



INDEPENDENT AUDITORS' REPORT

To the Members of

XETA PROPERTIES PRIVATE LIMITED

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the standalone financial statements of **XETA PROPERTIES PRIVATE LIMITED**, which comprise the Balance Sheet as at 31 March 2022, and the Statement of Profit and Loss, statement of changes in equity and the statement of Cash Flow Statement for the year then ended, and the notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, and profit/loss, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

Responsibility of Management for Standalone Financial Statements

The Company's Board of Directors is responsible for the matters in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified in the Companies (Indian Accounting Standards) Rules (as amended) under Section 133 of the Act. This responsibility also includes the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding of the assets of the Company and for preventing and detecting the 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 control, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

Those Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's Responsibility for the Audit of the financial statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty



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

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

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

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

Report on other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in the "**Annexure A**" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by section 143(3) of the Act, we report that:

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.

- a) In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books.
- b) The Balance Sheet, the Statement of Profit and Loss (including other comprehensive income), and Cash Flow Statement and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.
- c) In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with relevant rules issued thereunder.



d) On the basis of written representations received from the directors as on 31st March 2022, taken on record by the Board of Directors, none of the directors is disqualified as on 31st March 2022, from being appointed as a director in terms of Section 164(2) of the Act.

e) 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**”.

g) With respect to the other matters to be included in the Auditors’ Report in accordance with Rule 11 of the Companies (Audit & Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

(i) The Company does not have any pending litigations which would impact its financial position.

(ii) The Company did not have any long term contracts including derivatives contracts, for which there were any material foreseeable losses.

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

FOR UBS & COMPANY
Chartered Accountants
Firm Reg. No. 012351N



(BHIMRAJ AGARWAL)
PARTNER
Membership No. 090909



Place: New Delhi
Dated: 18/05/2022
UDIN: 22090909AJVTBW9866

“Annexure A” to the Independent Auditors’ Report

Referred to in paragraph 1 under the heading ‘Report on Other Legal & Regulatory Requirement’ of our report of even date to the financial statements of the Company for the year ended March 31, 2022:

On the basis of such checks as we considered appropriate and according to the information and explanation given to us during the course of our audit, we report that:

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
- (b) All the Property, Plant and Equipment have been physically verified by the management during the year and there is regular program of verification which, in our opinion is reasonable, having regard to the size of the company and nature of the assets. According to the information and explanation given to us, no material discrepancies were noticed on such verification and the same have been properly dealt with in the books of account;
- (c) The title deeds of immovable properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee) are held in the name of the company.
- (d) The Company has not revalued any of its Property, Plant and Equipment during the year
- (e) According to information and explanation given to us, there are no proceedings which have been initiated or pending against the Company for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rule made thereunder.
- (ii) Company does not have any inventory and working capital during the year. Therefore, the given provision of the order is not applicable to the company.
- (iii) The Company has not made any investment in, provided any guarantee and security or granted any loans or advanced in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnership or any other parties. Accordingly, the provision of Clause (iii)(a) to (iii)(f) of the order not applicable to the companies.
- (iv) In our opinion and according to the information and explanation given to us, the company has complied with the provision of sec 185 and 186 of the Companies Act, 2013 in respect of loans, investment, guarantee and security. Following are the details for the same:
- (v) As per explanation and information given to us, the Company has not accepted or renewed deposit from public during the year hence the provision of section 73 to 76 or



any other relevant provision of The Companies Act, 2013 and The Companies (Acceptance of Deposit) Rules, 2015 with regard to the deposits accepted from the public are not applicable.

- (vi) The Central Government has not prescribed the maintenance of cost records under sub section (1) of section 148 of The Companies Act 2013 for the industries the company belongs to.
- (vii) According to the information and explanations given to us, in respect of statutory dues and other dues.
 - a. The Company is generally regular in depositing with appropriate authorities undisputed statutory dues, including Goods and service tax, provident fund, employees' state Insurance, Income Tax, Sales-tax, Customs Duty, cess and other material statutory dues applicable to it and there are no arrears as on 31, March 2022 for period of more than six months from the date they became payable.
 - b. There are no disputed statutory dues, which have not been deposited.
- (viii) According to the information and explanation given to us, company do not have any transaction which are not recorded in the books of account have been surrendered or disclose as income during the year in the tax assessments under the Income Tax Act, 1961(43 of 1961). Therefore, given provisions of the order are not applicable to the company.
- (ix)
 - a. The Company has not defaulted in repayment of any loans or other borrowings from any lender. Hence reporting under clause 3(ix)(a) of the Order is not applicable.
 - b. The Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.
 - c. The Company has not taken any term loan during the year and there are no outstanding term loans at the beginning of the year and hence, reporting under clause 3(ix)(c) of the Order is not applicable.
 - d. On an overall examination of the financial statements of the Company, funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.
 - e. On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries.
 - f. The Company has not raised any loans during the year and hence reporting on clause 3(ix)(f) of the Order is not applicable.
- (x) Based upon the audit procedures performed and the information and explanations given by the management, the company has not raised moneys by way of initial public offer or further public offer. Further, the company has not made any Preferential allotment or private placement of share or convertible debentures during the year. Hence, the provisions of clause 3 (ix) of the Order are not applicable to the Company.



- (xi)
- a. According to the information and explanation given to us, no fraud by the company or on the company by its officers or employees has been noticed or reported during the course of our audit.
 - b. No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
 - c. No whistle blower complaints received by the company during the year, hence this clause is not applicable.
- (xii) In our opinion, the Company is not a Nidhi Company. Therefore, the provision of clause 3(xii) of the order are not applicable to the company.
- (xiii) In our opinion, all transactions with the related parties, if any are in compliance with section 177 and 188 of Companies Act, 2013 and the details have been disclosed in the Financial Statements as required by the applicable accounting standards.
- (xiv) According to the information and explanation given to us, company is not required to appoint an internal auditor. Accordingly, Clause xiv of the order is not applicable to the company.
- (xv) Based upon the audit procedures performed and the information and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with its directors. Hence, the provisions of clause 3 (xv) of the Order are not applicable to the Company.
- (xvi) In our opinion, the company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 or not conducted any Non-Banking Financial or Housing Finance activities or not fulfill the criteria of a Core Investment Company and accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the Company.
- (xvii) The company has not incurred cash loss the financial year but there was a cash loss of Rs. 30.77 thousands in the immediately preceding financial year.
- (xviii) There was no resignation of the statutory auditors during the year. Accordingly, the provision of Clause xviii is not applicable to the company.
- (xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and 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 indicating 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 further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

- (xx) Provisions regarding the Corporate Social Responsibility are not applicable on the company. Therefore, the provisions of Clause xx of the order are not applicable to the company.

FOR UBS & COMPANY
Chartered Accountants
Firm Reg. No. 012351N



(BHIMRAJ AGARWAL)
PARTNER
Membership No. 090909



Place: New Delhi
Dated: 18/05/2022
UDIN: 22090909AJVTBW9866

“Annexure B” to the Independent Auditor’s Report of even date on the Standalone Financial Statements of XETA PROPERTIES PRIVATE LIMITED.

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)

We have audited the internal financial controls over financial reporting of **XETA PROPERTIES PRIVATE LIMITED** (“the Company”) as of March 31, 2022 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company’s management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the 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.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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



Meaning of Internal Financial Controls Over Financial Reporting

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, the company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

FOR UBS & COMPANY
Chartered Accountants
Firm Reg. No. 012351N


(BHIMRAJ AGARWAL)
PARTNER

Membership No. 090909
Place: New Delhi
Dated: 18/05/2022

UDIN: 22090909AJVTBW9866




Xeta Properties Private Limited
U70100WB2010PTC150708
Balance Sheet as at 31st March 2022

		Rs in Thousands	
	Note	As at 31st March 2022	As at 31st March 2021
ASSETS			
(1) Non Current Assets			
Property, Plant and Equipment	2	17,821.34	17,821.34
Total Non Current Assets		17,821.34	17,821.34
(2) Current Assets			
(a) Financial Assets			
(i) Cash and Cash Equivalents	3	25.63	25.00
(ii) Bank Balance other than above	4	100.21	
(b) Current Tax Assets (Net)	5	26.50	
(c) Trade Receivables	6	36.00	
Total Current Assets		188.34	25.00
Total Assets		18,009.68	17,846.34
Equity And Liabilities			
(1) Equity			
(a) Equity Share capital	7	17,350.00	17,350.00
(b) Other Equity		(396.00)	(596.04)
Equity attributable to Owners of the Company		16,954.00	16,753.96
Total Equity		16,954.00	16,753.96
(2) Non Current Liabilities			
Total Non Current Liabilities		-	-
(3) Current Liabilities			
(a) Financial Liabilities			
Borrowings	8	200.00	200.00
(b) Other Current Liabilities	9	855.68	892.38
Total Current Liabilities		1,055.68	1,092.38
Total Equity and Liabilities		18,009.68	17,846.34

Significant Accounting Policies 1
Other Notes on Financial Statements 15 - 22
The accompanying notes are integral part of financial statements

As per our report of even date annexed
For UBS & Company
Chartered Accountants


(Bhimraj Agarwal)
Partner
Membership No.090909
FRN:012351N



For and on behalf of the Board



Shubhang Nandan
Director
DIN: 09158016



Arjun Singh
Director
DIN: 00129695

Place: New Delhi
Date: 18/05/2022



Xeta Properties Private Limited

U70100WB2010PTC150708

Statement of Profit and Loss for the Year ended 31st March 2022

		Rs in Thousands	
	Note	For the Year ended 31st March 2022	For the Year ended 31st March 2021
I. INCOME			
Revenue from Operations	10	-	-
Other Income	11	265.21	25.00
Total Income (I)		265.21	25.00
II. EXPENSES			
Other Expenses	12	65.16	55.77
Total Expenses (II)		65.16	55.77
III. Profit before Tax (I - II)		200.04	(30.77)
IV. Tax Expense			
(i) Current Tax		-	-
(ii) Deferred Tax		-	-
Total Tax Expenses (IV)		-	-
V. Profit/(Loss) for the Year (III-IV)		200.04	(30.77)
VI. Other Comprehensive Income		-	-
VII. Total Comprehensive Income /(Loss) For the year (V+VI)		200.04	(30.77)
VIII. Earnings per Equity Share:			
Earnings per Share (Basic) on Net Profit, attributable to owners of Company (Rs/Share)	13	11.53	(1.77)
Earnings per Share (Diluted) on Net Profit, attributable to owners of Company (Rs/Share)	13	11.53	(1.77)

As per our report of even date annexed

For UBS & Company
Chartered Accountants

(Bhimraj Agarwal)

Partner

Membership No.090909

FRN:012351N

Place: New Delhi

Date: 18/05/2022



For and on behalf of the Board


 Shubhang Nandan
 Director
 DIN: 09158016


 Arjun Singh
 Director
 DIN: 00129695

Cash Flow Statement For The Year Ended 31st March 2022

Particulars	Rs in Thousands	
	For the Year ended 31st March 2022	For the Year ended 31st March 2021
Profit/ (Loss) before taxation	200.04	(30.77)
Adjustments for non cash items	-	-
Operating Profit/ (loss) before working capital change	200.04	(30.77)
Changes in Working Capital		
Increase/ (decrease) in operating liabilities	(36.71)	27.24
Decrease/ (Increase) in Current Assets	(62.50)	25.00
Payment of Income tax	-	-
Net cash from operating activities (A)	100.84	21.47
Net Cash flow from Investing Activities (B)		
(Increase)/ Decrease in Bank deposits not considered as cash and cash equivalents (net)	(100.21)	-
Net Cash flow from/(used in) Investing Activities(B)	(100.21)	-
Cash flows from financing activities		
Repayment of Loan	-	-
Unsecured Loan taken	-	-
Net cash from financing activities (C)	-	-
Net increase/(decrease) in cash and cash equivalents (A+B+C)	0.63	21.47
Cash and cash equivalents at beginning of period	25.00	3.53
Cash and cash equivalents at end of period	25.63	25.00

As per our report of even date annexed
For UBS & Company
Chartered Accountants

(Bhimraj Agarwal)
Partner
Membership No.090909
FRN:012351N

Place: New Delhi
Date: 18/05/2022



For and on behalf of the Board

Shubhang Nandan
Director
DIN: 09158016

Arjun Singh
Director
DIN: 00129695

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Statement of Changes in Equity for the period ended 31st March 2022

Equity Share Capital

Rs in Thousands

Particulars	Balance as at 01.04.2021	Changes in equity share capital due to Prior Period errors	Restated Balance as on 01.04.2021	Change in equity share capital during the year	Balance as on 31.03.2022
Equity Share Capital	17,350.00	-	17,350.00	-	17,350.00

Particulars	Balance as at 01.04.2020	Changes in equity share capital due to Prior Period errors	Restated Balance as on 01.04.2020	Change in equity share capital during the year	Balance as on 31.03.2021
Equity Share Capital	17,350.00	-	17,350.00	-	17,350.00

Other Equity

As at 31.03.2022

Rs in Thousands

Particulars	Reserves and Surplus		Other Comprehensive Income	Total
	Securities Premium	Retained Earnings		
Balance of 01.04.2020	-	(565.26)	-	(565.26)
Profit/Loss for the period	-	(30.77)	-	(30.77)
Other comprehensive income	-	-	-	-
Balance as of 31.03.2021	-	(596.04)	-	(596.04)
Balance of 01.4.2021	-	(596.04)	-	(596.04)
Profit/Loss for the period	-	200.04	-	200.04
Other comprehensive income	-	-	-	-
Balance as of 31.03.2022	-	(396.00)	-	(396.00)

As per our report of even date annexed

For UBS & Company

Chartered Accountants

For and on behalf of the Board


 (Bhimraj Agarwal)
 Partner
 Membership No.090909
 FRN:012351N


 Shubhang Nandan
 Director
 DIN: 09158016


 Arjun Singh
 Director
 DIN: 00129695

Place: New Delhi
 Date: 18/05/2022



Company Informations

XETA Properties Pvt. Ltd. is a Private Limited company domiciled in India & incorporated under the provision of the Companies Act. The Company is engaged in acquiring real estate & agricultural land.

1. Summary of Significant Accounting Policies

1.1 Basis of Preparation

The Financial Statements have been prepared in accordance with Indian Accounting Standards (hereinafter referred to as the "Ind-AS") as notified by the Ministry of Corporate Affairs, pursuant to section 133 of the Companies Act 2013 (The Companies (Indian Accounting Standards) Rules, 2015) as amended and comply in all material aspects with their provisions.

1.2 Property, Plant and Equipment

Land, buildings, plant and equipment held for use in the production or supply of goods or services, or for administrative purposes are stated at

1.3 Cash and Cash Equivalents

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

1.4 Provisions

Provisions are recognised when the company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

Provisions in the nature of long term are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value is a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

1.5 Borrowings

Borrowings are recognized initially at fair value, less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortized cost with any difference between cost and redemption value being recognized in the statement of profit or loss over the period of the borrowings on an effective interest method.

1.6 Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable.

1.7 Finance Income

Finance income comprises interest receivable on funds invested, dividend income, foreign exchange gains and losses. Interest income is recognized in the income statement as it accrues, taking into account the effective yield on the asset. Dividend income is recognized in the income statement on the date the entity's right to receive payments is established.

Claims receivable is accounted on accrual basis to the extent considered receivable.

1.8 Income Taxes

The income tax expense is the tax payable on the current period's taxable income based on the applicable income tax rate adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantially enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided using the balance sheet liability method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. 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.

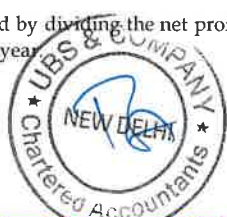
Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

1.9 Contingent Liability

A contingent liability is a possible obligation that arises from a past event, with the resolution of the contingency dependent on uncertain future events, or a present obligation where no outflow is probable. Major contingent liabilities are disclosed in the financial statements unless the possibility of an outflow of economic resources is remote. Contingent assets are not recognized in the financial statements but disclosed, where an inflow of economic benefit is probable.

1.10 Earnings Per Share

Earnings per share is calculated by dividing the net profit for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.



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Handwritten signature in blue ink.

Note to Accounts of Balance Sheet as at 31st March 2022.

2 Property, Plant and Equipments

Rs in Thousands

Particulars	Land *	Land*
	As at 31.03.2022	As at 31.03.2021
Gross Block - Opening Balances	17,821.34	17,821.34
Addition	-	-
Deletions	-	-
Gross Block - Closing Balances	17,821.34	17,821.34
Accumulated Depreciation- Opening Balances	-	-
Depreciation for the period	-	-
Deductions/ Adjustments	-	-
Accumulated Depreciation - Closing Balances	-	-
Net Carrying Value as on 31.03.2021	17,821.34	17,821.34
Addition	-	-
Deletions	-	-
Net Carrying Value as on 31.03.2022	17,821.34	17,821.34

* Pls refer note no 15

3 Cash and Cash Equivalents

Balances with banks:

- In current accounts

25.63	25.00
25.63	25.00

4 Bank Balance other than above

Balances with banks:

Deposits with original maturity of more than three months but less than 12 months

100.21	-
100.21	-

5 Current Tax Assets (Net)

Advance Income Tax (Net of Provision)

26.50	-
26.50	-

6 Trade Receivables

Considered good - Secured

Considered good - Unsecured

-having significant increase in Credit Risk

-Credit impaired

-	-
36.00	-
-	-
-	-
36.00	-

Ageing schedule as on 31.03.2022

Particulars	Less than 6 months	More than 6 months
(i)Undisputed Trade receivables- Considered good	36.00	-
(ii) Disputed Trade Receivables- which have significant increase in Credit risk	-	-

8 Borrowings

Current Unsecured Borrowings

Loan from related party

200.00	200.00
200.00	200.00

Other Current Liabilities

Current Liabilities

855.68	892.38
855.68	892.38



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7: Equity Share Capital and Other Equity

		Rs in Thousands
(a) Authorised Share Capital		
Equity Share Capital	No of Shares	Amount
Equity Share Capital of Rs 10/- Each		
As at 31st March 2021	17,35,000	17,350.00
Add : Addition/ (Reduction) during the year	-	-
As at 31st March 2022	<u>17,35,000</u>	<u>17,350.00</u>

(b) Paidup and Subscribed Equity Share Capital		
Equity Share Capital	No of Shares	Amount
Equity Share Capital of Rs 10/- Each		
As at 31st March 2021	17,35,000	17,350.00
Add : Addition/ (Reduction) during the year	-	-
As at 31st March 2022	<u>17,35,000</u>	<u>17,350.00</u>

(c) Movements in Equity Share Capital		
Equity Share Capital	No of Shares	Amount
As at 31st March 2021	17,35,000	17,350.00
Add : Shares Issued during the year	-	-
As at 31st March 2022	<u>17,35,000</u>	<u>17,350.00</u>

(d) Shares Held by the Holding Company				
Name of the Shareholders	As at 31st March 2022		As at 31st March 2021	
	No of Shares	% Holding	No of Shares	% Holding
Jindal India Powertech Ltd.	17,25,000	99.42%	17,25,000	99.42%

(e) Shareholders holding more than 5 percent Equity shares of the Company (Inclusive of share issued pursuant to the scheme of arrangement)				
Name of the Shareholders	As at 31st March 2022		As at 31st March 2021	
	No of Shares	% Holding	No of Shares	% Holding
Jindal India Powertech Ltd.	17,25,000	99.42%	17,25,000	99.42%

(f) Shareholding of Promoters					
Promoter Name	Class of Shares	No of Shares as at end of the year	% of Total shares as at 31.03.2022	% of Total shares as at 31.03.2021	% change during the year
Jindal India Powertech Ltd.	Equity Shares	17,25,000	99.42%	99.42%	-
Rishi Trading Company Limited*	Equity Shares	-	0.00%	0.29%	-0.29%
Soyuz Trading Company Limited*	Equity Shares	-	0.00%	0.29%	-0.29%
Concatenate Advest Advisory Private Limited*	Equity Shares	9,980	0.58%	0.00%	0.58%
Radhe Shyam	Equity Shares	10	0.00%	0.00%	-
Suresh chander Sharma	Equity Shares	10	0.00%	0.00%	-

*The companies have been merged with Concatenate Advest Advisory Private Limited vide NCLT order dated 22nd March 2022.

(g) Terms/ rights attached to Equity shares

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. There is no restriction on distribution of dividend, however same is subject to the approval of the shareholders in the Annual General Meeting of the Company.



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Note to Accounts Statement of Profit and Loss For the Year ended 31st March 2022

		Rs in Thousands	
		for the year ended 31st March 2022	for the year ended 31st March 2021
10	Revenue from Operations	-	-
11	Other income	-	-
	Consultancy Income	265.00	25.00
	Interest on FDR	0.21	-
		265.21	25.00
12	Other Expenses		
	Professional Charges	26.08	24.54
	Filing Fees	14.66	3.78
	Auditors' Remuneration		
	- Audit Fees	21.24	20.16
	- Others	-	-
	Bank Charges	3.19	7.29
		65.16	55.77

13 Earnings per share

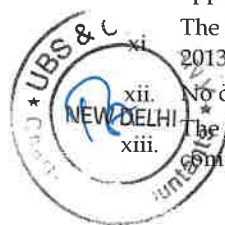
Basic earnings per share is computed using the weighted average number of equity shares outstanding during the year.

Diluted earnings per share are computed using the weighted average number of equity and dilutive potential equity shares outstanding during the year :-

Particulars	for the year ended 31st March 2022	for the year ended 31st March 2021
Profit/(Loss) after tax	200.04	(30.77)
Weighted No. of Shares Outstanding during the year	17,35,000	17,35,000
Earning per share (Basic) (Rs/Share)	11.53	(1.77)
Profit/(Loss) after tax	200.04	(30.77)
Weighted No. of Shares Outstanding during the year	17,35,000.00	17,35,000.00
Earning per share (Diluted) (Rs/Share)	11.53	(1.77)

14 Additional Regulatory Information

- Title Deeds of all Immovable properties are held in the name of the company
- The company does not have any investment property, hence disclosure relating to its valuation are not applicable.
- During the year the company has not revalued its property, plant and Equipment.
- During the year the company has not revalued its intangible assets.
- During the year the company has not granted any loan or advance in the nature of loans to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013), either severally or jointly with any other person that are:
 - repayable on demand : or
 - without specifying any terms or period of repayment,
- The company does not have capital work in progress, hence disclosure relating to same are not applicable.
- The company does not have Intangible assets under development(CWIP), hence disclosure relating to same are not applicable.
- No proceeding has been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- The company do not have any borrowings from banks or financial institution, hence the disclosure relating to same are not applicable.
- The company has not been declared as wilful defaulter by any bank or financial institution. Hence the clause is not applicable.
- The company has not entered into any transaction with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.
- No charges or satisfaction yet to be registered with ROC beyond the statutory period.
- The company has complied with the number of layers prescribed under clause (87) of section 2 of the act read with Companies (Restriction on number of layers) rule 2017.



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- xiv. During the year no Scheme of Arrangements has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.
- xv. Utilisation of Borrowed funds and share premium:-
 A) The company has not advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Intermediary shall:
 (i) 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
 (ii) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries;
 (B) 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
 (i) 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
 (ii) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries
 The company does not have any transactions not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax 1961(such as search or survey or any other relevant provisions of the Income Tax 1961).
- xvi. Corporate social Responsibility (CSR)
 The company is not covered under section 135 of the Companies Act, 2013.
- xviii. The company has not traded or invested in Crypto Currency or Virtual currency during the year.

15. Xeta Properties Private Limited has acquired land for peripheral development related to coal mining project of company namely Mandakini Coal Company Limited (MCCL). The land acquired by the company is shown in the Fixed Assets. MCCL was allotted a coal block, however pursuant to promulgation of the Ordinance, the Government of India cancelled the said coal block in 2014. The MCCL has filed a claim with Nominated Authority appointed by Ministry of Coal, Government of India for recovery of all the expenditures incurred towards development of coal block including the cost incurred by Xeta Properties Private Ltd towards the purchase of land and the same is under process. Management is of the view that in course of settlement, the recovery towards land cost shall not be less than the amount at which they are stated in the financial statements.
 The Company has stated the said land as such in financials as at 31.03.2022 pending the settlement and will make necessary adjustment entries for the same on final outcome.
16. There is no liability outstanding as on 31.03.2022 belongs to Small Scale and medium enterprises as defined under The Micro Small and Medium Enterprises Development Act, 2006.
17. The Company has not provided for deferred tax asset on business loss based upon the prudential policy as prescribed by the 'Ind AS-12' issued by the Institute of Chartered Accountants of India.

18. Additional information required under Part-II Schedule VI are as

	Current Year	Previous Year
CIF Value of Import	NIL	NIL
FOB Value of Export	NIL	NIL
Expenditure in Foreign Currency	NIL	NIL

19. Contingent Liabilities : Nil



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xix The prescribed ratios have been mentioned below:-

Sl no	Ratios	Description of numerator and denominator	for the year ended 31st March 2022	for the year ended 31st March 2021	Changes in % in compare to previous year	Reason in case any changes in ration by more then 25% as compared to the preceding year
a	Current Ratio	{Current Assets/Current Liabilities}	0.18	0.02	679.43	Due to increase in current asset balances.
b	Debts-Equity Ratio*	{(Total Debts/Shareholders' Equity)}	NA	NA	NA	-
c	Debts Service Coverage Ratio*	{EBIDT/Total Debt Service)}	NA	NA	NA	-
d	Return on Equity Ratio	{Net Income/Shareholders Equity}	0.01	-0.00	-742.36	current year income is higher than compare to last year.
e	Inventory turnover ratio**	{ cost of goods sold/ Avg Inventory}	NA	NA	NA	-
f	Trade Receivable turnover ratio**	{ Net Credit sales/ Avg Debots}	0.14	-	100%	-
g	Trade payable turnover ratio**	{ Net credit Purchase/ Avg Creditors}	NA	NA	NA	-
h	Net capital turnover ratio**	{Total sales/Shareholders Equity}	NA	NA	NA	-
i	Net Profit ratio	[Net profit/Total Sales}	0.75	-1.23	-161.32	current year income is higher than compare to last year.
j	Return on Capital employed	{EBIT/Capital employed	0.01	-0.00	-742.36	current year income is higher than compare to last year.
k	Return on Investment	Income from investment / investment	NA	NA	NA	-

* The Company doesn't have any debt hence the ratio is not computed

** The Company doesn't have any sales/Inventory hence these ratios are not computed



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20 **List of Related Parties**

a) **Holding Company**

i. Jindal India Powertech Ltd.

b) **Ultimate Holding Company**

i. Jindal Poly Investment and Finance Company Limited

c) **Fellow Subsidiary Company**

i. Jindal India RE Limited

ii. Jindal India Thermal Power Limited

d) **Directors**

i. Mr. Suresh Chander Sharma (Director)(upto 06.08.2021)

ii. Mr. Arjun Singh (Director)

iii. Mr. Shubhang Nandan (Director) (w.e.f.06.08.2021)

e) **Details of Transactions with related parties are as follows:**

Transactions	Referred to in (a) above		Total	
	as at 31.03.2022	as at 31.03.2021	as at 31.03.2022	as at 31.03.2021
Consultancy Income	240.00	25.00	240.00	25.00
Balance Outstanding				
Trade Receivables	36.00	-	36.00	-
Unsecured Loan Payable	200.00	200.00	200.00	200.00

21 Figures for the previous year have been regrouped/re-arrange/reclassified/recasted where ever considered necessary to confirm to this year classification.

22 Figures have been rounded off to nearest rupee in Thousands.

As per our report of even date annexed

For UBS & Company

Chartered Accountants

FRN:012351N


(Bhimraj Agarwal)

Partner

Membership No.090909

FRN:012351N

Place: New Delhi

Date: 18/05/2022



For and on behalf of the Board



Shubhang Nandan

Director

DIN: 09158016



Arjun Singh

Director

DIN: 00129695