideration. Accordingly, the provision of paragraph 3(ix)(c) of the Order is not applicable.

d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the company, we report that no funds were raised on short-term basis by the company during the year under consideration. Accordingly, the provisions of clause 3(ix)(d) of the Order are not applicable to the Company.

e) According to the information and explanations given to us and on an overall examination of the financial statements of the company, we report that the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

f)According to the information and explanations given to us and based on our examination of the records of the Company, the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

x. a) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the provisions of clause 3(x)(a) of the Order are not applicable to the Company

Annexure - A to the Independent Auditor's Report
RE: Agratas Projects Private Limited

(Referred to in Paragraph 1 of our Report of even date.)

b) According to the information and explanations given to us and on the basis of our examination of the records, the Company has not made any preferential allotment or private placement or not issued any fully or partly convertible debenture during the year under review. Accordingly, the provisions of paragraph 3(x)(b) of the Order are not applicable.

xi. a) During the course of our examination of the books and records of the company, carried out in accordance with the generally accepted auditing practice in India, and according to the information and explanation given to us, we report that no fraud by the Company or fraud/ material fraud on the Company by the officers and employees of the Company has been noticed or reported during the year.

b) No report on any matter under sub-section (12) of section 143 of the Companies Act has been filed 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. In our opinion, the Company is not a Nidhi Company. Accordingly, the provisions of Clauses 3 (xii) (a) to (c) of the Order are not applicable.

xiii. As per information and explanation given to us and on the basis of our examination of the records of the Company, all the transaction with related parties is in compliance with section 177 and 188 of Companies Act 2013, wherever applicable, and all the details have been disclosed in Financial Statements as required by the applicable Indian Accounting Standards.

xiv. In our opinion and according to the information and explanation provided to us, the company is not required to form any internal audit system as per section 138 of the Companies act. Accordingly, paragraph 3(xiv) of the Order is not applicable.

xv. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into any non-cash transactions, within the meaning of Section 192 of the Act, with directors or persons connected with them. Accordingly, paragraph 3(xv) of the Order is not applicable to the Company.

xvi. a) In our opinion and according to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, paragraph 3(xvi) (a) of the Order is not applicable to the Company.

Annexure - A to the Independent Auditor's Report
RE: Agratas Projects Private Limited

(Referred to in Paragraph 1 of our Report of even date.)

b) According to the information and explanations given to us and based on our examination of the records of the Company the company has not conducted any Non-Banking Financial or Housing Finance activities. Accordingly, paragraph 3(xvi) (b) of the Order is not applicable to the Company.

c) In our opinion and according to the information and explanations given to us, the company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, the provisions of paragraph 3(xvi) (c) & (d) of the Order are not applicable to the Company.

xvii. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not incurred cash losses in current financial year & in the immediately preceding financial year, the company has not incurred cash losses

xviii. According to the information and explanations given to us, there is no resignation of the statutory auditors during the year in the company. Accordingly, paragraph 3(xviii) of the Order is not applicable to the Company.

xix. According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report 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.

Annexure - A to the Independent Auditor's Report
RE: Agratas Projects Private Limited

(Referred to in Paragraph 1 of our Report of even date.)

xx. According to the information and explanations given to us and based on our examination of the records of the Company, section 135 is not applicable on the company. Accordingly, paragraph 3(xx) of the Order is not applicable to the Company.

For, Adwani Peshavaria & Co.
Chartered Accountants
(Firm Reg. No. 137123W)

Place: Ahmedabad
Date : 25th April, 2024

Dhaval V Peshavaria
Partner
Membership No. 147712
UDIN: 24147712BKFEOR4663

Annexure – B to the Independent Auditor's Report
RE: Agratas Projects Private Limited

(Referred to in Paragraph 2(f) of our Report of even date)

Report on the Internal Financial Controls under Clause (i) of sub-section 3 of section 143 of the Companies Act 2013 (the act).

Opinion

We have audited the internal financial controls over financial reporting of **Agratas Projects Private Limited**("the Company") as of 31st March, 2024 in conjunction with our audit of the Financial Statements of the company for the year ended on that date.

In our opinion the company has, in all material aspects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 2024, 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.

Management's Responsibilities 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 (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

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 Companies Act, 2013, 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.

Annexure – B to the Independent Auditor's Report
RE: Agratas Projects Private Limited

(Referred to in Paragraph 2(f) of our Report of even date)

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 judgment, 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

(1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;

(2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and

(3) 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.

Annexure – B to the Independent Auditor's Report
RE: Agratas Projects Private Limited

(Referred to in Paragraph 2(f) of our Report of even date)

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.

For, Adwani Peshavaria & Co.
Chartered Accountants
(Firm Reg. No. 137123W)

Place: Ahmedabad
Date : 25th April, 2024

Dhaval V Peshavaria
Partner
Membership No. 147712
UDIN: 24147712BKFEOR4663

Balance Sheet as at March 31, 2024

₹ in Lacs

Particulars	Notes	As at March 31, 2024	As at March 31, 2023
ASSETS			
Non-Current Assets			
Property, Plant and Equipment	3(a)	6,929.07	-
Capital Work-in-Progress	3(b)	-	6,924.50
		6,929.07	**6,924.50**
Current Assets			
Financial Assets			
(i) Cash and Cash Equivalents	5	3.17	2.18
(ii) Bank Balance other than (i) above	5	100.00	20.49
(iii) Other Financial Assets	6	1.48	2.08
Other Current Assets	4	0.09	263.82
		104.74	288.57
Total Assets		**7,033.81**	**7,213.07**
EQUITY AND LIABILITIES			
Equity			
Equity Share Capital	7	1.00	1.00
Other Equity	8	6,931.53	11.76
Total Equity		**6,932.53**	**12.76**
Liabilities			
Non-Current Liabilities			
Financial Liabilities			
(i) Borrowings	9	-	7,200.00
		-	**7,200.00**
Current Liabilities			
Financial Liabilities			
(i) Trade and Other Payables	10		
- total outstanding dues of micro enterprises and small enterprises		0.53	-
- total outstanding dues of creditors other than micro enterprises and small enterprises		0.19	0.26
(ii) Other Financial Liabilities	11	100.00	-
Other Current Liabilities	12	-	0.05
Current Tax Liabilities (net)		0.56	-
		101.28	**0.31**
Total Liabilities		101.28	7,200.31
Total Equity and Liabilities		**7,033.81**	**7,213.07**

The accompanying notes form an integral part of the financial statements
As per our report of even date

For Adwani Peshavaria & Co
Firm Registration No : 137123W
Chartered Accountants

For and on behalf of Board of Directors

Dhaval Peshavaria
Partner
Membership No. 147712

Anand Singhal
[Director]
DIN : 09406695

Shirish Satodia
[Director]
DIN : 08776737

Place : Ahmedabad
Date : April 25, 2024

Place : Ahmedabad
Date : April 25, 2024

AGRATAS PROJECTS PRIVATE LIMITED

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

₹ in Lacs

Particulars	Notes	For the year ended March 31, 2024	For the period June 21, 2022 to March 31, 2023
INCOME			
Other Income	13	4.03	16.50
Total Income		**4.03**	**16.50**
EXPENSES			
Finance Costs	14		
(i) Interest and Bank Charges		0.02	0.02
Other Expenses	15	0.86	0.63
Total Expenses		**0.88**	**0.65**
Profit Before Tax		**3.15**	**15.85**
Tax Expense:	16		
Current Tax		1.38	4.08
Total Tax Expense		**1.38**	**4.08**
Profit for the year		**1.77**	**11.76**
Total Comprehensive Income for the year (net of tax)		**1.77**	**11.76**
Earnings per Share - (Face value of ₹ 10 each) Basic and Diluted (in ₹)	18	**17.70**	**117.62**

The accompanying notes form an integral part of the financial statements

As per our report of even date

For Adwani Peshavaria & Co
Firm Registration No : 137123W
Chartered Accountants

For and on behalf of Board of Directors

Dhaval Peshavaria
Partner
Membership No. 147712

Anand Singhal
[Director]
DIN : 09406695

Shirish Satodia
[Director]
DIN : 08776737

Place : Ahmedabad
Date : April 25, 2024

Place : Ahmedabad
Date : April 25, 2024

AGRATAS PROJECTS PRIVATE LIMITED

Statement of Changes in Equity for the year ended March 31, 2024

₹ in Lacs

Particulars	Equity Share Capital	Other Equity		Total
		Perpetual Debt	Reserves and Surplus	
			Retained Earning	
Balance as at June 21, 2022				**-**
Increase during the year	1.00	-	-	**1.00**
Profit for the year	-	-	11.76	11.76
Other Comprehensive Income/(Loss)				
Total Comprehensive Income for the year	**1.00**		**11.76**	**12.76**
Balance as at March 31, 2023	**1.00**		**11.76**	**12.76**
Profit for the year	-		1.77	1.77
Increase during the year		6,918.00		6,918.00
Other Comprehensive Income/(Loss)				
Total Comprehensive Income for the year	**-**	**6,918.00**	**1.77**	**6,919.77**
Balance as at March 31, 2024	**1.00**	**6,918.00**	**13.53**	**6,932.53**

The accompanying notes form an integral part of the financial statements
As per our report of even date

For Adwani Peshavaria & Co
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AGRATAS PROJECTS PRIVATE LIMITED
Statement of Cash Flows for the year ended March 31, 2024

₹ in Lacs

	Particulars	For the year ended March 31, 2024	For the period June 21, 2022 to March 31, 2023
A.	**Cash Flows from Operating Activities**		
	Profit before Tax	3.15	15.85
	Adjustments for:		
	Interest Expense	0.02	0.02
	Interest Income	(4.03)	(16.50)
	Operating Profit before Working Capital Changes	**(0.86)**	**(0.63)**
	Adjustment for :		
	Increase in Financial Assets	(78.91)	(22.57)
	Decrease/(Increase) in Other Assets	263.73	(263.82)
	Increase in Trade Payables	0.46	0.26
	Decrease in Other Liabilities	(0.05)	0.05
	Increase in Current Liabilities	0.56	-
	Increase in Financial Liabilities	100.00	-
	Cash generated from Operations	**284.93**	**(286.72)**
	Direct Taxes paid (Net of Refunds)	(1.38)	(4.08)
	Net Cash generated from Operating Activities	**283.55**	**(290.80)**
B.	**Cash Flows from Investing Activities**		
	Purchase of Property, Plant and Equipment (Including capital work-in-progress, other Intangible assets, capital advances and capital creditors)	(4.57)	(6,924.50)
	Interest Received	4.03	16.50
	Net Cash (used in)/generated from Investing Activities	**(0.54)**	**(6,908.00)**
C.	**Cash Flows from Financing Activities**		
	Proceeds of issue from share capital	-	1.00
	Proceeds from issue of Perpetual Debt	6,918.00	-
	Proceeds from Non-Current Borrowings	-	7,200.00
	Repayment of Non-Current Borrowings	(7,200.00)	-
	Interest & Finance Charges Paid	(0.02)	(0.02)
	Net Cash (used in)/generated from Financing Activities	**(282.02)**	**7,200.98**
D.	**Net Decrease in Cash & Cash Equivalents (A + B + C)**	0.99	2.18
E.	**Cash and Cash Equivalents at the beginning of the year (refer note 5)**	**2.18**	**-**
F.	**Cash and Cash Equivalents at the end of the year (refer note 5)**	**3.17**	**2.18**
	Component of Cash and Cash equivalents		
	Balances with Scheduled Banks		
	- In Current Accounts	3.17	2.18
	Cash and Cash Equivalents at the end of the year	**3.17**	**2.18**

Note:

1 The Cash Flow Statement has been prepared under the Indirect method as set out in Ind AS 7 on Statement of cash flows notified under Section 133 of The Companies Act 2013, read together with Paragraph 7 of the Companies (Indian Accounting Standard) Rules 2015 (as amended).

2 Disclosure with regards to changes in liabilities arising from Financing activities as set out in Ind AS 7 – Statement of Cash flows is presented under note 22.

The accompanying notes form an integral part of the financial statements

As per our report of even date

For Adwani Peshavaria & Co
Firm Registration No : 137123W
Chartered Accountants

For and on behalf of Board of Directors

Dhaval Peshavaria
Partner
Membership No. 147712

Anand Singhal
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Shirish Satodia
[Director]
DIN : 08776737

Place : Ahmedabad
Date : April 25, 2024

Place : Ahmedabad
Date : April 25, 2024

1 Corporate information

Agratas Projects Private Limited (CIN : U45200PN2022PTC212277) is a wholly owned subsidiary of Blue Star Realtors Limited (w.e.f 2nd September, 2023) and incorporated under the provisions of Companies Act,2013 on June 21, 2022. The Company carries on the business of Real-estate & Infrastructure development. The company is situated at : Off No. 103 & 104, 1st Floor, Ramsukh House, Thube Park, Shivaji Nagar, Pune, Maharashtra, India - 411005

2 Basis of preparation

2.1 The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time.

The Company was incorporated on June 21, 2022, and for the period up to the year ended 31 March 2023, the Company prepared its financial statements in accordance accounting standards notified under the section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Indian GAAP). These financial statements for the year ended March 31, 2024 are the first the Company has prepared in accordance with Ind AS. Refer to note 3.1 for information on how the Company adopted Ind AS.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.
The Financial Statements have been prepared on the historical cost basis, except for certain financial instruments (including derivative instruments) which are measured at fair values at the end of each reporting period, as explained in the accounting policies below. The financial statements are prepared in INR and all values are rounded to the nearest lacs (INR 00,000) except when otherwise enclosed.

In addition, the financial statements are presented in Indian rupees and all values are rounded to the nearest Lacs, except when otherwise indicated.

2.2 Summary of material accounting policies

a) Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:
- Expected to be realised or intended to be sold or consumed in normal operating cycle; or
- Held primarily for the purpose of trading; or
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:
- It is expected to be settled in normal operating cycle ; or
- It is held primarily for the purpose of trading ; or
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Company classifies all other liabilities as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

b) Fair value measurement

The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:
- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Company's Management determines the policies and procedures for both recurring fair value measurement, such as derivative financial instruments and unquoted financial assets measured at fair value and for non recurring fair value measurement, such as an assets under the scheme of business undertaking.

External valuers are involved for valuation of significant assets, such as business undertaking for transfer under the scheme and unquoted financial assets and financial liabilities, Involvement of external valuers is decided upon annually by the Management. Selection criteria includes market knowledge, reputation, independence and whether professional standards are maintained. The Management decides, after discussions with the Company's external valuers, which valuation techniques and inputs to use for each case.

At each reporting date, the Company analyses the movements in the values of assets and liabilities which are required to be remeasured or re-assessed as per the Company's accounting policies. For this analysis, the Company verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents.

The Management , in conjunction with the Company's external valuers, also compares the change in the fair value of each asset and liability with relevant external sources to determine whether the change is reasonable.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

c) Revenue Recognition

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services.

(i) Dividend

Dividend income is recognized when the Company's right to receive the payment is established, which is generally when shareholders approve the dividend.

(ii) Interest Income

For all debt instruments measured either at amortized cost or at fair value through other comprehensive income, interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset or to the amortized cost of a financial liability. When calculating the effective interest rate, the Company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses. Interest income is included in other income in the statement of profit and loss.

d) Taxes

Tax expense comprises of current income tax and deferred tax.

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income-Tax Act, 1961 enacted in India. The tax rates and tax laws used to compute the amount are those that are enacted or substantially enacted, at the reporting date.

Current income tax relating to items recognized outside the statement of profit and loss is recognized outside the statement of profit and loss (either in other comprehensive income (OCI) or in equity). Current tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

Deferred tax is provided using the balance sheet approach on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognized for all taxable temporary differences, except when the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

Deferred tax assets are recognized for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized, except:

When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient future taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are re-assessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.

e) Property, plant and equipment (PPE)

Plant, property & equipment and Capital work in progress are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Such cost includes the cost of replacing part of the plant and equipment and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

Borrowing cost relating to acquisition / construction of fixed assets which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets as prescribed under Part C of Schedule II of the Companies Act 2013 except for the assets mentioned below for which useful lives estimated by the management. The Identified component of fixed assets are depreciated over their useful lives and the remaining components are depreciated over the life of the principal assets. The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

The Company has estimated the following useful life to provide depreciation on its certain fixed assets based on assessment made by expert and management estimate.

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognized.

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.

f) Borrowing Costs

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 capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

g) Inventories

Inventories are valued at lower of cost and net realisable value.

Stores and Spares: Valued at lower of cost and net realizable value. Cost is determined on a moving weighted average basis. Cost of stores and spares lying in bonded warehouse includes custom duty payable.

Stores and Spares which do not meet the definition of property, plant and equipment are accounted as inventories.

Net Realizable Value in respect of store and spares is the estimated current procurement price in the ordinary course of the business.

h) Impairment of non-financial assets

The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used.

After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

i) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets

Initial recognition and measurement

All financial assets are recognised initially at fair value plus in case of financial asset not recorded at fair value through profit and loss, transaction cost that are attributable to the acquisition of the financial assets. However, trade receivables that do not contain a significant financing component are measured at transaction price.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in two categories:
- Debt instruments at amortised cost
- Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)

Debt instruments at amortised cost

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:
(a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
(b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

This category is the most relevant to the Company. After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the profit or loss. The losses arising from impairment are recognised in the profit or loss. This category generally applies to trade, loans and other receivables.

Debt instrument at FVTPL

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as fair value through other comprehensive income (FVTOCI), is classified as at FVTPL.

Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the statement of profit & loss.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from the Company's balance sheet) when:
- The rights to receive cash flows from the asset have expired, or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Impairment of financial assets

The Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposure ;

a) Financial assets that are debt instruments, and are measured at amortised cost e.g. loans, debt securities, deposits, trade receivables and bank balances

b) Lease receivables under relevant accounting standard

c) Trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 115

The Company follows 'simplified approach' for recognition of impairment loss allowance on:
- Trade receivables; and
- All lease receivables resulting from transactions within the scope of relevant accounting standard

Under the simplified approach the Company does not track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk after initial recognition. If credit risk has not increased significantly, 12 month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used.

ECL is the difference between all contracted cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive, discounted at the original EIR. ECL impairment loss allowance (or reversal) recognised during the period is recognised as income / (expense) in the statement of profit and loss (P&L). This amount is reflected under the head " Other Expense" in the P&L.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables, loans and borrowings including derivative financial instruments.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109.

Gains or losses on liabilities held for trading are recognised in the statement of profit or loss.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognized in OCI. These gains/ loss are not subsequently transferred to P&L. However, The Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit or loss. The Company has not designated any financial liability as at FVTPL.

Loans and borrowings

This is the category most relevant to the Company. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process except where the Company has received temporary waiver of interest not exceeding 12 month period.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss.

This category generally applies to borrowings.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

Reclassification of financial assets

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

j) Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

k) Earnings per share

Basic earnings per share are calculated by dividing the profit for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

For the purpose of calculating diluted earnings per share, the profit for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

2.3 New Standards, Interpretations and amendments adopted by the Company

The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the preparation of the Company's annual financial statements for the year ended March 31, 2023, except for amendments to the existing Indian Accounting Standards (Ind AS). The Company has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective. The Company applies, for the accounting periods beginning on or after April 1, 2023, that do not have material impact on the financial statements of the Company.

1. Ind AS 101 - First-time adoption of Ind AS
2. Ind AS 102 - Share Based Payment
3. Ind AS 103 – Business Combinations
4. Ind AS 107 – Financial Instruments - Disclosures
5. Ind AS 109 – Financial Instruments
6. Ind AS 115 – Revenue from Contracts with Customers
7. Ind AS 1 – Presentation of Financial Statements
8. Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors
9. Ind AS 12 - Income Taxes
10. Ind AS 34 – Interim Financial Reporting

2.4 Significant accounting judgments, estimates and assumptions

The preparation of the Company's Ind AS Financial Statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the acCompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

i) Impairment of financial assets

The impairment provisions for Financial Assets are based on assumptions about risk of default and expected cash loss. The Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

ii) Taxes

Deferred tax assets are recognised for unused tax credits to the extent that it is probable that taxable profit will be available against which the credits can be utilised. Significant management judgment is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies. Further details on taxes are disclosed in note 16.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds in currencies consistent with the currencies of the post-employment benefit obligation. The underlying bonds are further reviewed for quality. Those having excessive credit spreads are excluded from the analysis of bonds on which the discount rate is based, on the basis that they do not represent high quality corporate bonds.

The mortality rate is based on publicly available mortality tables for the specific countries. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases and gratuity increases are based on expected future inflation rates for the respective countries.

(iii) Fair value measurement of financial instruments

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair values. Judgments include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments. refer note 17 for further disclosures.

Provision for Decommissioning Liabilities

The management of the Company has estimated that there is no probable decommissioning liability under the condition / terms of the concession agreement with the GMB.

(iv) Useful lives of property, plant and equipment

Property, plant and equipment represent a significant proportion of the asset base of the Company. The charge in respect of periodic depreciation is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life. The useful lives and residual values of the Company's assets are determined by the Management at the time the asset is acquired and reviewed periodically, including at each financial year end. The lives are based on historical experience with similar assets as well as anticipation of future events, which may impact their life, such as changes in technology. The estimated useful lives of property, plant and equipments are described in note 2.2 (e).

3 First time adoption of Ind-AS

These financial statements, for the year ended March 31, 2024, are the first time the Company has prepared in accordance with Ind AS. For periods up to and including the year ended 31 March 2023, the Company prepared its annual financial statements in accordance with accounting standards notified under section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Indian GAAP).

Accordingly, the Company has prepared financial statements which comply with Ind AS applicable for the year ending on March 31, 2024, together with the comparative period data as at and for the year ended March 31, 2023, as described in the summary of significant accounting policies. These note explains the principal adjustments made by the Company in restating its Indian GAAP financial statements, the Company's date of transition to Ind AS and financial statements as at and for the year ended March 31, 2023. (Note - Preparation of Opening comparative Balance Sheet as on April 1, 2022 is not applicable as Company was not incorporated as on that date, Company was incorporated on June 21, 2022.

3.1 Exemptions availed on the first time adoption of Ind AS 101

The Company's management had previously issued its audited financial results for the year ended March 31, 2023 on July 01, 2023, that were all prepared in accordance with the recognition and measurement principles of the Companies (Accounting Standards) Rules, 2006 prescribed under Section 133 of the Companies Act, 2013, read with the relevant rules issued thereunder and other accounting principles generally accepted in India ('Previous GAAP'). The Company's management has now prepared the Ind AS Financial Statements for the year ended March 31, 2024 in accordance with the recognition and measurement principles laid down by the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Companies Act, 2013 read with Para 7 of the Companies (Accounts) Rule, 2015 as amended and other accounting principles generally accepted in India.

3.2 The Company has prepared a reconciliation of the amounts of net profit as reported under the Previous GAAP to those computed as per Ind AS and the same is given in note no. 3.4 below. The Company has also prepared a reconciliation of the amounts of total equity as reported under the Previous GAAP to those computed as per Ind AS and the same is given in note no. 3.5.1 and 3.5.2 below.

3.3 Reconciliation of equity as at March 31, 2023

₹ in Lacs

	Notes	March 31, 2023 (Last period presented under IGAAP)			April 01, 2022		
		IGAAP	Adjustments	Ind AS	IGAAP	Adjustments	Ind AS
ASSETS							
Non-current assets							
Capital work-in-progress	3(b)	6,924.50	-	6,924.50			
		6,925	**-**	**6,925**			
Current assets							
Financial assets							
(i) Cash and cash equivalents	5	2.18	-	2.18			
(ii) Bank balance other than (i) above	5	20.49	-	20.49			
(ii) Other financial assets	6	2.08	-	2.08			
Other current assets	4	263.82	-	263.82			
		288.57	**-**	**288.57**			
Total Assets		**7,213.07**	**-**	**7,213.07**			
EQUITY AND LIABILITIES							
EQUITY						**Not Applicable**	
Equity share capital	7	1.00	-	1.00			
Other equity	8	11.76	-	11.76			
Total Equity		**12.76**	**-**	**12.76**			
LIABILITIES							
Non-current liabilities							
Financial liabilities							
Borrowings		7,200	-	7,200			
		7,200	**-**	**7,200**			
Current liabilities							
Financial liabilities							
(i) Trade payables	10	0.26	-	0.26			
Other current liabilities	12	0.05	-	0.05			
		0.31	**-**	**0.31**			
Total liabilities		**7,200.31**	**-**	**7,200.31**			
Total Equity and Liabilities		**7,213.07**	**-**	**7,213.07**			

3.4 Reconciliation of Statement of Profit and Loss for the year ended March 31, 2023

₹ in Lacs

	Notes	IGAAP	Adjustments	Ind AS
INCOME				
Other income	13	16.50	-	16.50
Total Income		**16.50**	**-**	**16.50**
EXPENSES				
Finance costs	14	0.02	-	0.02
Other expenses	15	0.63	-	0.63
Total Expense		**0.65**	**-**	**0.65**
Profit before tax		**15.85**	**-**	**15.85**
Tax expense: (Current tax + Deferred tax)	16	4.08	-	4.08
Profit for the year		**11.77**		**11.77**
Other comprehensive income		-	-	-
Total Comprehensive Income for the year		**11.77**	**-**	**11.77**

3.5 Reconciliation of total comprehensive income between previously reported (referred to as "Previous GAAP") and Ind AS for the year ended March 31, 2023 is presented as under : -

3.5.1 Reconciliation of total comprehensive income:-

₹ in Lacs

Nature of Adjustments	Year Ended March 31, 2023
Net Profit as per previous GAAP	11.77
Net profit before OCI as per Ind AS	**11.77**
Other comprehensive income	-
Total comprehensive income as per Ind AS	**11.77**

3.5.2 Reconciliation of equity:-

₹ in Lacs

Nature of Adjustments	As at March 31, 2023	As at April 01, 2022
Equity as per Previous GAAP	**12.76**	**-**
Equity as per Ind AS	**12.76**	**-**

Note 3(a) Property, Plant and Equipment ₹ in Lacs

Particulars	Freehold land	Total
Cost		
As at June 21, 2022	-	-
Additions	-	-
Deductions/Adjustment	-	-
As at March 31, 2023	-	-
Additions	6,929.07	**6,929.07**
Deductions/Adjustment	-	-
As at March 31, 2024	**6,929.07**	**6,929.07**
Accumulated Depreciation		
As at June 21, 2022	-	-
Depreciation for the year	-	-
Deductions/Adjustment	-	-
As at March 31, 2023	-	-
Depreciation for the year	-	-
Deductions/Adjustment	-	-
As at March 31, 2024	-	-
Net Block		
As at March 31, 2023	-	-
As at March 31, 2024	**6,929.07**	**6,929.07**

Note 3(b) Capital Work-in-Progress ₹ in Lacs

Particulars	March 31, 2024	March 31, 2023
Opening	6,924.50	-
Additions	-	6,924.50
Capitalised during the year	(6,924.50)	-
Closing	-	**6,924.50**

CWIP Ageing as on March 31, 2023 ₹ in Lacs

Particulars	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 Years	2-3 Years	More than 3 Years	
Projects in Progress	6,924.50	-	-	-	**6,924.50**

Note:

i) There are no projects whose completion is overdue or has exceeded its cost compared to its original plan.

4 Other Assets

	Current portion	
	March 31, 2024 ₹ in Lacs	March 31, 2023 ₹ in Lacs
Capital Advances		
(Unsecured, considered good unless otherwise stated)		
(i) Capital Advances	-	160.00
	-	160.00
Advances recoverable in cash or in kind		
(Unsecured, considered good unless otherwise stated)		
To related party	-	100.00
	-	100.00
	-	100.00
Balance with Government Authorities	0.09	-
Other Current Assets	-	3.82
	0.09	**263.82**

5 Cash and cash equivalents

	March 31, 2024 ₹ in Lacs	March 31, 2023 ₹ in Lacs
(a) Cash and Bank Balances		
Balances with banks:		
Balance in current accounts	3.17	2.11
Cash on hand	-	0.07
	3.17	**2.18**

(b) Other bank balances	March 31, 2024 ₹ in Lacs	March 31, 2023 ₹ in Lacs
Deposits with original maturity over 3 months but less than 12 months	100.00	20.49
	100.00	**20.49**

6 Other Financial assets

	March 31, 2024 ₹ in Lacs	March 31, 2023 ₹ in Lacs
Interest accrued on Loans and Deposits given	1.48	-
Other Recoverable	-	2.08
	1.48	**2.08**

7 Equity Share capital

	March 31, 2024 ₹ in Lacs	March 31, 2023 ₹ in Lacs
Authorised		
50,000 Equity Shares of ₹ 10 each (previous year 50,000 Equity Shares of ₹ 10 each)	5.00	5.00
	5.00	**5.00**
Issued, subscribed and fully paid up shares		
10,000 (previous year 10,000) Equity Shares of ₹ 10 each	1.00	1.00
	1.00	**1.00**

Notes:

(a) Reconciliation of the number of the shares outstanding at the beginning and end of the year

	March 31, 2024		March 31, 2023	
	Number	₹ in Lacs	Number	₹ in Lacs
At the beginning of the year	10,000	1.00	10,000	1.00
New Shares Issued during the year	-	-		-
Outstanding at the end of the year	**10,000**	**1.00**	**10,000**	**1.00**

(b) Terms/rights attached to equity shares:

The authorised share capital of the company has only one class of equity shares having a par value of ₹ 10 per share. The rights and privileges to equity shareholders are general in nature and defined under the articles of association of the company as allowed under the companies act, 2013 to the extent applicable.

The equity shareholders have :

(i) Right to vote in shareholder's meeting. Where voting is to be made on a show of hands, every member present in person and holder of equity share, shall have one vote and in case of poll, the voting rights shall be in proportion to the shares in the paid up capital of the company.

(ii) Right to receive dividend in proportion to the amount of capital paid up on the shares held;

The shareholders are not entitled to exercise any voting right either personally or proxy at any meeting of the company in cases calls or other sums payable have not been paid.

(iii) 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.

(c) Shares held by parent company

Out of equity shares issued by the company, shares held by its parent company is as below

	March 31, 2024 ₹ in Lacs	March 31, 2023 ₹ in Lacs
Blue Star Realtors Limited, the parent company and its nominees		
10,000 equity shares (Previous year 10,000 equity shares) of ₹ 10 each	1.00	-

(d) Details of shareholder holding more than 5% shares in the Company

Equity shares of ₹ 10 each fully paid	March 31, 2024		March 31, 2023	
	Number	% Holding	Number	% Holding
Blue Star Realtors Limited (Formerly known as Blue Star Realtors Private Limited), the parent company and its nominees	10,000	100.00%	-	0.00%
Windson Projects LLP and its nominees	-	0.00%	10,000	100.00%

8 (a) Other Equity

	March 31, 2024 ₹ in Lacs	March 31, 2023 ₹ in Lacs
Retained Earnings		
Opening Balance	11.76	-
Add : Profit for the year	1.77	11.76
Closing Balance	**13.53**	**11.76**
(b) Perpetual Debt		
As at the beginning of the year	-	-
Add : Addition during the year	6,918.00	
As at the end of the year	**6,918.00**	**-**
Net Other Equity [(a) +(b)]	**6,931.53**	**11.76**

9 Borrowings

	Non-current portion		Current portion	
	March 31, 2024 ₹ in Lacs	March 31, 2023 ₹ in Lacs	March 31, 2024 ₹ in Lacs	March 31, 2023 ₹ in Lacs
Long term borrowings				
Optionally Convertible Debentures	-	7,200.00	-	-
	-	**7,200.00**	**-**	**-**
The above amount includes				
Secured borrowings	-	-	-	-
Unsecured borrowings	-	7,200.00	-	-
	-	**7,200.00**	**-**	**-**

Notes:

(a) Optionally Convertible Debentures alloted on September 2, 2022 for the Tenure of 24 months @ interest rate 0.01% per annum, however the same were repaid during the year.

10 Trade and Other Payables

	March 31, 2024 ₹ in Lacs	March 31, 2023 ₹ in Lacs
Total outstanding dues of micro enterprises and small enterprises (refer note 24)	0.53	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	0.19	0.26
	0.72	**0.26**
Dues to related parties included in above Trade payables [refer note 19]	-	-

Trade and other payable ageing as on March 31, 2024 is as below ₹ in Lacs

Sr No	Particulars	Not Due	Outstanding for following periods from due date of Payment				Total
			Less than 1 year	1-2 years	2-3 Years	More than 3 years	
1	MSME	0.53	-	-	-	-	**0.53**
2	Others	0.19	-	-	-	-	**0.19**
	Total	**0.72**	**-**	**-**	**-**	**-**	**0.72**

Trade and other payable ageing as on March 31, 2023 is as below ₹ in Lacs

Sr No	Particulars	Not Due	Outstanding for following periods from due date of Payment				Total
			Less than 1 year	1-2 years	2-3 Years	More than 3 years	
1	MSME	-	-	-	-	-	**-**
2	Others	-	0.26	-	-	-	**0.26**
	Total	**-**	**0.26**	**-**	**-**	**-**	**0.26**

11	Other Financial Liabilities	March 31, 2024 ₹ in Lacs	March 31, 2023 ₹ in Lacs
	Deposits from customers	100.00	-
		100.00	**-**

12	Other Current Liabilities	March 31, 2024 ₹ in Lacs	March 31, 2023 ₹ in Lacs
	Statutory Liability	-	0.05
		-	**0.05**

₹ in Lacs

13	Other Income	For the year ended March 31, 2024	For the period ended March 31, 2023
	Interest Income on		
	Bank Deposits (At amortised cost)	1.37	-
	Loans and Deposits (At amortised cost)	2.66	16.50
		4.03	**16.50**

₹ in Lacs

14	Finance Costs	For the year ended March 31, 2024	For the period ended March 31, 2023
	Bank and Other Finance Charges	0.02	0.02
		0.02	**0.02**

₹ in Lacs

15	Other Expenses	For the year ended March 31, 2024	For the period ended March 31, 2023
	Guest House Rent	-	0.06
	Rates and Taxes	0.03	0.03
	Legal and Professional Expenses	0.28	0.25
	Payment to Auditors (refer note (a) below)	0.10	0.25
	Office Expenses	0.28	0.01
	Miscellaneous Expenses	0.17	0.04
		0.86	**0.63**

Note: (a)

₹ in Lacs

Payment to Auditor **As Auditor:**	For the year ended March 31, 2024	For the period ended March 31, 2023
Audit fee	0.10	0.25
	0.10	**0.25**

16 Income Tax

The major components of income tax expenses for the years ended March 31, 2024 and March 31, 2023 are as under:

₹ in Lacs

a)	Tax Expense reported in the Statement of Profit and Loss	For the year ended March 31, 2024	For the period ended March 31, 2023
	Current income tax:		
	Current tax charge	1.38	4.08
	Tax Expense reported in the Statement of Profit and Loss	**1.38**	**4.08**

₹ in Lacs

b)	Balance Sheet Section	For the year ended March 31, 2024	For the period ended March 31, 2023
	Current tax liabilities (net)	(0.56)	-
		(0.56)	**-**

c) Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2024 and March 31, 2023

	March 31, 2024 ₹ in Lacs	March 31, 2023 ₹ in Lacs
Profit Before Tax	3.15	15.85
Tax Rate	25.17%	26.00%
At India's Statutory Income Tax rate	0.79	4.12
Tax Effect of:		
Disallowance of interest expense	0.02	0.02
Other Differences	0.57	(0.06)
Income tax reported in Statement of Profit and Loss	**1.38**	**4.08**
Effective tax rate	**43.90%**	**25.75%**

17 Financial Instruments, Fair Value Measurements, Financial Risk and Capital Management

17.1 Category-wise Classification of Financial Instruments:

₹ in Lacs

Particulars	Refer Note	March 31, 2024			
		Fair Value through other Comprehensive income	Fair Value through profit or loss	Amortised cost	Carrying Value
Financial Asset					
Cash and Cash Equivalents	5	-	-	3.17	3.17
Total		**-**	**-**	**104.65**	**3.17**
Financial Liabilities					
Trade payables	10	-	-	0.72	0.72
Other financial liabilities	11	-	-	100.00	100.00
Total		**-**	**-**	**100.72**	**100.72**

₹ in Lacs

Particulars	Refer Note	March 31, 2023			
		Fair Value through other Comprehensive income	Fair Value through profit or loss	Amortised cost	Carrying Value
Financial Asset					
Cash and Cash Equivalents	5	-	-	2.18	2.18
Others financial assets	6	-	-	2.08	2.08
Total		**-**	**-**	**24.75**	**4.26**
Financial Liabilities					
Borrowings (Current & Non-Current)	9	-	-	7,200.00	7,200.00
Trade payables	10	-	-	0.26	0.26
Total		**-**	**-**	**7,200.26**	**7,200.26**

17.2 Financial Risk Management objective and policies

The company's principal financial liabilities comprise borrowings and other payables. The main purpose of these financial liabilities is to finance the company's operations/projects. The Company's principal financial assets include cash and cash equivalents, bank deposit over period of 12 months. In ordinary course of business,company is mainly exposed to risk resulting from credit risk, liquidity risk and interest rate movements.

a. Credit risk

Credit risk is the risk of financial loss arising from counterparty failure to repay or service debt according to the contractual terms or obligations.Credit risk encompasses of both, the direct risk of default and the risk of deterioration of creditworthiness as well as concentration of risks.The carrying amount of financial assets recorded in the financial assets represents company's maximum exposure to credit risk. Cash and Fixed deposits are placed with credit worthy financial institutions.

b. Liquidity risk

Liquidity risk refers to the risk that the Company cannot meet its financial obligations. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements. The company do not have any major external financial liabilities.

c. Interest rate risk

The company is exposed to changes in market interest rates due to financing, investing and cash management activities. The company's risk management activities are subject to management, direction and control of Central Treasury Team of Adani Group under the framework of Risk Management Policy for interest rate risk.

Maturity profile of financial liabilities:

The table below provides details regarding the remaining contractual maturities of financial liabilities as at March 31, 2024

₹ in Lacs

Particulars	Refer Note	Less than 1 year	1 to 5 years	Over 5 years	Total	Carrying Value
As at March 31, 2024						
Trade Payables	10	0.72	-	-	0.72	0.72
Total		**0.72**	**-**	**-**	**0.72**	**0.72**

₹ in Lacs

Particulars	Refer Note	Less than 1 year	1 to 5 years	Over 5 years	Total	Carrying Value
As at March 31, 2023						
Borrowings	9	-	-	7,200.00	7,200.00	7,200.00
Trade Payables	10	0.26			0.26	0.26
Total		**0.26**	**-**	**7,200.00**	**7,200.26**	**7,200.26**

17.3 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 shareholder value. The Company manages its capital structure and makes adjustments in the light of changes in economic environment and the requirements of the financial covenants.

The Company monitors capital using gearing ratio, which is net debt (total debt less cash and bank balance) divided by total capital plus net debt.

₹ in Lacs

Particulars	March 31, 2024	March 31, 2023
Total Borrowings (refer note 9)	-	7,200.00
Less: Cash and bank balance	103.17	22.67
Net Debt (A)	**(103.17)**	**7,177.33**
Total Equity (B)	**6,932.53**	**12.76**
Total Equity and Net Debt (C = A + B)	**6,829.36**	**7,190.09**
Gearing ratio (A/C)	0.00%	0.00%

18 Earnings per share

	March 31, 2024 ₹ in Lacs	March 31, 2023 ₹ in Lacs
Profit attributable to equity shareholders of the company	1.77	11.76
Weighted average number of equity shares in calculating basic and diluted EPS (nos.)	10,000	10,000
Basic and Diluted earning per share (in ₹) (Not annualised in previous year)	17.70	117.62

19 Related Party Disclosures

Ultimate parent company	Adani Ports and Special Economic Zone Limited
Intermediate parent company	Adani Logistics Limited
Parent company	Blue Star Realtors Limited (Formelrly known as Blue Star Realtors Private Limited)
Key Managerial Personnel	Anand Singhal (w.e.f. September 2, 2023)
	Shirish Madhubhai Satodia (w.e.f. September 2, 2023)
	Ashish Bhagavatprasad Chaudhary (w.e.f. September 2, 2023)

Terms and conditions of transactions with related parties

Outstanding balances of related parties at the year-end are unsecured. Transactions entered into with related parties are made on terms equivalent to those that prevail in arm's length transactions.

(A) Transactions with Related Parties

Sr. No	Transaction/Category	Relationship	Related Party	For the year ended March 31, 2024	For the period ended March 31, 2023
1	Repayment of OCD	Parent Company	Blue Star Realtors Limited (Formelrly known as Blue Star Realtors Private Limited)	7,200.00	-
2	Perpetual Loan taken	Parent Company	Blue Star Realtors Limited (Formelrly known as Blue Star Realtors Private Limited)	6,918.00	-

(B) Balances with Related Parties

Sr. No.	Closing Balance	Relationship	Related Party	As at March 31, 2024	As at March 31, 2023
1	Perpetual Securities (Loan)	Parent Company	Blue Star Realtors Limited (Formelrly known as Blue Star Realtors Private Limited)	6,918.00	-
2	Optionally Convertible Debentures	Parent Company	Blue Star Realtors Limited (Formelrly known as Blue Star Realtors Private Limited)	-	7,200.00

20 Contingent liabilities and commitments on capital account

Based on the information available with the Company, there are no contingent liability and capital and Other commitments as at year ended March 31, 2024 (Previous Year - ₹ Nil)

21 Personnel Cost

The Company does not have any employee. The operational management and administrative functions of the Company are being managed by the Holding Company, Blue Star Realtors Limited.

22 Ind AS 7 statement of cash flows : disclosure initiative

Ind AS 7 require entities to provide disclosure of changes in their liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes (such as foreign exchange gains or losses). The Company has provided the information for current year and previous year.

Changes in liabilities arising from financing activities

(₹ in Lacs)

Particulars	April 1, 2023	Cash Flows	Foreign Exchange Management	Other Changes*	March 31, 2024
Proceeds from perpetual Debt	-	6,918.00	-	-	6,918.00
Borrowings	7,200.00	(7,200.00)	-	-	-
TOTAL -	**7,200.00**	**(282.00)**	**-**	**-**	**6,918.00**

Changes in liabilities arising from financing activities

(₹ in Lacs)

Particulars	April 1, 2022	Cash Flows	Foreign Exchange Management	Other Changes*	March 31, 2023
Borrowings	-	7,200.00	-	-	7,200.00
TOTAL -	**-**	**7,200.00**	**-**	**-**	**7,200.00**

23 Ratios:

Sr No	Ratio Name	Formula	March 31, 2024	March 31, 2023	% Variance	Reason for variance
1	Current	Current Assets / Current Liabilities	1.03	930.87	-99.89%	Mainly due to Decrease in Currnet advances during the period.
2	Debt-Equity	Total Debt / Shareholder's Equity	-	(214.83)	-100.00%	Mainly due to Debentures re-paid during the year.
3	Debt Service Coverage	Earnings available for debt service (PAT + Interest cost + Foreign Exchange Loss or (Gain) (net) + Depreciation) / Debt Service (Interest cost & lease payments + repayment of non current debt made during the period excluding refinanced loans))	0.00	(0.02)	-101.23%	Mainly due to Debentures re-paid during the year.
4	Return on Equity	Net Profit after Taxes / Avg Equity Shareholder's Fund	0.05%	102.46%	-99.95%	Mainly due to issuance of perpetual debt during the year
5	Inventory Turnover	Cost of goods sold/ Avg Inventory	NA	NA	NA	Not applicable
6	Trade Receivables Turnover	Revenue from operations / Average Accounts Receivable	NA	NA	NA	Not applicable
7	Trade Payable Turnover	Operating exp & Other expense/ Average Trade Payable	NA	NA	NA	Not applicable
8	Net Capital Turnover	Revenue from Operation / Avg Working Capital	NA	NA	NA	Not applicable
9	Net Profit	Profit After Tax / Revenue from Operations	NA	NA	NA	Not applicable
10	Return on Capital Employed	Earnings before Interest andTaxes / Capital Employed (Tangible Networth+Total Debt)	0.09%	0.44%	-79.32%	Mainly due to decrease in Interest Income during the period
11	Return on Investment	Return or Profit or Earnings from Mutual Fund / Average Investment in Mutual Funds	NA	NA	NA	Not applicable

24 Information required to be furnished as per Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act) and Schedule III the Companies Act, 2013 for the year ended March 31, 2024. This information has been determined to the extent such parties have been identified on the basis of information available with the Company.

Sr No	Particulars	For the year ended March 31, 2024	For the period ended March 31, 2023
1	Principal amount and interest due thereon remaining unpaid to any supplier as at the end of each accounting year. Principal Interest	 0.53 Nil	 - Nil
2	The amount of interest paid by the buyer in terms of section 16, of the Micro Small and Medium Enterprise Development Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	Nil	Nil
3	The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under Micro Small and Medium Enterprise Development Act, 2006.	Nil	Nil
4	The amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil	Nil
5	The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act 2006.	Nil	Nil

25 Standards issued but not yet effective

As at the date of issue of financial statements, there are no new standards or amendments which have been notified by the MCA but not yet adopted by the Company. Hence, the disclosure is not applicable.

26 Management represents that, based on the information available, the company has not been informed by any supplier of being covered under the Micro, Small and Medium Enterprises Development Act, 2006. As a result, no interest provision or payments have been made by the company to such suppliers, if any and no related disclosures are made in these accounts.

27 Transaction with struck off entities

The company has not entered into any transaction with struck off companies (as per section 248 of the Companies Act, 2013) or does not have any outstanding balances with such companies.

28 Statutory Information

i) The Company does not have any benami property, where any proceeding has been initiated or pending against the Company for holding any benami property.

ii) Quarterly returns or statements of current assets filed by the company with banks or financial institutions are in agreement with books of accounts.

iii) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
(a) 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
(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

iv) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
(a) 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
(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

29 The Financial statements of the company for the year ended Mar 31, 2023, were audited by the Jain Jakhotiya and Associates Chartered Accountants, the predecessor auditor.

30 The Company uses an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software. However, a) the audit trail feature is not enabled for certain direct changes to the data for users with the certain privileged access rights to the SAP application and b) audit trail feature is not enabled at the database level for the underlying HANA database. Further no instance of audit trail feature being tampered with was noted in respect of the accounting software.
Presently, the log has been activated at the application and the privileged access to HANA database continues to be restricted to limited set of users who necessarily require this access for maintenance and administration of the database.

31 Events occurring after the Balance sheet Date

The Company evaluates events and transactions that occur subsequent to the balance sheet date but prior to the approval of financial statements to determine the necessity for recognition and/or reporting of any of subsequent events and transactions in the financial statements. As of board meeting date, there were no subsequent events to be recognized or reported that are not already disclosed.

For Adwani Peshavaria & Co	**For and on behalf of Board of Directors**	
Firm Registration No : 137123W		
Chartered Accountants		
Dhaval Peshavaria	**Anand Singhal**	**Shirish Satodia**
Partner	[Director]	[Director]
Membership No. 147712	DIN : 09406695	DIN : 08776737
Place : Ahmedabad	Place : Ahmedabad	
Date : April 25, 2024	Date : April 25, 2024	