



# S K AGRAWAL AND CO CHARTERED ACCOUNTANTS LLP

(FORMERLY S K AGRAWAL AND CO)  
CHARTERED ACCOUNTANTS  
LLPIN – AAV-2926  
FRN- 306033E/E300272

SUITE NOS : 606-608  
THE CHAMBERS, OPP. GITANJALI STADIUM  
1865, RAJDANGA MAIN ROAD, KASBA  
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## INDEPENDENT AUDITORS' REPORT

To the Members of SNEHA ASHIANA PRIVATE LIMITED

### Report on Audit of Financial Statements

#### Opinion

We have audited the accompanying Financial Statements of SNEHA ASHIANA PRIVATE LIMITED ("the Company"), which comprise the balance sheet as at 31<sup>st</sup> March 2021, and the statement of Profit and Loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year ended on that date, and a summary of significant accounting policies and other explanatory information (herein after referred to as "The Financial Statement").

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 March 31, 2021, its loss and total comprehensive loss, 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 (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

#### Information Other than the Financial Statements and Auditor's Report Thereon

The Company's Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report, but does not include the financial statements and our auditors' report thereon.

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

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





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If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, 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 are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with Ind AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management are 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.

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

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

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

As part of an audit in accordance with SAs, we exercise professional judgement and maintain professional scepticism 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,





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we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system over financial reporting 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, make 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 also communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

### Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, we report that:
  - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
  - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
  - (c) The balance sheet, the statement of profit and loss (including other comprehensive income), the statement of changes in equity and the cash flow statement dealt with by this Report are in agreement with the books of account.





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- (d) In our opinion, the aforesaid financial statements comply with the Ind AS 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 31<sup>st</sup> March, 2021 taken on record by the Board of Directors, none of the Directors is disqualified as on 31<sup>st</sup> March, 2021 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 A**". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
- (g) According to the information and explanations given to us, the company has not paid or provided for managerial remuneration.
- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- The Company does not have any pending litigations on its financial position in its financial statements.
  - The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
  - There is no such sum which needs to be transferred to the Investor Education and Protection Fund by the Company.
2. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government in terms of section 143(11) of the Act, we give in the "**Annexure B**" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

For S K Agrawal and Co Chartered Accountants LLP

Chartered Accountants

Firm Registration No.: 306033E/E300272



*Ashok Kumar Sahoo*

Ashok Kumar Sahoo

Partner

Membership No.: 306453

Place: Kolkata

Date: 25<sup>th</sup> June 2021

UDIN: 21306453AAAAEO4039





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## ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

### Report on the Internal Financial Controls Over Financial Reporting under Clause (i) of Subsection 3 of Section 143 of the Companies Act, 2013 ("the Act")

#### Opinion

We have audited the internal financial controls over financial reporting of **SNEHA ASHIANA PRIVATE LIMITED** as of March 31, 2021 to the extent of records available with us in conjunction with our audit of the Financial Statements of the Company as of and for the year ended 31<sup>st</sup> March, 2021.

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2021, based on the internal control over financial reporting criteria established by the Company considering the essentials components of the 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 (the "Guidance Note").

#### Management's Responsibility for Internal Financial Controls

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

#### Auditor's Responsibility

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Company based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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





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controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

### Meaning of Internal Financial Controls over Financial Reporting

A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting includes those policies and procedures that

- (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and
- (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

### Inherent Limitations of Internal Financial Controls 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 S K Agrawal and Co Chartered Accountants LLP

*Chartered Accountants*

Firm Registration No.: 306033E/E300272

Place: Kolkata  
Date: 25<sup>th</sup> June 2021  
UDIN:21306453AAAAE04039



*A. K. Saha*  
Ashok Kumar Sahoo  
Partner

Membership No.: 306453



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**ANNEXURE "B" TO THE INDEPENDENT AUDITOR'S REPORT**

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

With reference to the Annexure B referred to in our Independent Auditor's Report to the members of **SNEHA ASHIANA PRIVATE LIMITED** ("the Company") on the financial statements for the year ended on 31<sup>st</sup> March, 2021, we report that

- I. The Company does not have any Property, Plant & Equipment and accordingly this clause of the order is not applicable on the company.
- II. a) As explained to us, the land under development has been physically verified during the year by the management at regular intervals.  
b) As explained to us, the inventories were physically verified during the year by the management at reasonable intervals.
- III. The Company has not granted any loans, secured, unsecured to companies, firms, Limited Liability Partnership or other parties covered in the Register maintained under section 189 of the Companies Act, 2013 ('the Act'). Accordingly, the provisions of this clause of the Order are not applicable.
- IV. In our opinion and according to the information and explanations given to us, the Company has not granted any loan, guarantees and securities. Further the provision of the Section 186 is not applicable being an infrastructure company, as defined under Schedule VI of the Act. Accordingly, this clause of the order is not applicable.
- V. The Company has not accepted any deposits within the meaning of Section 73 to 76 of the Act and the Companies (Acceptance of Deposit) Rules, 2014 (as amended). Accordingly, the provisions of the clause 3(v) of the order are not applicable to the Company.
- VI. As explained to us, the Company is not required to maintain cost records prescribed by the Central Government under subsection (1) of section 148 of the Act;
- VII. a) According to information and explanations given to us and on the basis of our examination of the books of account, and records, the Company has been regular in depositing undisputed statutory dues including Provident Fund, Employees State Insurance, Income-Tax, Sales tax, Goods & Services Tax, Cess and any other statutory dues with the appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the above were in arrears as at 31<sup>st</sup> March, 2021 for a period of more than six months from the date on which they became payable.  
b) According to the information and explanation given to us, there are no disputed dues in respects of Sales Tax, Income Tax, Custom Duty, Goods and Service Tax and Cess.
- VIII. To the best of our knowledge and beliefs and according to the information and explanations given to us by the management, the Company has not raised loans from financial institutions or banks.





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- IX. To the best of our knowledge and belief and according to the information and explanations given to us, the Company did not raise any money by way of initial public offer or further public offer (including debt instruments) or through term loans during the year. Accordingly, the provisions of clause 3(ix) of Order are not applicable to the Company.
- X. According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the year.
- XI. According to the information and explanations given to us, the Company has not paid or provided for managerial remunerations. Accordingly, the provisions of clause 3(xi) of Order are not applicable to the Company.
- XII. In our opinion, the Company is not a Nidhi Company. Therefore, the provisions of clause 3 (xii) of the Order is not applicable to the Company.
- XIII. In our opinion, all transactions with the related parties are in compliance with section 188 of the Act and the details have been disclosed in the Financial Statements as required by the applicable Indian Accounting Standards.
- XIV. According to the information and explanations given to us and based on our examination of records, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.
- XV. According to the information and explanations given to us and based on our examination of records of the Company, the Company has not entered into any non-cash transactions with directors or persons connected with them. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable; and
- XVI. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

**For S K Agrawal and Co Chartered Accountants LLP**

*Chartered Accountants*

Firm Registration No.: 306033E/E300272



Place: Kolkata  
Date: 25<sup>th</sup> June 2021  
UDIN:21306453AAAAE04039

Ashok Kumar Sahoo  
Partner

Membership No.: 306453

**SNEHA ASHIANA PRIVATE LIMITED****Balance Sheet as at 31st March 2021**

Amount (₹)

Particulars	Note	As at 31.03.2021	As at 31.03.2020
<b>ASSETS</b>			
<b>Current Assets</b>			
Inventories	2	62,20,33,109	64,53,52,860
Financial Assets			
Cash & Cash Equivalents	3	17,410	40,699
Other Current Assets	4	26,44,127	10,59,71,439
<b>TOTAL ASSETS</b>		<b>62,46,94,646</b>	<b>75,13,64,998</b>
<b>EQUITY &amp; LIABILITIES</b>			
<b>Equity</b>			
Equity Share capital	5	5,00,000	5,00,000
Other Equity	6	(5,38,76,126)	(3,30,18,083)
Total Equity		(5,33,76,126)	(3,25,18,083)
<b>Liabilities</b>			
<b>Non-Current Liabilities</b>			
Financial Liabilities			
Borrowings	7	12,68,40,345	23,32,63,080
Other Financial Liabilities	8	55,11,10,000	54,94,63,254
Other Current Liabilities	9	1,20,427	11,56,747
Total Current Liabilities		67,80,70,772	78,38,83,081
<b>TOTAL EQUITY &amp; LIABILITIES</b>		<b>62,46,94,646</b>	<b>75,13,64,998</b>

The accompanying notes are integral part of financial statements

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As per our report of even date  
For S K AGRAWAL AND CO  
**CHARTERED ACCOUNTANTS LLP**  
Chartered Accountants  
Firm Registration No. 306033E/E300272

*A. C. Sahoo*  
**Ashok Kumar Sahoo**  
Partner

M. No. 306453  
Place: Kolkata  
Date: 25.06.2021  
UDIN - 21306453AAAAEO4039

For and on behalf of the Board of Directors

*[Signature]*  
Nitesh Kumar Gupta  
Director  
DIN - 08756907

*[Signature]*  
Sushil Kumar Kothari  
Director  
DIN - 03307536





# SNEHA ASHIANA PRIVATE LIMITED

Statement of Profit & Loss for the year ended 31st March 2021

Amount (₹)

Particulars	Note	Year ended 31.03.2021	Year ended 31.03.2020
<b>INCOME</b>			
Revenue from Operations	10	2,72,43,160	14,42,38,324
Other Income	11	41,458	-
<b>TOTAL INCOME</b>		<b>2,72,84,618</b>	<b>14,42,38,324</b>
<b>EXPENSES</b>			
Purchase	12	21,17,965	-
Changes in inventories of finished goods, work-in-progress and stock-in-trade	13	2,33,19,751	14,23,47,693
Finance Costs	14	2,26,51,261	3,29,87,931
Project Expenses	15	-	8,25,000
Other Expenses	16	53,683	58,602
<b>TOTAL EXPENSES</b>		<b>4,81,42,660</b>	<b>17,62,19,226</b>
<b>PROFIT/(LOSS) BEFORE TAX</b>		<b>(2,08,58,043)</b>	<b>(3,19,80,902)</b>
Tax Expenses			
Current Tax		-	-
<b>PROFIT/(LOSS) FOR THE YEAR</b>		<b>(2,08,58,043)</b>	<b>(3,19,80,902)</b>
<b>OTHER COMPREHENSIVE INCOME</b>			
<b>TOTAL COMPREHENSIVE GAIN/(LOSS) FOR THE YEAR</b>		<b>(2,08,58,043)</b>	<b>(3,19,80,902)</b>
<b>EARNINGS PER EQUITY SHARE</b>	17		
Equity Shares of par value ₹10/- each			
Basic (₹)		(417.16)	(639.62)
Diluted (₹)		(417.16)	(639.62)

The accompanying notes are integral part of financial statements

1 - 30

As per our report of even date

For S K AGRAWAL AND CO

CHARTERED ACCOUNTANTS LLP

Chartered Accountants

Firm Registration No. 306033E/E300272

For and on behalf of the Board of Directors

  
Ashok Kumar Sahoo

Partner

M. No. 306453

Place: Kolkata

Date: 25.06.2021

UDIN - 21306453AAAAEO4039

  
Nifesh Kumar Gupta  
Director  
DIN - 08756907

  
Sushil Kumar Kothari  
Director  
DIN - 03307536



# SNEHA ASHIANA PRIVATE LIMITED

Cash Flow Statement for the year ended 31st March 2021

Amount ( ` )

Particulars	Year ended 31.03.2021	Year ended 31.03.2020
<b>A. Cash Flow from Operating Activities</b>		
Gain/Loss before tax	(2,08,58,043)	(3,19,80,902)
<u>Add: Adjustment for:</u>		
Processing Fees	-	13,08,322
Interest Expenses	2,26,51,261	3,15,43,821
<b>Operating Profit before Working Capital Changes</b>	<u>17,93,218</u>	<u>8,71,241</u>
<u>Adjusted for:</u>		
Other Current Liabilities	(10,36,320)	(25,631)
Other Financial Liabilities	16,46,746	(1,94,393)
Inventories	2,33,19,751	14,23,47,693
Other Current Assets	10,33,27,312	(5,70,90,705)
<b>Cash Generated from Operations</b>	<u>12,90,50,707</u>	<u>8,59,08,205</u>
Less: Taxes paid	-	-
<b>Net Cash from Operating Activities (A)</b>	<u><u>12,90,50,707</u></u>	<u><u>8,59,08,205</u></u>
<b>B. Cash Flow from Financing Activities</b>		
Proceeds from Short-Term Borrowings	1,50,000	11,88,56,000
Repayment of Short-Term Borrowings	(10,32,53,265)	(18,11,59,853)
Interest Paid	(2,59,70,731)	(2,35,76,155)
JDA Received	-	-
<b>Net Cash used in Financing Activities (B)</b>	<u><u>(12,90,73,996)</u></u>	<u><u>(8,58,80,008)</u></u>
<b>Net Increase / (Decrease) in Cash and Cash Equivalents (A+B)</b>	(23,289)	28,197
Cash and Cash Equivalents at the beginning of the year *	40,699	12,502
<b>Cash and Cash Equivalents at the end of the year *</b>	<u><u>17,410</u></u>	<u><u>40,699</u></u>

\* Represents Cash and Cash equivalents as indicated in Note No. 3

The accompanying notes are integral part of  
financial statements

1 - 30

As per our report of even date

**For S K AGRAWAL AND CO CHARTERED  
ACCOUNTANTS LLP**

Chartered Accountants

Firm Registration No. 306033E/E300272

**For and on behalf of the Board of Directors**

*Ashok Kumar Sahoo*  
**Ashok Kumar Sahoo**  
Partner

M. No. 306453

Place: Kolkata

Date: 25.06.2021

UDIN - 21306453AAAAE04039

*Nitish Kumar Gupta*  
**Nitish Kumar Gupta**  
Director  
DIN - 08756907

*Sushil Kumar Kothari*  
**Sushil Kumar Kothari**  
Director  
DIN - 03307536



**SNEHA ASHIANA PRIVATE LIMITED**

**Statement of Changes in Equity for the year ended 31st March 2021**

**A. Equity Share Capital** Amount (₹)

Balance as at 1st April 2019	5,00,000
Changes during the year	-
Balance as at 31st March 2020	5,00,000
Changes during the year	-
Balance as at 31st March 2021	5,00,000

**B. Other Equity**

Particulars	Reserves and Surplus	Total
	Retained Earnings	
Balance as at 1st April 2019	(10,37,181)	(10,37,181)
Net Profit/(Loss) for the year	(3,19,80,902)	(3,19,80,902)
Balance as at 31st March 2020	(3,30,18,083)	(3,30,18,083)
Net Profit/(Loss) for the year	(2,08,58,043)	(2,08,58,043)
Balance as at 31st March 2021	(5,38,76,126)	(5,38,76,126)

As per our report of even date

**For S K AGRAWAL AND CO  
CHARTERED ACCOUNTANTS LLP**

Chartered Accountants  
Firm Registration No. 306033E/E300272

*A. K. Sahoo.*  
**Ashok Kumar Sahoo**  
Partner  
M. No. 306453  
Place: Kolkata  
Date: 25.06.2021  
UDIN - 21306453AAAAEO4039

**For and on behalf of the Board of Directors**

*[Signature]*  
**Nitesh Kumar Gupta**  
Director  
DIN - 08756907

*[Signature]*  
**Sushil Kumar Kothari**  
Director  
Din - 03307536



# **SNEHA ASHIANA PRIVATE LIMITED**

## *Notes to Financial Statements*

### **1.1 Corporate Overview**

Sneha Ashiana Private Limited ("the Company") is a private limited company domiciled in India and incorporated on 17<sup>th</sup> September, 1996 under the provisions of the Companies Act applicable in India. The registered office of the Company is located at Acropolis, 13<sup>th</sup> Floor, 1858/1, Rajdanga Main Road, Kasba, Kolkata - 700107.

The Company is carrying on the business of real estate development.

The Ind AS Financial Statements of the Company for the year ended 31<sup>st</sup> March, 2021 were authorised for issue in accordance with a resolution of the Board of directors on 25<sup>th</sup> June, 2021.

### **1.2 Basis of Preparation of financial statements**

These financial statements for the year ended 31<sup>st</sup> March 2021 have been prepared in accordance with Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act 2013 ("Act") read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and the Companies (Indian Accounting Standards) Amendment Rules 2016. These financial statements are prepared under the historical cost conversion on the accrual basis except for certain financial instruments which are measured at fair values.

### **1.3 Significant Accounting Policies**

#### **1.3.1 Operating Cycle**

The Operating Cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Company has evaluated and considered its operating cycle as 3 to 5 years and accordingly has reclassified its assets and liabilities into current and non-current.

An asset is treated as current when it is:

- Expected to be realised or to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- 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
- It is held primarily for the purpose of trading
- 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

All other liabilities are classified as non-current.

#### **1.3.2 Foreign Currency Transactions & Translations**



# SNEHA ASHIANA PRIVATE LIMITED

## *Notes to Financial Statements*

The functional currency of the Company is Indian rupees. The Financial Statements are prepared & presented in Indian rupees.

Transactions in foreign currencies entered into by the Company are translated to the Company's functional currency at the exchange rates prevailing on the date of transaction. Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated into the functional currency at the exchange rate at that date.

Foreign exchange gains and losses resulting from the settlement of transactions in foreign currencies and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in the Statement of Profit & Loss.

Non-monetary items that are measured based on historical cost in a foreign currency are translated at the exchange rates at the dates of transactions. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date of the fair valuation. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in OCI or profit or loss are also recognised in OCI or profit or loss, respectively).

### **1.3.3 Fair Value Measurement**

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs. All methods of assessing fair value result in general approximation of value and such value may never actually be realised.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised 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:

- a) Level 1 – Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- b) Level 2 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- c) 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 recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

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.

### **1.3.4 Use of Estimates and Judgements**

The preparation of financial statements in conformity with Ind AS requires the management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including





# SNEHA ASHIANA PRIVATE LIMITED

## *Notes to Financial Statements*

contingent liabilities) at the end of the reporting period and the reported income and expenses during the year. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

### **1.3.5 Cash and Cash Equivalents**

Cash and cash equivalent 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.

### **1.3.6 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, 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) net selling price and its value in use. The 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 groups of assets. Where 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 net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

### **1.3.7 Inventories**

Inventories are valued at lower of cost or Net Realisable value, except for construction-work-in-progress which is valued at cost.

Construction-work-in-progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the Company.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

### **1.3.8 Revenue recognition**

Revenue is recognized when it is probable that the economic benefits will flow to the Company and it can be reliably measured. Revenue is measured at the fair value of the consideration received/receivable net of rebate and taxes. The Company applies the revenue recognition criteria to each nature of revenue transaction as below:

In terms of Ind AS 115 w.e.f. 1st April, 2018, revenue to be recognised at a point of time (project completion method) upon satisfaction of performance obligation at an amount that reflects the consideration to which the entity expects to be entitled in exchange for transfer of goods or services to customers. In the previous year, the Company had applied Ind AS 18 but no revenue was recognised for under-construction properties since the risk and reward in relation to the captioned properties could not be transferred to the customers. Accordingly, there is no impact on the revenue recognition due to adoption of Ind AS 115.



# SNEHA ASHIANA PRIVATE LIMITED

## *Notes to Financial Statements*

Interest Income is recognised using the effective interest method and is included under the head 'Other Income' in the Statement of Profit and Loss.

Dividend Income including share of profit in LLP is recognised when the Company's right to receive dividend is established.

All other incomes are recognised on accrual basis.

### **1.3.9 Income Taxes**

Tax expense comprises current and deferred tax.

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 and tax laws prevailing in the respective tax jurisdictions where the Company operates. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Deferred tax is provided using the balance sheet method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements at the reporting date. Deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss). Deferred income tax is determined using tax rates and laws that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

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 taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised 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 offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

Deferred income taxes reflect the impact of timing differences between taxable income and accounting income originating during the current year and reversal of timing differences for the earlier years. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted at the reporting date.



# SNEHA ASHIANA PRIVATE LIMITED

## *Notes to Financial Statements*

### 1.3.10 Provisions and Contingencies

A provision is recognized when an enterprise has a present obligation (legal or constructive) as a result of past event; it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. The expense relating to a provision is presented in the statement of profit and loss.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

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

### 1.3.11 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.

### 1.3.12 Earnings per Share

Basic Earnings per Share is calculated by dividing the net profit or loss 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 net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period is adjusted for the effects of all dilutive potential equity shares.

The weighted average number of equity shares outstanding during the period and for all periods presented is adjusted for events, such as bonus shares, other than the conversion of potential equity shares that have changed the number of equity shares outstanding, without a corresponding change in resources.

### 1.3.13 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.

#### a. Financial assets

##### i. Initial recognition and measurement



# SNEHA ASHIANA PRIVATE LIMITED

## *Notes to Financial Statements*

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

### **ii. Subsequent measurement**

For purposes of subsequent measurement, financial assets are classified as below:

- Debt instruments at amortised cost
- Equity instruments measured at fair value through other comprehensive income FVTOCI

#### **Debt instruments at amortised cost other than derivative contracts**

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- 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.

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 and other receivables.

#### **Equity investments**

All equity investments in scope of Ind-AS 109 are measured at fair value other than equity investments measured at deemed cost on first time adoption of Ind AS as set out in Note. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Company decides to classify the same either as at FVTOCI or FVTPL. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

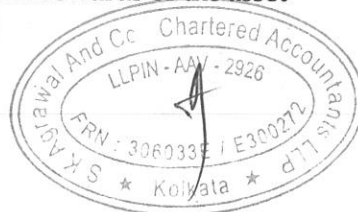
If the Company decides to classify an equity instrument at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to Statement of Profit and Loss, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

### **iii. De-recognition**

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognised when:

- The rights to receive cash flows from the asset have expired, or
- The Company has transferred substantially all the risks and rewards of the asset



# SNEHA ASHIANA PRIVATE LIMITED

## *Notes to Financial Statements*

### **iv. Impairment of financial assets**

In accordance with Ind-AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

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

The Company follows 'simplified approach' for recognition of impairment loss allowance on Trade receivables.

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

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive, discounted at the original EIR. When estimating the cash flows, an entity is required to consider:

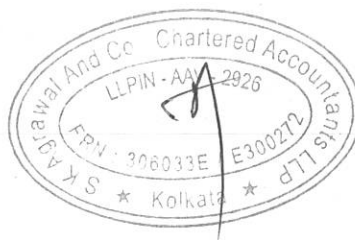
- All contractual terms of the financial instrument (including prepayment, extension, call and similar options) over the expected life of the financial instrument. However, in rare cases when the expected life of the financial instrument cannot be estimated reliably, then the entity is required to use the remaining contractual term of the financial instrument
- Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms

As a practical expedient, the Company uses a provision matrix to determine impairment loss allowance on portfolio of its trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward-looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

ECL impairment loss allowance (or reversal) recognized during the period is recognized as income/expense in the statement of profit and loss (P&L). This amount is reflected under the head 'other expenses' in the P&L. The balance sheet presentation for various financial instruments is described below:

- Financial assets measured at amortised cost: ECL is presented as an allowance, i.e., as an integral part of the measurement of those assets in the balance sheet. The allowance reduces the net carrying amount. Until the asset meets write-off criteria, the group does not reduce impairment allowance from the gross carrying amount.

For assessing increase in credit risk and impairment loss, the Company combines financial instruments on the basis of shared credit risk characteristics with the objective of facilitating an analysis that is designed to enable significant increases in credit risk to be identified on a timely basis.





# **SNEHA ASHIANA PRIVATE LIMITED**

## *Notes to Financial Statements*

### **b. Financial liabilities**

#### **i. Initial recognition and measurement**

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

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

#### **ii. 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 derivatives, 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. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

Gains or losses on liabilities held for trading are recognised in the 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 risks 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.

##### **Borrowings**

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate (EIR) method. Gains and losses are recognised in the statement of profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

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.

##### **Trade receivables**

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less allowance for doubtful debts.

##### **Trade and other payables**



# SNEHA ASHIANA PRIVATE LIMITED

## *Notes to Financial Statements*

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year. The amounts are generally unsecured. Trade and other payables are presented as current liabilities unless payment is not due within the Company's operating cycle. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

### **Financial guarantee contracts**

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the lender for a loss it incurs because the specified borrower fails to make a payment when due in accordance with the terms of a loan agreement. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation.

### **De-recognition**

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 de-recognition 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 and loss.

### **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.

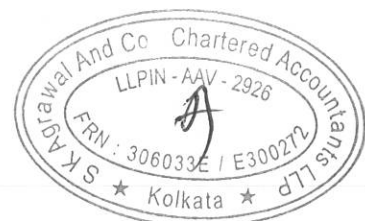
### **1.3.14 Segment Reporting**

Based on the "management approach" as defined in Ind AS 108 - Operating Segments, the Board of Directors / Chief Operating Decision Maker evaluates the Company's performance based on an analysis of various performance indicators by business segment. Segment revenue and expenses include amounts which can be directly attributable to the segment and allocable on reasonable basis. Segment assets and liabilities are assets / liabilities which are directly attributable to the segment or can be allocated on a reasonable basis. Income / expenses / assets / liabilities relating to the enterprise as a whole and not allocable on a reasonable basis to business segments are reflected as unallocated income / expenses / assets / liabilities.



**SNEHA ASHIANA PRIVATE LIMITED**  
**Notes to Financial Statements**

	As at 31st March 2021	As at 31st March 2020
	Amount (₹)	Amount (₹)
<b>2 Inventories (Inventories are valued at lower of cost or net realisable value)</b>		
Land	62,20,33,109	64,53,52,860
	<u>62,20,33,109</u>	<u>64,53,52,860</u>
<b>3 Cash and Cash Equivalents</b>		
Balances with banks	17,410	40,699
	<u>17,410</u>	<u>40,699</u>
<b>4 Other Current Assets</b>		
Advance Income Taxes (Net of provisions)	15,37,643	18,95,294
Advance Receivable From Related Party	-	10,29,73,441
GST Input	11,06,484	11,02,704
	<u>26,44,127</u>	<u>10,59,71,439</u>
<b>5 Equity Share Capital</b>		
Authorized Shares		
50,000 Equity Shares of ₹10/- each.	5,00,000	5,00,000
10,000 Preference Shares of ₹100/- each.	10,00,000	10,00,000
	<u>15,00,000</u>	<u>15,00,000</u>
Issued, Subscribed & Paid-up Shares		
50,000 Equity Shares of ₹10/- each.	5,00,000	5,00,000
	<u>5,00,000</u>	<u>5,00,000</u>
<b>a. Reconciliation of the shares outstanding at the beginning and at the end of the year</b>		
<b>Equity Shares</b>		
	<u>No. of Shares</u>	<u>No. of Shares</u>
At the beginning of the period	50000	50000
Issued during the period	-	-
Outstanding at the end of the period	<u>50000</u>	<u>50000</u>
<b>b. Rights attached to Equity Shares</b>		
The Company has only one class equity shares having a par value of ₹10/- per share. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive 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.		
<b>c. Shares held by Holding Company</b>		
	As at 31st March 2021	As at 31st March 2020
Equity Shares of ₹10/- each fully paid-up	No. of Shares and % holding	No. of Shares and % holding
Emami Realty Limited, Holding Company*	50,000 100%	50,000 100%
<b>d. Details of shareholders holding more than 5% shares in Company</b>		
	As at 31st March 2021	As at 31st March 2020
Equity Shares of ₹10/- each fully paid-up	No. of Shares and % holding	No. of Shares and % holding
Emami Realty Limited, Holding Company*	50000 100%	50000 100%
*Out of 50,000 Equity Shares, 100 Equity Shares are held by the Nominee of Emami Realty Ltd.		
<b>6 Other Equity</b>		
<b>Reserves &amp; Surplus</b>		
<b>Retained Earnings</b>		
Opening Balance	(3,30,18,083)	(10,37,181)
Surplus/(Deficit) in the Statement of Profit & Loss	(2,08,58,043)	(3,19,80,902)
	<u>(5,38,76,126)</u>	<u>(3,30,18,083)</u>
<b>7 Borrowings</b>		
<b>Unsecured</b>		
Loan from Related Party*	12,68,40,345	23,32,63,080
	<u>12,68,40,345</u>	<u>23,32,63,080</u>
* Repayable on demand		
<b>8 Other Financial Liabilities</b>		
Cheques overdrawn	-	2,91,695
JDA Deposit	55,11,00,000	54,90,00,000
Liabilities for Expenses	10,000	1,71,559
	<u>55,11,10,000</u>	<u>54,94,63,254</u>
<b>9 Other Current Liabilities</b>		
Duties & Taxes Payables	1,20,427	11,56,747
	<u>1,20,427</u>	<u>11,56,747</u>



**SNEHA ASHIANA PRIVATE LIMITED****Notes to Financial Statements**

	Year ended 31.03.2021 Amount (₹)	Year ended 31.03.2020 Amount (₹)
<b>10 Revenue from Operations</b>		
Sale of Plots	2,72,43,160	10,39,88,324
Sale of Land	-	4,02,50,000
	<b>2,72,43,160</b>	<b>14,42,38,324</b>
<b>11 Other Income</b>		
Interest on Fixed Deposit	37,340	-
Misc Income	4,118	-
	<b>41,458</b>	<b>-</b>
<b>12 Purchases</b>		
Land (Joka )	21,17,965	-
	<b>21,17,965</b>	<b>-</b>
<b>13 Changes in inventories of finished goods, work-in-progress and stock-in-trade</b>		
<b>I. Opening Stock</b>		
Land	46,25,45,483	58,39,15,027
Work-in-Progress	18,28,07,377	20,37,85,526
	<b>64,53,52,860</b>	<b>78,77,00,553</b>
<b>II. Closing Stock</b>		
Land	44,64,31,406	46,25,45,483
Work-in-Progress	17,56,01,703	18,28,07,377
	<b>62,20,33,109</b>	<b>64,53,52,860</b>
Net (Increase) / Decrease (I-II)	<b>2,33,19,751</b>	<b>14,23,47,693</b>
<b>14 Finance Cost</b>		
Interest Expenses	2,26,51,261	3,15,43,821
Other Borrowing Cost	-	13,08,322
Commission	-	1,35,788
	<b>2,26,51,261</b>	<b>3,29,87,931</b>
<b>15 Project Expenses</b>		
Brokerage	-	8,25,000
	<b>-</b>	<b>8,25,000</b>
<b>16 Other Expenses</b>		
Rates & Taxes	4,750	4,750
Miscellaneous Expenses	26,133	19,852
Auditors' Remuneration (Refer Note No. 21)	22,800	34,000
	<b>53,683</b>	<b>58,602</b>
<b>17 Earnings per Equity share</b>		
Earnings per Share is calculated as follows:		
Profit/(loss) after tax attributable to Equity Shareholders	(2,08,58,043)	(3,19,80,902)
Weighted average number of equity shares	50,000	50,000
Nominal value of equity share	10.00	10.00
Basic and Diluted Earnings per Equity Share	<b>(417.16)</b>	<b>(639.62)</b>



## SNEHA ASHIANA PRIVATE LIMITED

### Notes to Financial Statements

#### 18 Financial risk management objectives and policies

The Company's principal financial liabilities, comprise of borrowings and trade payables. The main purpose of these financial liabilities is to finance the Company's working capital requirements. The Company has financial assets such as cash & cash equivalents, which arise directly from its operations.

The carrying amount of financial assets and financial liabilities measured at amortised cost in the financial statements are a reasonable approximation of their fair values since the Company does not anticipate that the carrying amounts would be significantly different from the values that would eventually be received or settled.

The Company is exposed to market risk only. The Company's Board of Directors oversees the management of the risks and advises on financial risks and the appropriate financial risk governance framework for the Company. The Company's Board of Directors assures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives.

The Board of Directors agrees and reviews policies for managing the risks, which are summarised below.

##### a. Interest Rate Risk

The Company has taken debt to finance its working capital, which exposes it to interest rate risk. Borrowings issued at variable rates expose the Company to interest rate risk.

##### Interest Rate Risk Exposure

Particulars	Amount (₹)	
	31st March 2021	31st March 2020
Variable rate borrowing	-	-
Fixed rate borrowing	12,68,40,345	23,32,63,080
<b>Total borrowings</b>	<b>12,68,40,345</b>	<b>23,32,63,080</b>

#### 19 Capital management

The Company's policy is to maintain an adequate Capital base so as to maximize returns to the shareholders and to sustain future development of the business. The Board of Directors seeks to maintain a balance between the higher returns that might be possible with the higher level of borrowings and the advantages and the security afforded by a sound capital position.

	(Amount in ₹)	
	As at 31.03.2021	As at 31.03.2020
Borrowings	12,68,40,345	23,32,63,080
Other Financial Liabilities	55,11,10,000	54,94,63,254
Less: Cash and Cash Equivalents	17,410	40,699
<b>Net Debt</b>	<b>67,79,67,755</b>	<b>78,27,67,033</b>
Total capital	(5,33,76,126)	(3,25,18,083)
<b>Capital and Net Debt</b>	<b>62,45,91,629</b>	<b>75,02,48,950</b>
Gearing ratio	108.55%	104.33%





**SNEHA ASHIANA PRIVATE LIMITED****Notes to Financial Statements****20 Related party disclosures**

i) List of related parties where control exists and related parties with whom transactions have taken place and relationships:

<u>Name of Related Party</u>	<u>Relationship</u>
Emami Realty Limited	Holding Company

ii) Key Managerial Personnel & Other Directors:

a) Key Managerial Personnel:

Dr. Nitesh Kumar Gupta	Director (w.e.f 31.07.2020)
Mr. Girija Kumar Choudhary	Director (ceased from 01.08.2020)

b) Other Directors:

Mr. Sushil Kumar Kothari	Director
Mr. Anil Kumar Kedia	Director

iii) Enterprise wherein the Holding Company's promoters have significant influence:

Diwakar Viniyog Pvt Ltd (Merged with Sneha Enclave Pvt Ltd w.e.f 08.02.2021 )

Sneha Enclave Pvt Ltd

Fastgrow Crops Pvt Ltd

iv) Transactions during the year with related parties:

Nature of Transactions	Holding Company		Enterprises where the Holding Company's promoters have significant influence	
	31-03-2021	31-03-2020	31-03-2021	31-03-2020
Loans Taken	1,50,000	11,88,56,000	-	-
Loans Repaid	10,32,53,265	8,81,60,000	-	-
Interest Provided	2,26,51,261	2,65,75,737	-	-
Interest paid	2,59,70,731	7,25,058	-	-
Reimbursements	11,06,056	12,97,940	2,400	5,600
JDA Received	21,00,000	-	-	-
Commission Provided	-	-	-	1,60,230
<b>Balance as on 31st March 2021</b>				
Loans Taken	12,68,40,345	23,32,63,080	-	-
JDA Deposit	55,11,00,000	54,90,00,000	-	-
Commission Payable	-	-	-	1,53,441
Corporate Guarantee Given	14,04,81,619	44,32,70,717	-	-

**21 Auditors' Remuneration**

As Auditors :

Audit Fees

GST Fees

Tax Audit Fees

Limited Review

	2020-2021	2019-2020
	Amount (₹)	Amount (₹)
Audit Fees	11,800	10,000
GST Fees	5,000	-
Tax Audit Fees	-	20,000
Limited Review	6,000	4,000
	<b>22,800</b>	<b>34,000</b>

**22 Deferred Tax**

Since there is no probability supported by evidence, the Company has not recognized the deferred tax assets of ₹ 1,34,23,047/- (P. Y. ₹ 1,01,32,432/-) as computed below as at 31.03.2021 on unabsorbed business loss as recommended under Accounting Standard (Ind AS - 12) on "Income Taxes" issued by The Institute of Chartered Accountants of India.

Particulars	2020-2021	2019-2020
	Amount (₹)	Amount (₹)
Current year loss/(Profit)	2,08,58,043	3,19,80,902
Earlier years loss/(Profit)	3,24,75,744	4,94,842
Total	5,33,33,787	3,24,75,744
Deferred Tax Asset / (Liabilities)	1,34,23,047	1,01,32,432



## SNEHA ASHIANA PRIVATE LIMITED

### Notes to Financial Statements

#### **23 Segment Reporting**

The Company is engaged in the business of Real Estate Development, which as per Ind AS 108 on "Segment Reporting" is considered to be the only reportable business segment. The Company is operating only in India and there is no other significant geographical segment.

- 24 There have been no default in payment during the year to Micro and Small Enterprises as defined under the Micro, Small and Medium Enterprises Development ('MSMED') Act, 2006 as per information available with the management of the Company.

#### **25 Going Concern**

Having regard to the continued support of the Company's holding Company, Emami Realty Limited, the financial statements are prepared on a going concern basis.

#### **26 Other Matters**

Information with regard to the additional information and other disclosures to be disclosed by way of notes to Statement of profit and loss as specified in Schedule III to the Act is neither "nil" or "not applicable" to the Company for the year.

- 27 The Company has executed Joint Development Agreement with Emami Realty Limited for development of its land admeasuring 31.9075 acres at Coimbatore.

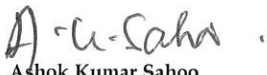
The Company has assessed the possible effects that may result from the pandemic relating to COVID-19 on the carrying amount of Receivables, Inventories, Investments and other assets/ liabilities. Based on the internal and external sources of information, the Company is of the view that the impact of COVID-19 is not material. Due to the nature of pandemic, the Company will continue to monitor developments to identify significant uncertainties in future periods, if any.

#### **29 Contingent Liabilities Not Provided for in respect of :**

Corporate Guarantee given along with mortgage of land for borrowings made by Emami Realty Ltd ₹ 14,04,81,619/- (P.Y. ₹ 44,32,70,717/-)

- 30 Previous year's figures have been rearranged or regrouped wherever necessary.

As per our report of even date  
For S K AGRAWAL AND CO CHARTERED  
ACCOUNTANTS LLP  
Chartered Accountants  
Firm Registration No. 306033E/E300272

  
Ashok Kumar Sahoo  
Partner  
M. No. 306453  
Place: Kolkata  
Date: 25.06.2021  
UDIN - 21306453AAAAEO4039

For and on behalf of the Board of Directors

  
Nitesh Kumar Gupta  
Director  
DIN - 08756907

  
Sushil Kumar Kothari  
Director  
DIN - 03307536

