

KHANDELWAL JAIN & CO.

CHARTERED ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Members of
Ritesh Properties and Industries Limited

Report on the Audit of the Standalone Financial Statements

1. Opinion

We have audited the accompanying Standalone Financial Statements of **Ritesh Properties and Industries Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2023, and the Statement of Profit and Loss including Other Comprehensive Income, Statement of changes in Equity and Statement of Cash Flows for the year then ended, and notes to the Standalone Financial Statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "Standalone Financial Statements").

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 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, 2023, its loss including other comprehensive loss, changes in equity and its cash flows for the year ended on that date.

2. Basis for Opinion

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

3. Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Standalone Financial Statements of the current year. These matters were addressed in the context of our audit of the Standalone Financial Statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.



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Sr. No.	Key Audit Matter	Auditor's Response
1.	<p><u>Evaluation of Provision and Contingent Liabilities:</u></p> <p>As at the Balance Sheet date, the Company has significant open litigation and other contingent liabilities as disclosed in note no. 37. The assessment of the existence of the present legal or constructive obligation, analysis of the probability or possibility of the related payment require the management to make judgement and estimates in relation to the issues of each matter.</p> <p>The management with the help of opinion and advise of its experts have made such judgements and estimates relating to the likelihood of an obligation arising and whether there is a need to recognize a provision or disclose a contingent liability.</p> <p>Due to the inherent complexity and level of judgement relating to recognition, valuation and presentation of provision and contingent liabilities, this is considered a key audit matter.</p>	<p><u>Our Audit procedure included:</u></p> <ul style="list-style-type: none"> We have reviewed and held discussions with the management to understand their processes to identify new possible obligations and changes in existing obligations for compliance with the requirements of Ind AS 37 on Provisions, Contingent Liabilities and Contingent Assets. We have also discussed with the management significant changes from prior periods and obtained a detailed understanding of these items and assumptions applied. <p>In addition, we have reviewed:</p> <ul style="list-style-type: none"> the details of the proceedings before the relevant authorities including communication from the advocates / experts; legal advises / opinions obtained by the management, if any, from experts in the field of law on the legal cases; status of each of the material matters as on the date of the balance sheet. We have assessed the appropriateness of provisioning based on assumptions made by the management and presentation of the significant contingent liabilities in the Standalone Financial Statements.

4. Information other than the Standalone Financial Statements and Auditor's Report Thereon

The Company's Management and Board of Directors are responsible for the preparation of the other information. The other information comprises the information included in the Company's Annual Report, Management Discussion and Analysis, Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the Standalone Financial Statements and our auditor's report thereon. The other information comprising the above documents is expected to be made available to us after the date of this auditor's report.



Our opinion on the Standalone 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 Standalone Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Standalone Financial Statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

5. Responsibilities of Management's for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Standalone Financial Statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Standalone Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Standalone Financial Statements, management and Board of Directors 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.

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

6. Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the Standalone 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 Standalone 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 Standalone Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Standalone 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 Standalone Financial Statements, including the disclosures, and whether the Standalone Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the standalone Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the standalone 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 standalone Financial Statements.

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



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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Standalone Financial Statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

7. 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 Companies Act, 2013, 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:

- 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, Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the books of account;
- d) In our opinion, the aforesaid Standalone Financial Statements comply with the Ind AS specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
- e) On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164 (2) of the Act;
- f) With respect to the adequacy of the internal financial controls over financial reporting of the Company with reference to these Ind AS Standalone Financial Statements 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 Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:




In our opinion and to the best of our information and according to the explanation given to us, the managerial remuneration for the year ended March 31, 2023 has been paid / provided by the Company to its directors in accordance with the provisions of section 197 read with Schedule V of the Act;

- h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014 as amended, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company has disclosed the impact of pending litigations on its financial position in its Standalone Financial Statements – Refer Note 35 to the Standalone Financial Statements;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses– Refer Note 35 to the Standalone Financial Statements;
 - iii. There were no amounts, which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. (a) The Management has represented that, to the best of its knowledge and belief, as disclosed in the notes to accounts, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - (b) The Management has represented, that, to the best of its knowledge and belief, as disclosed in the notes to accounts, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - (c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.



- v. The Company has not declared or paid any dividend during the year.
- vi. No comment have been offered as regard the maintenance of books of accounts using accounting software which has a feature of recording audit trail (edit log) facility under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 since the said requirements under proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 are not applicable to the Company for the financial year ended on March 31, 2023.

For Khandelwal Jain & Co.,
Firm Registration No. 105049W
Chartered Accountants


Manish Kumar Singhal
Partner
Membership No. 502570
UDIN: 23502570BGXFDZ5342



Place: New Delhi
Dated: 30/05/2023

KHANDELWAL JAIN & CO.

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Annexure - A to the Independent Auditors' Report on the Standalone Financial Statements

Annexure referred to in paragraph 7 (1) of the Independent Auditors' Report of even date to the members of **Ritesh Properties and Industries Limited** on the Standalone Financial Statements for the year ended 31st March 2023, we report that:

- I. (a) (A) The Company is maintaining proper records showing full particulars, including quantitative details and situations of its Property, Plant and Equipment.
- (B) The Company is maintaining proper records showing full particulars of intangible assets.
- (b) Property, Plant and Equipment have been physically verified by the management during the year and there is a regular program of verification which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets and as informed, no material discrepancies were noticed on such verification.
- (c) According to the information and explanation given by the management, the title deeds of all the immovable properties were held in the name of the Company. Further, the lease agreements where the Company is a lessee were duly executed in favour of the company.
- (d) The Company has not revalued any of its Property, Plant and Equipment (including right-of-use assets) and intangible assets during the year.
- (e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2023 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- II. (a) As per the information furnished, the management at reasonable intervals during the period has physically verified the Inventories. In our opinion, having regard to the nature and location of stocks, the frequency of physical verification is reasonable. No discrepancies were noticed on verification between the physical inventory and the book records that were more than 10% in the aggregate of each class of inventory.
- (b) During the year, the Company has not sanctioned working capital limits in excess of Rs. 5 Crores, in aggregate, from banks or financial institutions on the basis of security of current assets.
- III. The Company has made investments in, companies, firms, Limited Liability Partnerships, and granted unsecured loans to other parties, during the year, in respect of which
- a) The Company has provided any loans or advances in the nature of loans or stood guarantee, or provided security to any other entity during the year
- A) During the year, the Company has granted loans to subsidiary company, the aggregate amount during the year and balance outstanding at the balance sheet date is given as

under:-

Rs. in Lakhs



Particular	Loans
Aggregate amount granted/ provided during the year - <u>Subsidiary</u> Loans given by the Company	Rs. 2.50
Balance outstanding as at balance sheet date in respect of above cases - <u>Subsidiary</u> Loan given by the Company	Rs. 2.50

- B) The aggregate amount during the year, and balance outstanding at the balance sheet date with respect to such loan, guarantees or security to parties other than subsidiaries, are given as under:

Particular	Loans	Rs. in Lakhs
Aggregate amount granted/ provided during the year - <u>Other than Subsidiaries</u> Loans given by the Company	Rs. 93.50	
Balance outstanding as at balance sheet date in respect of above cases - <u>Other than Subsidiaries</u> Loan given by the Company	Rs. 1263.79	

- b) Based on information and explanation and in our opinion, the investments made and the terms and conditions of the grant of loans, during the year are, prima facie, not prejudicial to the Company's interest.
- c) In respect of loans granted by the Company, the schedule of repayment of principal and payment of interest has been stipulated and the repayments of principal amounts and receipts of interest are generally been regular as per stipulation.
- d) In respect of loans granted by the Company, there is no overdue amount remaining outstanding as at the balance sheet date to its whole time director.
- e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, no loan granted by the Company has fallen due during the year, and hence reporting under clause 3(iii)(e) of the Order is not applicable.
- f) The Company has granted loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment are given below:

(Rs. in lakhs)

	All Parties	Promoters	Related Parties
Aggregate amount of loans/ advances in nature of loans - Repayable on demand (A) - Agreement does not specify any terms or period of repayment (B)	1266.29 -	810.45 -	270.10 -
Total (A+B)	1266.29	810.45	270.10
Percentage of loans/ advances in nature of loans to the total loans	100%	64.00	21.33



- IV. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Act in respect of grant of loans, making investments and providing guarantees and securities, as applicable.
- V. In our opinion and according to the information and explanation given to us, the Company has not accepted any deposits within the meaning of the provisions of Sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the rules framed there under.
- VI. According to the information and explanations given to us, 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 products of the company.
- VII. (a) According to the information and explanations given to us and records examined by us, in our opinion the Company has generally been regular in depositing undisputed statutory dues including Provident Fund, Employees' State Insurance, Income Tax, Goods and Service Tax, and other material statutory dues applicable to it with the appropriate authorities. According to the information and explanations given to us, there are no undisputed amounts payable in respect of such statutory dues at the year end, for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us, the dues which has not been deposited on account of disputes and the forum where the dispute is pending as under.

Sl. No.	Name of the Statute	Nature of Dues	Year	Amount (Rs. in lakhs)	Forum where Dispute is pending
1	Income tax Act, 1961	Income Tax	2012-13, 2014-15, 2017-18 and 2018-19	1195.02	CIT(A), New Delhi
2	Income tax Act, 1961	Income Tax	2009-10, 2011-12 and 2021-22	74.88	AO, New Delhi

- VIII. There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- IX. a) In our opinion and according to information and explanation given to us, the Company has not defaulted in repayment of loans or borrowing to a financial institution, bank, Government or dues to debenture holders.
- (b) The Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.
- (c) Term loans were applied for the purpose for which the loans were obtained..
- (d) On an overall examination of the standalone 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 standalone 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, associates or joint ventures.

(f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Hence, the requirement to report on clause 3(ix)(f) of the Order is not applicable to the Company.

X. (a) Based on our examinations of the records and information given to us, no money was raised by way of initial public offer or further public offer (including debt instruments) during the year by the Company and hence reporting on clause 3(x)(a) of the Order is not applicable.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, the reporting under clause 3(x)(b) of the Order is not applicable to the Company.

XI. (a) To the best of our knowledge and belief and according to the information and explanations given to us, no fraud by the Company and no fraud on the Company has been noticed or reported during the year.

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

XII. The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.

XIII. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with Sections 177 and 188 of Companies Act, 2013 where applicable and details of such transactions have been disclosed in the Financial Statements as required by the applicable accounting standards.

XIV. (a) In our opinion and based on our examination, the company has an adequate internal audit system commensurate with the size and nature of its business.

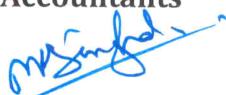
(b) We have considered, the internal audit reports for the year under audit, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.

XV. According to the information and explanation given to us and based on our examination of the records of the Company, the Company has not entered into any non-cash transaction with directors or persons connected with him and hence provision of clause 3(xv) are not applicable to the company.



- XVI. (a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and hence the provision of clause 3(xvi) (a), (b) and (c) is not applicable to the company.
- (d) According to the information and explanation given to us and based on our examination of the records of the Company, there are no Core Investment Companies (CIC) in the group.
- XVII. The Company has incurred cash losses of Rs. 198.66 lakh during the financial year covered by our audit and in the immediately preceding financial year the company has not incurred cash losses.
- XVIII. There has been no resignation of the statutory auditors of the Company during the year.
- XIX. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements 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, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- XX. a) In our opinion and according to the information and explanations given to us, there are no unspent amounts towards Corporate Social Responsibility (CSR) on other than ongoing projects requiring a transfer to a Fund specified in Schedule VII to the Companies Act in compliance with second proviso to sub-section (5) of Section 135 of the said Act. Accordingly, reporting under clause 3(xx)(a) of the Order is not applicable for the year.
- b) In our opinion and according to the information and explanations given to us, there is no unspent amount under sub-section (5) of Section 135 of the Companies Act, 2013 in respect of ongoing projects. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

For Khandelwal Jain & Co.
Firm Registration No. 105049W
Chartered Accountants


Manish Kumar Singhal
Partner
Membership No. 502570
UDIN: 23502570BGXFDZ5342



Place: New Delhi
Dated: 30/05/2023

KHANDELWAL JAIN & CO.

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Annexure – B to the Independent Auditors' Report on the Standalone Financial Statements

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

To the Members of

Ritesh Properties and Industries Limited

We have audited the internal financial controls over financial reporting of **Ritesh Properties and Industries Limited** ("the Company") as of 31st March 2023 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 ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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



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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 Standalone 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 Standalone 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 Standalone 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



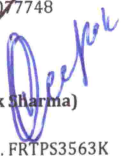
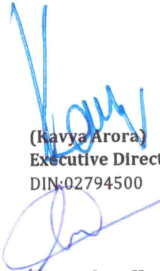

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2023, based on the internal control over financial reporting criteria 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 Khandelwal Jain & Co.
Firm Registration No. 105049W
Chartered Accountants


Manish Kumar Singhal
Partner
Membership No. 502570
UDIN: 23502570BGXFDZ5342



Place: New Delhi
Dated: 30/05/2023

RITESH PROPERTIES AND INDUSTRIES LIMITED CIN: L74899DL1987PLC027050 (Amount in ₹ Lakhs) Standalone Balance Sheet as at 31st March' 2023			
Particulars	Note No.	As on 31st March 2023	As on 31st March, 2022
ASSETS			
Non-current Assets			
(a) Property, Plant and Equipment	4	377.30	369.69
(b) Financial Assets			
(i) Investments	5	5,444.77	6,330.56
(ii) Others	6	57.72	27.64
(c) Deferred Tax Assets (Net)	7	241.19	10.09
Total Non-Current Assets		6,120.98	6,737.97
Current Assets			
(a) Inventories	8	5,047.17	838.92
(b) Financial Assets			
(i) Investments	9	4.86	6.22
(ii) Trade Receivables	10	320.79	1,722.36
(iii) Cash and Cash Equivalents	11	111.33	26.63
(iv) Loans	12	1,266.29	1,682.20
(v) Other Current Financial	13	529.06	1,232.00
(c) Current Tax Assets (Net)	14	45.89	40.94
(d) Other Current Assets	15	643.18	383.99
Total Current Assets		7,968.58	5,933.27
Total Assets		14,089.54	12,671.24
EQUITY AND LIABILITIES			
Equity			
(a) Equity Share Capital	16	2,742.08	2,444.29
(b) Other Equity	17	8,914.33	8,597.78
(c) Non Controlling Interest		-	-
Total Equity		11,656.40	11,042.07
LIABILITIES			
Non-current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	18	64.22	740.03
(ii) Others	19	125.02	89.44
(b) Provisions	20	16.89	14.29
Total Non-Current Liabilities		206.13	843.76
Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	21	943.02	394.22
(ii) Trade Payables	22		
(A) total outstanding dues of micro			
(B) total outstanding dues of		884.10	39.80
(iii) Others	23	102.74	97.48
(b) Current Tax Liability (Net)	24	-	123.01
(c) Other Current Liabilities	25	256.03	76.25
(d) Provisions	26	41.13	54.65
Total Current Liabilities		2,227.01	785.41
Total Equity and Liabilities		14,089.54	12,671.24
Summary of Significant accounting policies and other notes to Financial Statements	1 to 65		
The accompanying explanatory notes form an integral part of these financial statements As per our report of even date For Khandelwal Jain & Co. Chartered Accountants Firm Registration No. 105049W  Manish Kumar Singhal Partner Membership No. 502570 Place: New Delhi Date: 30.05.2023  (Sanjeev Arora) Chairman & Managing Director DIN:00077748  (Deepak Sharma) CFO PAN NO. FRTPS3563K  (Kavya Arora) Executive Director & WTD DIN:02794500  (Tarandeep Kaur) Company Secretary (ACS42144)			

RITESH PROPERTIES AND INDUSTRIES LIMITED CIN: L74899DL1987PLC027050 (Standalone Statement of Profit and Loss for the year ended 31st March '2023)				
(Amount in ₹ Lakhs)				
Sr. No.	Particulars	Note No.	For the year ended 31st March 2023	For the year ended 31st March, 2022
	INCOME			
I	Revenue from operations	27	3,842.28	13,617.47
II	Other Income	28	197.56	1,240.08
III	Total Income (I+II)		4,039.85	14,857.55
	EXPENSE			
IV	Cost of Material Consumed	29	46.92	-
	Purchase of Stock-In-Trade	30	6,824.97	11,379.09
	Changes In Inventories of Stock-In-Trade	31	(3,878.38)	92.01
	Employee Benefits Expense	32	277.70	259.70
	Finance Costs	33	49.63	106.04
	Depreciation and amortization expenses	4	49.32	46.58
	Other Expenses	34	913.40	475.44
	Total Expenses (IV)		4,283.57	12,358.86
V	Profit / (Loss) before exceptional items and tax (III-IV)		(243.72)	2,498.69
VI	Exceptional Items		-	-
VII	Profit / (loss) before tax (V-VI)		(243.72)	2,498.69
VIII	Tax expense			
	(1) Current Tax		0.59	121.85
	(2) Deferred Tax & MAT Credit		(230.20)	(2.26)
	(3) Income Tax Paid (Earlier Year)		40.03	-
IX	Profit / (Loss) for the year (VII-VIII)		(54.14)	2,379.10
X	Profit / (Loss) from discontinued operations		-	-
XI	Tax Expenses of discontinued operations		-	-
XII	Profit / (Loss) from discontinued operations (After Tax) (X-XI)		-	-
XIII	Profit / (Loss) for the year (IX+XII)		(54.14)	2,379.10
X	Other Comprehensive Income ('OCI')			
	(A) Items that will not be reclassified to profit or loss			
	Re-measurement gains/(loss) on defined benefits plans		2.27	0.30
	Tax Impact on above Item		0.90	0.08
	Gain/(Loss) as Equity Instruments through OCI		(2.36)	4.62
	Tax Impact on above Item		0.59	(1.16)
	Other Comprehensive Income (OCI) (After Tax)		1.40	3.83
XI	Total Comprehensive Income for the year (IX+X)		(52.74)	2,382.93
	Earnings per equity share (In Rs.)			
	Basic EPS	35	(0.02)	1.52
	Diluted EPS		(0.02)	1.31
	Earnings per equity share (for discontinued operation)			
	Basic EPS		-	-
	Diluted EPS		-	-
	Earnings per equity share (for discontinued & continuing operation)			
	Basic EPS		(0.02)	1.52
	Diluted EPS		(0.02)	1.52
	Summary of Significant accounting policies and other notes to Financial Statements	1 to 65		
The accompanying explanatory notes form an integral part of these financial statements As per our report of even date For Khandelwal Jain & Co. Chartered Accountants Firm Registration No. 105049W Manish Kumar Singhal Partner Membership No. 502570 Place: New Delhi Date: 30.05.2023				
			(Sanjeet Arora) Chairman Cum Managing Director DIN:00077748 (Deepak Sharma) CFO PAN NO. FRTPS3563K	
			(Kavya Arora) Executive Director & WTD DIN:02794500 (Tarandeep Kaur) Company Secretary (ACS42144)	

RITESH PROPERTIES AND INDUSTRIES LIMITED
CIN: L74899DL1987PLC027050
Standalone Statement of Cash Flow for the period ended 31st March '2023

(Amount in ₹ Lakhs)

Particulars		For the period ended 31st March, 2023		For the period ended 31st March, 2022
Cash Flow from Operating Activities				
Net profit / (loss) before tax		(243.72)		2,498.69
Adjustment for :				
Depreciation and Amortisation	49.32		46.58	
Finance Cost	49.63		106.65	
Balances Written Off	342.71		-	
Interest Income and Dividend	(31.38)		(35.16)	
Loss / (Profit) on Sale of PPE	(4.26)	406.01	76.82	194.89
Operating cash flow before changes in working capital		162.29		2,693.58
Changes in Working Capital:				
Trade Receivables & Other Current Assets	1,183.87		(902.06)	
Inventories	(4,208.25)		5.49	
Trade Payables & Other Current Liabilities	899.96	(2,124.42)	(1,653.33)	(2,549.90)
Net cash generated from operations before tax		(1,962.13)		143.69
Taxation		36.3		123.01
Net Cash from/(used) in Operating Activities (A)		(1,998.39)		20.68
Cash Flow from Investing Activities				
Sale/(Purchase) of Investments	885.79		(1,303.740)	
(Increase)/Decrease in Fixed Deposits (having original maturity of more than 3 months)	699.25		(5.660)	
Purchase/Sale of Property, Plant and equipment	(52.65)		(14.140)	
Interest/Dividend Received (net)	17.69	1,550.09	35.160	(1,288.36)
Net Cash used in Investing Activities (B)		1,550.09		(1,288.36)
Cash Flow from Financing Activities				
Share Issued	-		355.31	
Proceeds/(Repayment) of Term Loan	556.00		673.80	
Equity Component of Debenture	-		77.13	
Finance Cost	(23.01)	532.99	(106.65)	999.61
Net Cash generated from Financing Activities (C)		532.99		999.61
Net Increase/(Decrease) in Cash & Cash Equivalents		84.69		(268.07)
Add: Cash & Cash Equivalents as at beginning of the Year		26.64		294.71
Cash & Cash Equivalents as at the end of the Year (Note no.11)		111.33		26.64

Notes:

- The above Statement of Cash flows has been prepared under the "Indirect Method" as set out in Indian Accounting Standard-7, "Statement of Cash Flows".
- Figures in brackets represents cash outflows.
- Components of cash and cash equivalents :-

Particulars		As at 31st March, 2023		As at 31st March, 2022
Cash on hand		49.07		23.60
Balances with scheduled Banks				
- In Current Accounts		62.26		3.03
- In Fixed Deposits 0-3 months				-
Cash & Cash Equivalents		111.33		26.64

Summary of Significant accounting policies and other notes to Financial Statements
The accompanying explanatory notes form an integral part of these financial statements

As per our report of even date

For Khandelwal Jain & Co.
Chartered Accountants
Firm Registration No. 105049W

Manish Kumar Singhal
Partner
Membership No. 502570

Place: New Delhi
Date: 30.05.2023



(Sanjay Arora)
Chairman-Cum-
Managing Director
DIN: 00077748

(Deepak Sharma)
CFO
PAN NO. FRTPS3563K

(Ravya Arora)
Executive Director &
WTD
DIN:02794500

(Tarandeep Kaur)
Company Secretary
(ACS42144)

RITESH PROPERTIES AND INDUSTRIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023

1. Company Overview

Ritesh Properties & Industries Ltd (the company) is engaged in the business of Real Estate Business, Textiles, trading in Shares and Derivatives. The company is a public limited company incorporated and domiciled in India and has its registered office at 11/5B, Pusa Road, New Delhi – 110060. Shares of the company are listed on Bombay Stock Exchange, Mumbai, India.

2. Recent Pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 23, 2022, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2022, applicable from April 1st, 2022 in Ind AS 103, Ind AS 16, Ind AS 37, Ind AS 109 and Ind AS 106. The Company does not expect the amendment to have any significant impact in its financial statements.

a. Ind AS 1 - Presentation of Financial Statements

The amendments replace 'significant accounting policies' by 'material accounting policy information' in the notes to the financial statements. Consequently, along with Balance Sheet, PL Statement, SOCIE, Statement of Cash Flows, etc.; companies will now be required to include notes comprising material accounting policy information and other explanatory information, as part of the financial statements. The main objective of this change is to –

- identify and disclose all accounting policies that provide material information to primary users of financial statements and
- identify immaterial accounting policies and eliminate them from their financial statements. Accounting policy information, together with other information, is material when it can reasonably be expected to influence decisions of primary users of general-purpose financial statements.

The Company does not expect this amendment to have a material impact on its financial statements.

b. Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors

The definition of 'change in accounting estimate' has been replaced with the definition of 'accounting estimates'. Prior to this amendment, Ind AS 8 had not defined the term 'accounting estimates'. Under the new definition, accounting estimates are "monetary amounts in financial statements that are subject to measurement uncertainty". Paragraphs 32 and 32A explicate development of accounting estimates, along with examples. The amendments will help entities to distinguish between accounting policies and accounting estimates. Entities develop



accounting estimates if accounting policies require items in financial statements to be measured in a way that involves measurement uncertainty. The Company does not expect this amendment to have any significant impact on its financial statements.

c. Ind AS 12 - Income Taxes

These amendments clarify that in cases of transactions where equal amounts of assets and liabilities are recognised on initial recognition, the initial recognition exemption does not apply. A company must, therefore, recognise deferred tax asset and deferred tax liability in all such cases. Thus, if a company has not yet recognised deferred tax asset and deferred tax liability on right-of-use assets, lease liabilities, decommissioning or restoration liabilities, or has recognised deferred tax asset or deferred tax liability on net basis, that company shall have to recognise deferred tax assets and deferred tax liabilities on gross basis based on the carrying amounts existing at the beginning of 1 April 2022. The Company is evaluating the impact, if any, on its financial statements.

d. Amendments to Ind AS 107 – Financial Instruments: Disclosures and Ind AS 34 – Interim Financial Reporting:

These amendments are consequent to the amendments in Ind AS 1 related to change from 'significant accounting policies' to 'material accounting policy information'. The Company does not expect this amendment to have any significant impact on its financial statements.

The Company has not early adopted any amendments that have been notified but are not yet effective.

3. Significant Accounting Policies

a. Compliance with IND AS

The financial statements have been prepared in accordance with the Indian Accounting Standards (IND AS) as prescribed under section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules as amended from time to time.

The accounting policies, as set out in the following paragraphs of this note, have been consistently applied, by the Company, to all the periods presented in the said financial statements. The preparation of the said financial statements requires the use of certain critical accounting estimates and judgments. It also requires the management to exercise judgment in the process of applying the Company's accounting policies. The areas where estimates are significant to the financial statements, or areas involving a higher degree of judgment or complexity, are disclosed in Note 35.

The financial statements are based on the classification provisions contained in Ind AS 1, 'Presentation of Financial Statements' and division II of schedule III of the Companies Act 2013.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to



going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The impact of COVID-19 on the Company's financial statements may differ from that estimated as at the date of approval of these financial statements.

Further, for the purpose of clarity, various items are aggregated in the statement of profit and loss and balance sheet. Nonetheless, these items are dis-aggregated separately in the notes to the financial statements, where applicable or required. All the amounts included in the financial statements are reported in Indian Rupees ('Rupees') and are rounded to the nearest rupees except per share data and unless stated otherwise.

b. Historical Cost Convention

The Financial Statements have been prepared under the historical cost convention on accrual basis except where the Ind AS requires a different accounting treatment. The principal variations from the historical cost convention relate to financial instruments classified as fair value for the followings:

- i. Certain financial assets and liabilities and contingent consideration which are measured at fair values.
- ii. Assets held for sale measured at fair value less cost to sell.
- iii. Defined benefit plan assets measured at fair value.

Historical Cost is generally based on the fair value of the consideration given in exchange for goods and services.

c. Use of Estimates and Judgments

The preparation of financial statements in conformity with the recognition and measurement principles of IND AS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period.

Estimates and underlying assumptions are reviewed on an ongoing basis. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the Notes to the financial statements. Further future periods are also affected.

d. Current and Non-Current Classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- i. Expected to be realized or intended to be sold or consumed in normal operating cycle
- ii. Held primarily for the purpose of trading, or
- iii. Expected to be realized within twelve months after the reporting period other than for (a) above, or
- iv. 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:

- i. It is expected to be settled in normal operating cycle
- ii. It is held primarily for the purpose of trading
- iii. It is due to be settled within twelve months after the reporting period other than for (a) above, or
- iv. 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.

e. Fair value measurement

The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

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

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

The Company categorizes assets and liabilities measured at fair value into one of three levels as follows:

- **Level 1 – Quoted (unadjusted)**

This hierarchy includes financial instruments measured using quoted prices.

- **Level 2**

Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 2 inputs include the following:

- a) Quoted prices for similar assets or liabilities in active markets.
- b) Quoted prices for identical or similar assets or liabilities in markets that are not active.
- c) Inputs other than quoted prices that are observable for the asset or liability.
- d) Market – corroborated inputs.

- **Level 3**

They are unobservable inputs for the asset or liability reflecting significant modifications to observable related market data or Company's assumptions about pricing by market



participants. Fair values are determined in whole or in part using a valuation model based on assumptions that are neither supported by prices from observable current market transactions in the same instrument nor are they based on available market data.

f. Property, Plant and Equipment (PPE)

An item is recognized as an asset, if and only if, it is probable that the future economic benefits associated with the item will flow to the Company and its cost can be measured reliably. Property, Plant and Equipment are stated at actual cost less accumulated depreciation and impairment loss. Actual cost is inclusive of freight, installation cost, duties, taxes and other incidental expenses for bringing the asset to its working conditions for its intended use (net of CENVAT/GST) and any cost directly attributable to bringing the asset into the location and condition necessary for it to be capable of operating in the manner intended by the Management. It includes professional fees and borrowing costs for qualifying assets.

Property, Plant, Equipment and Intangible Assets are not depreciated or amortized once classified as held for sale.

Significant Parts of an item of PPE (including major inspections) having different useful lives & material value or other factors are accounted for as separate components. All other repairs and maintenance costs are recognized in the statement of profit and loss as incurred.

Depreciation of these PPE commences when the assets are ready for their intended use.

Depreciation is provided for on straight line method on the basis of useful life. On assets acquired on lease (including improvements to the leasehold premises), amortization has been provided for on Straight Line Method over the primary period of lease.

The estimated useful lives and residual values are reviewed on an annual basis and if necessary, changes in estimates are accounted for prospectively.

Depreciation on subsequent expenditure on PPE arising on account of capital improvement or other factors is provided for prospectively over the remaining useful life.

The useful life of property, plant and equipment are as follows: -

Asset Class	Useful Life
Building	45 Years
Plant & Machinery	10 Years
Furniture & Fixture	10 Years
Computers and Office Equipment	03 Years
Vehicles	08 Years

An item of PPE is de-recognized upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of PPE is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognized in the Statement of Profit and Loss.



g. Intangible Assets

All expenditure on intangible items is expensed as incurred unless it qualifies as intangible assets. The carrying value of intangible assets is assessed for recoverability by reference to the estimated future discounted net cash flows that are expected to be generated by the asset. Where this assessment indicates a deficit, the assets are written down to the market value or fair value as computed above.

Purchase of computer software used for the purpose of operations is capitalized. However, any expenses on software support, maintenance, upgrade etc. payable periodically is charged to the Statement of Profit & Loss.

An intangible asset is derecognized on disposal, or when no future economic benefits are expected from use or disposal. Gains or losses arising from de-recognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, and are recognized in the Statement of Profit and Loss when the asset is derecognized.

Intangible assets are amortized on straight line basis over a period ranging between 2-5 years which equates its economic useful life.

The company has not purchased or self-created any intangible assets hence no intangible assets is recognized. The Intangible assets shall be recognized as per IND AS 38, on purchase of intangible assets or self-created if, and only if it is probable that the future economic benefits that are attributable to the asset will flow to the company and the cost of the asset can be measured reliably.

h. Inventories

- (a) Inventory of Land and construction/development are valued at cost or net realizable value, whichever is lower. Cost of land purchased/acquired by the company include purchase/ acquisition price plus stamp duty and registration charges etc. Construction/development expenditure includes cost of development rights, all direct and indirect expenditure incurred on development of land /construction, attributable interest and financial charges and overheads relating to site management and administration less incidental revenues arising from site operations.
- (b) Inventory of Shares and Derivatives is determined at Cost or net realizable value whichever is lower.

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

i. Impairment of financial assets

The Company has applied the impairment requirements of Ind AS 109 retrospectively; however, as permitted by Ind AS 101, it has used reasonable and supportable information that is available without undue cost or effort to determine the credit risk at the date that financial instruments were initially recognized in order to compare it with the credit risk at the transition date. Further, the Company has not undertaken an exhaustive search for information when determining, at the date of transition to Ind



ASs, whether there have been significant increases in credit risk since initial recognition, as permitted by Ind AS 101.

j. Cash and Cash Equivalents

Cash and cash equivalent in the Balance sheet comprises of cash at bank 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 values. Cash and cash equivalents include balances with banks which are unrestricted for withdrawal and usage.

k. 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 other entity. The financial instruments are recognized in the balance sheet when the Company becomes a party to the contractual provisions of the financial instrument. The Company determines the classification of its financial instruments at initial recognition.

i) Financial Assets

Initial Recognition:

All financial assets are recognized 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. Purchases or sales of financial assets that require delivery of assets within a time frame are recognized on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent measurement:

For purposes of subsequent measurement, financial assets are classified in following categories based on business model of the entity: -

- Debt instruments at amortized cost.
- Debt instruments at fair value through other comprehensive income (FVTOCI).
- Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL).
- Equity instruments measured at fair value through other comprehensive income (FVTOCI).

Debt instruments at amortized cost: -

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

- a. Financial assets are held within a business model whose objective is to hold these assets to collect contractual cash flows and
- b. The contractual terms of the financial 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 amortized cost using the effective interest rate (EIR) method.

Debt instrument at FVTOCI:

A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:

- a) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- b) The asset's contractual cash flows represent SPPI

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, the Company recognizes interest income, impairment losses & reversals and foreign exchange gain or loss in the P&L. On derecognition of the asset, cumulative gain or loss previously recognized in OCI is reclassified from the equity to P&L. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

Debt instrument at FVTPL:

Any debt instrument, that does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the Company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). The Company has not designated any debt instrument as at FVTPL.

Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

Equity investments (Other than investment in subsidiary)

All other equity investments are measured at fair value. For Equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. 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 as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. This amount is not recycled from OCI to P&L, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity.

Financial assets are measured at fair value through profit or loss unless they are measured at amortised cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognised in Statement of Profit and Loss.



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

De-recognition of financial assets:

- A financial asset is de-recognized only when
- The Company has transferred the rights to receive cash flows from the financial asset or
 - retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the Company has transferred an asset, it evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset is de-recognized.

Where the Company has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is de-recognized if the Company has not retained control of the financial asset. Where the Company retains control of the financial asset, the asset is continued to be recognized to the extent of continuing involvement in the financial asset.

Impairment of financial assets:

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. In determining the allowances for doubtful trade receivables, the Company has used a practical expedient by computing the expected credit loss allowance for trade receivables based on a provision matrix. The provision matrix considers historical credit loss experience and is adjusted for forward looking information. For all other financial assets, expected credit losses are measured at an amount equal to the 12-months expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

ECL impairment loss allowance (or reversal) recognized during the period is recognized as income/ expense in the statement of profit and loss (P&L).

ii) Equity Instruments and Financial Liabilities:

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered and the definitions of a financial liability and an equity instrument.

Equity Instruments:

An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all its liabilities, Equity instruments which are issued for cash are recorded at the proceeds received, net of direct issue costs. Equity instruments which are issued for consideration other than cash are recorded at fair value of the equity instrument.



iii) Financial Liabilities:

Initial Recognition:

Financial liabilities are recognized when the company becomes a party to the contractual provisions of the instrument. Financial liabilities are initially measured at the amortized cost unless at initial recognition, they are classified as fair value through profit and loss.

Subsequent measurement:

Financial liabilities are subsequently measured at amortized cost using the effective interest rate method. Financial liabilities carried at fair value through profit or loss are measured at fair value with all changes in fair value recognized in the statement of profit and loss.

Trade and Other Payables:

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial period which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognized initially at their fair value and subsequently measured at amortized cost using the effective interest method.

Loans and Borrowings:

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process.

Financial Guarantee Contracts:

Financial guarantee contracts are recognized 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 of financial liabilities:

Financial liabilities are de-recognized from the balance sheet when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognized in the Statement of Profit and Loss as other gains/ (losses).

I. Provisions, Contingent Liabilities and contingent Asset

- i) A provision is recognized when the company has a present obligation because of past events and it is probable that an outflow of resource will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions



(excluding gratuity and compensated absences) are determined based on management's estimate required to settle the obligation at the balance sheet date. When appropriate, the time value of money is material, provision is 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 recognized as a finance cost. These are reviewed at each Balance Sheet date and adjusted to reflect the current management estimates.

- ii) Contingent Liability are disclosed in respect of possible obligation that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company. A contingent liability also arises, in rare cases, where a liability cannot be recognized because it cannot be measured reliably. Contingent Liability is disclosed in the financial statements by way of note to accounts where the possibility of an outflow of resources embodying economic benefits is remote. (Refer Note-37)
- iii) Contingent asset is disclosed in the financial statements by way of note to accounts where the economic benefits are probable.

m. Income tax (IND-AS 12):

Income tax comprises of current and deferred income tax. Income tax is recognized as an expense or income in the Statement of Profit and Loss.

Current income tax:

Current income tax is recognized based on the estimated tax liability computed after taking credit for allowances and exemptions in accordance with the Income Tax Act, 1961. Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities.

Deferred Tax:

Deferred tax is determined by applying the Balance Sheet approach. Deferred tax assets and liabilities are recognized for all deductible temporary differences between the financial statements' carrying amount of existing assets and liabilities and their respective tax base. Deferred tax assets and liabilities are measured using the enacted tax rates or tax rates that are substantively enacted at the Balance Sheet date. The effect on deferred tax assets and liabilities of a change in tax rates is recognized in the period that includes the enactment date. Deferred tax assets are only recognized to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilized.

Such assets are reviewed at each Balance Sheet date to reassess realization, deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities.

Minimum Alternative Tax ("MAT") credit is recognized as an asset only when and to the extent it is probable that the Company will pay normal income tax during the specified period.



n. Revenue Recognition:

The Company recognizes revenue in accordance with IND AS 115. Revenue is recognized upon transfer of control of promised products or services to the customers in an amount that reflects the consideration that the company expects to receive in exchange of those products or services. The company presents revenues net of indirect taxes in its statement of Profit and Loss.

i) Revenue from Real Estate

Revenue from constructed properties is recognized in accordance with the "Guidance Note on Accounting for Real Estate Transactions" ('Guidance Note'). As per this Guidance Note, the revenue has been recognized on percentage of completion method and on the percentage of actual project costs incurred thereon to total estimated project cost, provided the conditions specified in Guidance Note are satisfied.

Revenue from sale of land and plots is recognized in financial year in which agreement to sell / application form is executed and there exist no uncertainty in the ultimate collection of consideration from buyer. In case there is remaining substantial obligation as per agreement to sell the revenue is recognized as per percentage of completion method.

Revenue from Common Area Maintenance Charges is recognized on accrual basis and in accordance with the respective agreement.

ii) Revenue from Textile Business

Revenue from the textile business during ordinary activities is measured at the fair value of consideration received or receivable, net of returns, trade discount and volume rebate. Revenue is recognized when the significant risks and rewards of ownership have been transferred to the buyer, recovery of the consideration is probable, the associated costs and possible return of goods can be estimated reliably, there is no continuing effective control over, or managerial involvement with, the goods, and the amount of revenue can be measured reliably.

iii) Revenue from Trading of Shares

Revenue from the trading of share business during ordinary activities is measured at the fair value of consideration received or receivable. Revenue is recognized when the significant risks and rewards of ownership have been transferred to the buyer, recovery of the consideration is probable, there is no continuing effective control over, or managerial involvement with, the goods, and the amount of revenue can be measured reliably.

o. Other Income:

i) Dividend Income

Dividend income is recognized in profit or loss on the date on which the entity's right to receive payment is established.



ii) Interest Income

Interest income is recognized using the effective interest method.

The effective interest rate is the rate that exactly discounts estimated future cash payment or receipt through the expected life of the financial instrument to:

- The gross carrying amount of the financial asset, or
- The amortized cost of the financial liability.

In calculating interest income, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortized cost of the liability. However, for financial assets that have become credit-impaired after initial recognition, interest income is calculated by applying the effective interest rate to the amortized cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

p. Borrowing Costs

Borrowing costs are interest and other costs (including exchange differences relating to foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs) incurred in connection with the borrowing of funds. Borrowing costs directly attributable to acquisition or construction of an asset which necessarily take a substantial period to get ready for their intended use are capitalized as part of the cost of that asset.

Other borrowing costs are recognized as an expense in the period in which they are incurred.

q. Leases

As a lessee

The Company's lease asset classes primarily consist of leases for land and buildings. The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether:

- the contract involves the use of an identified asset
- the Company has substantially all of the economic benefits from use of the asset through the period of the lease and
- the Company has the right to direct the use of the asset.

At the date of commencement of the lease, the Company recognizes a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease.



Certain lease arrangements include the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised.

The right-of-use assets are initially recognized at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. Right of use assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

The lease liability is initially measured at amortized cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rates in the country of domicile of these leases. Lease liabilities are remeasured with a corresponding adjustment to the related right of use asset if the Company changes its assessment if whether it will exercise an extension or a termination option.

Lease liability and ROU asset have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

As a lessor

Leases for which the Company is a lessor is classified as a finance or operating lease. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When the Company is an intermediate lessor, it accounts for its interests in the head lease and the sublease separately. The sublease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease.

For operating leases, rental income is recognized on a straight-line basis over the term of the relevant lease.

Short-term leases and leases of low-value assets

The Company applies the short-term lease recognition exemption to its short-term leases (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases that are considered to be low value (Less than 50,000/- per month). Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.



r. Employee Benefit Expense

Short term employee benefits: -

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognized in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liabilities are presented as current employee benefit obligations in the balance sheet.

Long-Term employee benefits

Compensated expenses which are not expected to occur within twelve months after the end of period in which the employee renders the related services are recognized as a liability at the present value of the defined benefit obligation at the balance sheet date

Post-employment obligations

i. Defined contribution plans

Provident Fund and employees' state insurance schemes

All employees of the Company are entitled to receive benefits under the Provident Fund, which is a defined contribution plan. Both the employee and the employer make monthly contributions to the plan at a predetermined rate (presently 12%) of the employees' basic salary. These contributions are made to the fund administered and managed by the Government of India. In addition, some employees of the Company are covered under the employees' state insurance schemes, which are also defined contribution schemes recognized and administered by the Government of India

The Company's contributions to both these schemes are expensed in the Statement of Profit and Loss. The Company has no further obligations under these plans beyond its monthly contributions.

ii. Defined Benefits Gratuity plan

The Company provides for gratuity obligations through a defined benefit retirement plan (the 'Gratuity Plan') covering all employees. The Gratuity Plan provides a lump sum payment to vested employees at retirement or termination of employment based on the respective employee salary and years of employment with the Company. The Company provides for the Gratuity Plan based on actuarial valuations in accordance with Indian Accounting Standard 19 (revised), "Employee Benefits". The present value of obligation under gratuity is determined based on actuarial valuation using Project Unit Credit Method, which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

Defined retirement benefit plans comprising of gratuity, un-availed leave, post-retirement medical benefits and other terminal benefits, are recognized based on the present value of defined benefit obligation which is computed using the projected unit credit method, with



actuarial valuations being carried out at the end of each annual reporting period. These are accounted either as current employee cost or included in cost of assets as permitted.

The company has policy of expiry of un-availed leave at end of the financial year, hence no provision is required for leave encashment.

iii. Actuarial gains and losses are recognized in OCI as and when incurred.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in employee benefit expense in the statement of profit and loss.

Re-measurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and the return on plan assets (excluding net interest as defined above), are recognized in other comprehensive income except those included in cost of assets as permitted in the period in which they occur and are not subsequently reclassified to profit or loss.

The retirement benefit obligation recognized in the Financial Statements represents the actual deficit or surplus in the Company's defined benefit plans. Any surplus resulting from this calculation is limited to the present value of any economic benefits available in the form of reductions in future contributions to the plans.

Termination benefits

Termination benefits are recognized as an expense in the period in which they are incurred.

s. Earnings per share

Basic earnings per share are computed by dividing the net profit after tax by the weighted average number of equity shares outstanding during the period. Diluted earnings per share is computed by dividing the profit after tax by the weighted average number of equity shares considered for deriving basic earnings per share and also the weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares.

t. Segment Reporting

Operating segments are reported in a manner consistent with the internal financial reporting provided to the Chief Operating Decision Maker (CODM) i.e. Board of Directors. CODM monitors the operating results of all product segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit and loss and is measured consistently with profit and loss in the financial statements. The primary reporting of the Company has been performed on the basis of business segments. The analysis of geographical segments is based on the areas in which the Company's products are sold or services are rendered.

Allocation of common costs:

Common allocable costs are allocated to each segment according to the relative contribution of each segment to the total common costs.



Unallocated items:

The Corporate and other segment include general corporate income and expense items, which are not allocated to any business segment.

u. Cash Flow Statement

Cash flows are reported using the indirect method. The cash flows from operating, investing and financing activities of the Company are segregated.

v. Exceptional Items

Exceptional items refer to items of income or expense within the statement of profit and loss from ordinary activities which are non-recurring and are of such size, nature or incidence that their separate disclosure is considered necessary to explain the performance of the Company.



RITESH PROPERTIES AND INDUSTRIES LIMITED
CIN: L74899DL1987PLC027050
Statement of Changes in Equity for the year ended 31st March 2023

(A) Equity Share Capital

(Amount in ₹, Except no. of Shares)

Particulars	No. of Shares	Amount
As at April 1, 2021	2,23,56,369	2,235.64
Changes in equity share capital due to prior period errors	-	-
Restated Balances at the beginning of previous reporting period	2,23,56,369	2,235.64
Changes during the year	20,86,546	208.65
As at March 31, 2022	2,44,42,915	2,444.29
Changes in equity share capital due to prior period errors	-	-
Restated Balances at the beginning of previous reporting period	2,44,42,915	2,444.29
Changes during the year	2,97,78,550	297.79
Shares issued pursuant to stock split	21,99,86,235	-
As at March 31, 2023	27,42,07,700	2,742.08

(B) Other Equity

Particulars	Reserves and Surplus					Other Comprehensive Income	Total
	Securities Premium Reserve	Retained Earnings	Capital Reserve	Equity Component of Debtenture	Revaluation Reserve	Change in Fair Value of Equity Instruments through OCI	
As at April 1, 2021	1,560.58	1,477.50	2,846.63	108.79	110.67	(4.33)	6,099.85
Profit/(Loss) for the year	-	2,379.10	-	-	-	-	2,379.10
Other Comprehensive Income/ (Loss) for the year	-	0.38	-	-	-	3.45	3.83
Total Comprehensive Income/(Loss) for the year	-	2,379.47	-	-	-	3.45	2,382.93
Issued during the year	146.66	-	-	(31.66)	-	-	115.00
Any other change (to be Specified)	-	-	-	-	-	-	-
As at 31st March 2022	1,707.24	3,856.98	2,846.63	77.13	110.67	(0.87)	8,597.78
Profit/(Loss) for the year	-	(54.14)	-	-	-	(1.77)	(54.14)
Other Comprehensive Income/(Loss) for the year	-	3.17	-	-	-	(1.77)	(1.40)
Total Comprehensive Income/(Loss) for the year	-	(50.97)	-	-	-	(1.77)	(52.74)
Issued during the year	357.34	-	-	11.94	-	-	369.28
Changes in accounting policy or prior period errors	-	89.07	-	(89.07)	-	-	-
Equity Component transferred to retained earnings	-	3,895.08	2,846.63	(0.00)	110.67	(2.64)	-
As on 31.03.2023	2,064.58	3,895.08	2,846.63	(89.07)	110.67	(2.64)	8,914.33

Summary of Significant accounting policies and other notes to Financial Statements

As per our report of even date

For Khandelwal Jain & Co.
Chartered Accountants
Firm Registration No. 105049W

Manish Kumar Singhal
Partner
Membership No. 502570



For and on behalf of the Board of Directors
of Ritesh Properties & Industries Limited

(Sanjeev Arora)
Chairman
Managing Director
DIN-00077748

Place: New Delhi
Date: 30.05.2023

(Deepak Sharma)
CFO

(Kavita Arora)
Executive Director & WTD
DIN-02794500

(Parandeep Kaur)
Company Secretary
(ACS42144)

RITESH PROPERTIES AND INDUSTRIES LIMITED, DELHI
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2023

4 PROPERTY, PLANT AND EQUIPMENT

(Amount in ₹ Lakhs)

Particulars	Building	Plant & Machinery	Furniture & Fixture	Office Equipments	Vehicles	Total
As At March 31, 2021	207.38	153.69	36.87	19.07	311.97	728.98
Additions	69.95	22.15	-	8.76	97.67	198.53
Disposal	186.20	2.74	-	-	72.41	261.35
As At March 31, 2022	91.14	173.10	36.87	27.83	337.23	666.16
Additions	5.15	4.66	-	0.51	48.39	58.71
Disposal	-	-	-	0.03	40.39	40.41
As At March 31, 2023	96.28	177.75	36.87	28.32	345.24	684.46
Depreciation						
As At March 31, 2021	11.04	50.10	30.01	15.57	143.32	250.03
Additions	0.42	9.42	0.45	2.81	33.48	46.58
Disposal	0.15	-	-	-	-	0.15
Depreciation						
As At March 31, 2022	11.30	59.52	30.46	18.38	176.80	296.46
Additions	9.04	7.35	0.45	5.86	26.62	49.32
Disposal	-	-	-	0.02	38.60	38.62
As At March 31, 2023	20.34	66.87	30.91	24.22	164.82	307.15
Net Carrying Value						
As At March 31, 2021	196.35	103.59	6.86	3.49	168.65	478.95
As At March 31, 2022	79.83	113.58	6.41	9.45	160.43	369.69
As At March 31, 2023	75.94	110.89	5.96	4.10	180.42	377.30

* The Company has reviewed its PPE for impairment loss as required by IND AS 36 "Impairment of Assets". In the opinion of Management no provision for impairment loss is considered necessary.



RITESH PROPERTIES AND INDUSTRIES LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31st MARCH 2023

Non-Current Financial Assets - Investments

(Amount in ₹ Lakhs, except
no. of shares)

Particulars	As at 31st March, 2023	As at 31st March, 2022
Investments - Unquoted in Subsidiaries		
- In Equity Instruments	0.10	-
- In Partnership Firm	4,336.72	5,221.61
Investments - Unquoted in Equity Instruments		
- Other Investments	1,107.95	1,108.95
Total	5,444.77	6,330.56

Details of Partnership Firm

Name of Firm **Finton Homes**
Name of Partners **M/s Ritesh Properties & Industries Limited, Mr. Chander Shekhar and Mr. Hemant Sood**
Total Capital **9472.93 Lakhs (Previous Year Rs.9866.91 Lakhs**
Share of Each Partner **55%, 22.50% and 22.50% respectively**

Non-Current Financial Assets - Investments

Particulars	FV of Shares	As at 31st March, 2023		As at 31st March, 2022	
		No. of Shares	Amount	No. of Shares	Amount
Financial assets measured at Amortised Cost					
RPIL Healthcare Pvt Ltd (Subsidiary)	10	10,000	0.10	-	-
Financial assets measured at FVTOCI					
Investment in equity instruments					
Unquoted Equity Shares					
Femella Fashion Ltd	10	4,22,607	1,107.23	4,22,607	1,107.23
Kishan Chand & Co Oil Industries Ltd.	10	7,238	0.72	7,238	0.72
Vishal Udyog International Ltd.	100	1,000	-	1,000	1.00
Total Investment measured at FVTOCI		4,30,845	1,108.05	4,30,845	1,108.95

Note:

Aggregate amount of quoted investment	
Aggregate market value of quoted investment	
Aggregate amount of unquoted investment	1,108.05
Aggregate amount of impairment in value of investments	1,108.95



RITESH PROPERTIES AND INDUSTRIES LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR YEAR ENDED 31st MARCH 2023

6 Non-Current Financial Assets - Others		(Amount in ₹ Lakhs)	
Particulars	For the year Ended 31st March, 2023	As at 31st March 2022	
Fixed Deposits with Bank (Maturity more than 12 months)	-	2.82	
Unsecured, considered good;	57.72	24.82	
Security Deposits			
Total	57.72	27.64	

* Represents Rs. 0/- (Previous year Rs. 2.82 Lakhs) as margin money against Bank Guarantee issued to Punjab Pollution Control Board for amounting Rs. 2 Lacs

** Security Deposits primarily include deposits given towards electricity, telecommunication and others.

7 Deferred Tax Assets (Net)			
Particulars	For the year Ended 31st March, 2023	As at 31st March 2022	
A. Deferred Tax Assets			
Related to Unabsorbed Depreciation & Brought Forward Losses	232.46	-	
Others	14.60	13.72	
(A)	247.07	13.72	
B. Deferred Tax Liability			
Related to Depreciation on Fixed Assets and Amortisation	(5.88)	3.63	
Others		-	
(B)	(5.88)	3.63	
Net Deferred Tax Assets / (Liability) (C) = (A)-(B)	241.19	10.09	

8 Inventories			
Particulars	For the year Ended 31st March, 2023	As at 31st March 2022	
Stock-in-Trade			
Real Estate (Plot/ Land)	4,727.38	481.80	
Shares	319.80	357.12	
Total	5,047.17	838.92	

*Project Expenses of Rs. 416.40 Lakhs (Previous year Rs. 99.51 Lakhs) for Land Development Charges for Hampton Court project included in Stock of Real Estate.

10 Trade Receivables		(Amount in ₹ Lakhs)	
Particulars	For the year Ended 31st March, 2023	As at 31st March 2022	
Trade Receivables Undisputed - considered good	320.79	1,722.36	
Trade Receivables Undisputed - considered Doubtful	-	-	
Less: Allowance for expected credit loss	-	-	
Trade Receivables Disputed - considered Good	-	-	
Trade Receivables Disputed - considered Doubtful	-	-	
Less: Allowance for expected credit loss	-	-	
Total	320.79	1,722.36	
Break-up of security details			
(i) Secured, considered good;	-	-	
(ii) Unsecured, considered good;	320.79	1,722.36	
(iii) Doubtful	-	-	
	320.79	1,722.36	
Less : Impairment allowance for trade receivables	-	-	
Total	320.79	1,722.36	

(* Trade Receivable include receivables from related party Rs. 263.13 Lakhs, PY Rs 1606.61 Lakhs)

Particulars	As at 31st March 2023			
	Undisputed - Good	Undisputed - Doubtful	Disputed - Good	Disputed - Doubtful
Less than 6 months	271.71	-	-	-
6months - 1 Year	-	-	-	-
1 - 2 Years	49.08	-	-	-
2-3 Years	-	-	-	-
More than 3 Years	-	-	-	-
TOTAL	320.79	-	-	-

Particulars	As at 31st March 2022			
	Undisputed - Good	Undisputed - Doubtful	Disputed - Good	Disputed - Doubtful
Less than 6 months	1,659.28	-	-	-
6months - 1 Year	-	-	-	-
1 - 2 Years	63.07	-	-	-
2-3 Years	-	-	-	-
More than 3 Years	-	-	-	-
TOTAL	1,722.36	-	-	-

The expected credit loss is mainly based on the ageing of the receivable balances and historical experience. The receivables are assessed on an individual basis.

The movement in allowance for expected credit loss and credit impairment is as under:-

Particulars	For the year Ended 31st March, 2023	As at 31st March 2022
Opening Balance	-	-
Additions	-	-
Write Off (net of recovery)	-	-
Closing balance	-	-



RTESH PROPERTIES AND INDUSTRIES LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR YEAR ENDED 31st MARCH 2023

9

Current Financial Assets - Investments

(Amount in ₹ Lakhs, Except no. of Shares)

Particulars	Period Ended 31st March, 2023	As at March 31, 2022
Trade Investments		
Investments in Equity Instruments-Equity shares		
Quoted		
Master Trust Ltd.	2.64	1.42
Nahar Industrial Ent. Ltd	0.36	0.66
Nahar Ploy Films Ltd	0.96	2.36
Nahar Spinning Mills Ltd	0.79	1.68
R.S.Petro Products Ltd	0.10	0.10
Total	4.86	6.22

Current Financial Assets - Investments

Particulars	Face Value per share	Period Ended 31st March, 2023		As at March 31, 2022	
		No. of Shares	Amount	No. of Shares	Amount
Financial assets measured at FVTOCI					
Investment in equity instruments					
Quoted Equity Shares					
Master Trust Ltd.	5	2,200	2.64	1,100	1.42
Nahar Industrial Ent. Ltd	10	400	0.36	400	0.66
Nahar Ploy Films Ltd	10	420	0.96	420	2.36
Nahar Spinning Mills Ltd	10	330	0.79	330	1.68
R.S.Petro Products Ltd	10	500	0.10	500	0.10
Total Investment measured at FVTOCI			4.86	111	6.22

Note:

Aggregate Cost of quoted investment	As at March 31, 2023	As at March 31, 2022
Aggregate market value of quoted investment	1.03	1.03
Aggregate Cost of unquoted investment	4.86	6.22
Aggregate Cost of impairment in value of investments	-	-

* Quoted Investments in Equity Shares have been valued as per the Closing Trading price (BSE) as on 31.03.2023 which are as under :

Name of the Company	Closing Trading price (BSE) as on 31.03.2023	Closing Trading price (BSE) as on 31.03.2022
Master Trust Ltd.	120.15	129.35
Nahar Industrial Ent. Ltd	90.69	165.00
Nahar Ploy Films Ltd	229.25	560.85
Nahar Spinning Mills Ltd	240.35	510.25
R.S.Petro Products Ltd	20.00	20.00



11 Cash and Cash Equivalents ("C & CE")

Particulars	For the year Ended 31st March, 2023	As at 31st March 2022
Balances with banks-In current accounts	62.26	3.03
Cash in hand	49.07	23.60
Fixed Deposits (held as margin money for credit facilities) - Maturity less than 3 months	-	-
Total	111.33	26.63

12 Loans

(Amount in ₹ Lakhs)

Particulars	For the year Ended 31st March, 2023	As at 31st March 2022
Loans and Advances to Related Parties	1,080.55	1,030.25
Loans and Advances to Other Body Corporate	185.74	651.95
Loans and Advances to Others	-	-
	1,266.29	1,682.20
Less: Impairment allowance for Loan & Advance receivable	-	-
Total	1,266.29	1,682.20
Sub-classification of Loans:		
(i) Loans Receivables considered good - Secured;	-	-
(ii) Loans Receivables considered good - Unsecured;	1,266.29	1,682.20
(iii) Loans Receivables which have significant increase in Credit Risk; and	-	-
(iv) Loans Receivables - credit impaired	-	-

13 Other Current Financial Assets

Particulars	Period Ended 31st March 2023	As at 31st March 2022
Fixed Deposits (With Maturity less than 12 months)	3.57	700.00
Accrued Interest	0.09	6.60
Others - From Related Party	525.40	525.40
Total	529.06	1,232.00

* Fixed Deposits Rs. NIL (Previous Year Rs. 700 Lakhs) pledged against Bank Overdraft Facility with Axis Bank Limited for Amount 679 Lakhs

14 Current Tax Assets (Net)

Particulars	Period Ended 31st March 2023	As at 31st March 2022
Income Tax Against Appeals (A.Y. 2017-18)	10.00	10.00
Income Tax Refund Receivables (Earlier Years)	35.89	30.94
Total	45.89	40.94

15 Other Current Assets

Particulars	Period Ended 31st March 2023	As at 31st March 2022
Prepaid Expenses	21.97	21.33
Advances to Suppliers	272.28	250.19
Balance with Government Authorities	142.90	65.44
Imprest A/c	-	0.30
Others	46.38	40.20
Project Development Exp - Hampton	159.64	6.53
Total	643.18	383.99

(* Others include Advance to Staff being Related Party Rs. 0.53 Lakhs, PY 0.54 Lakhs)



RITESH PROPERTIES AND INDUSTRIES LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st March 2023

16 Equity Share Capital

Particulars	NO. of Shares	For the year Ended 31st March, 2023	As at 31st March, 2022
Authorised Share Capital*			
28,150,000 (Previous FY - 28,15,000 equity shares of Rs. 10/- each) equity shares of Rs. 1/- each	28150000	2,815.00	2,815.00
Issued Share Capital			
27,42,07,700 (Previous FY - 24,610,465 equity shares of Rs. 10/- each) equity shares of Rs. 1/- each	274207700	2,742.08	2,461.05
Subscribed and fully paid-up shares			
27,42,07,700 (Previous FY 24,442,915 equity shares of Rs. 10/- each) equity shares of Rs. 1/- each	274207700	2,742.08	2,444.29
Total	274207700.00	2,742.08	2,444.29

* During the year, company has split Face Value of its equity shares in 1:10 ratio. All figures of previous year has been updated accordingly.

* Pursuant to the approval of the shareholders through Postal Ballot on September 03, 2022, each equity share of face value of INR 10 per share have been subdivided into Ten equity shares of face value of INR 1 per share, with effect from September 03, 2022.

a) Terms/rights attached to equity shares

The Company has only one class of Equity Shares having a par value of Rs. 1 per share. Each holder of Equity shares is entitled to one vote per share. Each Equity holder is eligible for dividend on pro-rata basis. The dividend, if any, declared by the Board is paid after obtaining shareholders' approval in ensuing AGM.

b) Reconciliation of Equity Shares Outstanding at the beginning and at the end of year

	31.03.2023	31.03.2022
Particulars		
Equity shares at the beginning of the year	2,44,42,915	1,15,90,958
Add: Shares Issued	2,97,78,550	1,28,51,957
Shares issued pursuant to share split	21,99,86,235	-
Less: Shares Cancelled	-	-
Equity shares at the end of the year	27,42,07,700	2,44,42,915

* Shares issued during the year construe Debentures converted into Equity Shares

* During the year, Company has split its Equity Shares in 1:10 ratio

c) Shareholders holding more than 5 percent of Equity Shares in the Company

Particulars	As at 31st March, 2023 No. of share held	As at 31st March, 2022 No. of share held
Sh. Sanjev Arora	7,89,39,780 30.68%	7,89,39,780 32.30%
Findoc Finvest Pvt Ltd	8,50,63,190 33.06%	7,21,93,900 29.54%
Subhash Chander	1,39,34,300 5.42%	1,39,99,300 5.73%

Details of Promoters, their shareholding & Changes In shareholding if any

Promoter Name	For the year Ended 31st March, 2023	As at 31st March, 2022	% Changes in shareholding
Sh. Sanjev Arora	7,89,39,780 30.68%	7,89,39,780 32.30%	-1.62%
Findoc Finvest Pvt Ltd	8,50,63,190 33.06%	7,21,93,900 29.54%	3.52%
Kavya Arora	71,34,550 2.77%	71,34,550 2.92%	-0.15%
Sandhya Arora	40,42,880 1.57%	40,42,880 1.65%	-0.08%
Ketki Arora	28,68,930 1.12%	28,68,930 1.17%	-0.05%
Sanjev Arora HUF	18,94,420 0.74%	18,94,420 0.78%	-0.04%
Guneet Arora	1,93,030 0.08%	1,93,030 0.08%	0.00%
Aria Arora	40 0.00%	40 0.00%	0.00%
Femella Fashions Ltd	80,77,600 3.14%	80,77,600 3.30%	-0.16%



17 Other Equity

Particulars	As at 31st March, 2023	As at 31st March, 2022
Securities Premium	2,064.58	1,707.24
Retained Earnings	3,895.08	3,856.98
Capital Reserve	2,846.63	2,846.63
Revaluation Reserve	110.67	110.67
Equity Component of Debenture	(0.00)	77.13
Other Comprehensive Income	(2.64)	(0.87)
Total	8,914.33	8,597.78

* Securities premium reserve is used to record the premium on issue of equity shares. The same shall be utilised in accordance with the provisions of companies act, 2013.

(i) Securities Premium

Particulars	As at 31st March, 2023	As at 31st March, 2022
Opening Balance	1,707.24	1,707.24
Increase/(Decrease) during the year	357.34	-
Closing Balance	2,064.58	1,707.24

(ii) Retained Earnings

Particulars	As at 31st March, 2023	As at 31st March, 2022
Opening Balance	3,856.98	3,856.97
Changes in accounting policy or prior period errors	89.07	-
Equity Component	-	-
Restated balance at the beginning of the year	-	-
Net profit/(loss) for the year	(50.97)	0.00
Closing Balance	3,895.07	3,856.98

(iii) Capital Reserves

Particulars	As at 31st March, 2023	As at 31st March, 2022
Opening Balance	2,846.63	2,846.63
Increase/(Decrease) during the year	-	-
Closing Balance	2,846.63	2,846.63

(* Capital reserve stands pursuant to amalgamation of Ritesh properties, RSML, Ritesh Impex and HB Fibre) and (Settlement with bank and waiver amount transferred to Capital Reserve)

(iv) Revaluation Reserves

Particulars	As at 31st March, 2023	As at 31st March, 2022
Opening Balance	110.67	110.67
Increase/(Decrease) during the year	-	-
Closing Balance	110.67	110.67

(v) Equity Component of Debenture

Particulars	As at 31st March, 2023	As at 31st March, 2022
Opening Balance	77.13	-
Increase/ (Decrease) during the Year	11.94	77.13
Transfer to Retained Earnings	(89.07)	-
Closing Balance	(0.00)	77.13

(v) Other Comprehensive Income

Particulars	As at 31st March, 2023	As at 31st March, 2022
Opening Balance	(0.87)	(4.33)
Items of Other Comprehensive Income		
Remeasurement of Defined benefit plans (Including Tax Impact)	-	-
Change in value of Equity Instruments Designated through OCI	(1.77)	3.45
Closing Balance	(2.64)	(0.87)



RITESH PROPERTIES AND INDUSTRIES LIMITED
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18 Non-Current - Borrowings (Amount in ₹ Lakhs)

Particulars	For the year ended 31st March 2023	As at 31st March, 2022
Secured		
Loan from Bank (Secured Against Vehicles)	64.22	92.60
Unsecured Optionally Convertible Debentures	-	647.43
Loan from Related Parties	-	-
Loan from Others	-	-
Total	64.22	740.03

Vehicle Loan Rs. 64.22 Lakhs (P.Y.Rs. 92.60 Lakhs) are secured by way of Hypothecation of respective Vehicle. These Loans are Repayable in equated Monthly Installments and shall be repaid by 2027, Interest Rate vary from 8.35-9.51%p.a.

Repayment Schedule	Amount
2023-24	38.60
2024-25	33.62
2025-26	24.93
2026-27	5.66

19 Non-Current Financial Liabilities - Others

Particulars	For the year ended 31st March 2023	As at 31st March, 2022
Unsecured		
Security Deposits	125.02	89.44
Total	125.02	89.44

* Security Deposits Represents interest free deposits received from the allottees against electricity connection and facility maintenance

20 Non-Current Liabilities - Provision

Particulars	For the year ended 31st March 2023	As at 31st March, 2022
Provision for Employee Benefits		
Gratuity	16.89	14.29
Total	16.89	14.29

* As per Actuarial Certificate

21 Current - Borrowings

Particulars	For the year ended 31st March 2023	As at 31st March, 2022
Unsecured		
Loan from Bank (Overdraft against Fixed Deposits)	-	212.48
Loan from Related Parties	804.42	28.47
Loan from Others	100.00	120.00
Current Maturities of Long-Term Debts;*	38.60	33.27
Total	943.02	394.22

* Current Maturities of Long - term Debts represent portion of vehicle loans amounting to Rs. 38.60 Lakhs (Previous Year Rs.33.27 Lakhs), which is payable within a period of 12 months. The vehicle loans from banks are secured by way of hypothecation of respective assets.

Related Party Disclosures (Partywise)

Type of Borrower	Amount of Loan or Advance in the nature of Loan Outstanding	% of Total Loans and Advances in the nature of Loans
RELATED PARTIES		
KP Advisors (Realty) Pvt. Ltd.	27.33	3%
Findoc Finvest Pvt Ltd	756.29	94%
Kamal Oil & Allied Industries Ltd.	20.80	3%
TOTAL	804.42	100%

22 Trade Payables

Particulars	For the year ended 31st March 2023	As at 31st March, 2022
total outstanding dues of micro enterprises and small enterprises ; and*	-	-
total outstanding dues of creditors other than micro enterprises and small enterprises	884.10	39.80
Total	884.10	39.80

Trade Payables Includes Rs. 3.49 Lakhs (Previous Year 2.34 Lakhs) Payables to Directors as Sitting Fees and their Related Parties.

As at 31st March 2023				
Particulars	MSME	Others	Disputed MSME	Disputed Others
Less than 1 Year	-	881.55	-	-
1-2 Years	-	2.55	-	-
2-3 Years	-	-	-	-
More Than 3 Years	-	-	-	-
Total	-	884.10	-	-

As at 31st March 2022				
Particulars	MSME	Others	Disputed MSME	Disputed Others
Less than 1 Year	-	39.78	-	-
1-2 Years	-	0.02	-	-
2-3 Years	-	-	-	-
More Than 3 Years	-	-	-	-
Total	-	39.80	-	-



23 Current Financial Liabilities - Others

(Amount in ₹ Lakhs)

Particulars	For the year ended 31st March 2023	As at 31st March, 2022
Other Payables		
- Imprest	0.56	-
- Salaries & Wages payable	1.53	0.67
- Expenses Payable	66.31	80.77
- Payable to Auditor	4.50	3.15
- Statutory Dues Payable	28.40	11.41
- Director's Remuneration Payable	1.43	1.48
Total	102.74	97.48

Director's Remuneration & Salaries Payables Includes Rs.1.43 Lakhs (Previous Year Rs.1.48 Lakhs) Payables to Directors and their Related Parties.

24 Current Tax Liabilities - Provision

Particulars	For the year ended 31st March 2023	As at 31st March, 2022
Provision for Income Tax (A.Y. 2022-23)	-	123.01
Total	-	123.01

25 Current Liabilities - Others

Particulars	For the year ended 31st March 2023	As at 31st March, 2022
Advance from Customers	256.03	76.25
Total	256.03	76.25

Advance from Customers Include Rs. 16.19 Lakhs (Previous Year Rs. 4.36 Lakhs) from Related Parties.

26 Current Liabilities - Provision

Particulars	For the year ended 31st March 2023	As at 31st March, 2022
Provision for Corporate Social Responsibility	-	14.42
Provision for Employee Benefits*		
Gratuity	41.13	40.23
Total	41.13	54.65

* As per Actuarial Certificate



RITESH PROPERTIES AND INDUSTRIES LIMITED
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2023

27	Revenue from operations	(Amount in ₹ Lakhs)	
		For the year ended 31st March 2023	For the year ended 31st March, 2022
		Particular	
		Revenue from Real Estate Activities	2,264.07
		Revenue from Sale of Fabrics	29.43
		Revenue from Sale of Shares	10,952.83
		Revenue from Sale of Other Products	371.15
		Total	13,617.47
28	Other Income	For the year ended 31st March 2023	For the year ended 31st March, 2022
		Particular	
		Interest Income	
		From FDR	7.32
		From Others	27.84
		Profit/Loss on Derivatives	1,170.73
		Dividend Received	0.86
		Profit/Loss on Sale of Fixed Assets	-
		Sale A/c Verka Both	0.13
		Misc Income	5.50
		Discount Received	2.51
		Rent Received	-
		Balance Written Off	0.20
		Labour Cess Received	24.98
		Total	1,240.08
29	Cost of Material Consumed	For the year ended 31st March 2023	For the year ended 31st March, 2022
		Particular	
		Cost of Goods Sold	-
		Total	-
30	Purchase of Stock-in-Trade	For the year ended 31st March 2023	For the year ended 31st March, 2022
		Particular	
		Purchase of Stock-in-Trade	
		Land	247.88
		Knitted Cloth	29.43
		Shares	10,759.35
		Other Products	342.43
		Total	11,379.09
31	Changes in Inventories of Stock-In-Trade	For the year ended 31st March 2023	For the year ended 31st March, 2022
		Particular	
		Opening Stock	
		Land	380.38
		Shares	464.04
			-
		752.40	844.41
		Closing Stock	
		Land	395.28
		Shares	357.12
			-
		4,630.77	752.40
		Total	92.01
32	Employee Benefits Expenses	For the year ended 31st March 2023	For the year ended 31st March, 2022
		Particular	
		*Salaries and Bonus	254.84
		Contribution to Provident and Other Funds	1.25
		Gratuity Paid	1.70
		Staff Welfare	1.91
		Total	259.70

*Includes Directors Remuneration Rs. 205.86 Lakhs (Previous Year Rs. 205.66 Lakhs)

*Includes Directors Sitting Fee Rs. 2.09 Lakhs, Director's Conveyance Allowances Rs. 0.60 Lakhs, Director's House Rent Allowances Rs.3.48 Lakhs, Special Allowance to Directors Rs. 6.60 Lakhs, TDS on Non Monetary Benefit (Director) Rs.6.24 Lakhs (Previous Year Directors Sitting Fee Rs. 2.34 lakhs, Director's Conveyance Allowances Rs. 0.60 Lakhs, Director's House Rent Allowances Rs. 3.08 Lakhs, Special Allowance to Directors Rs. 1.95 Lakhs, TDS on Non Monetary Benefit (Director) Rs. 6.24 Lakhs.



33 Finance costs (Amount in ₹ Lakhs)

Particular	For the year ended 31st March 2023	For the year ended 31st March, 2022
Interest to Banks	11.36	0.37
Interest to Others	23.45	89.18
Bank Charges	4.75	4.29
Other Finance Charges	10.07	12.21
Total	49.63	106.04

34 Other Expenses

Particular	For the year ended 31st March 2023	For the year ended 31st March, 2022
Advertisement	24.49	7.05
Discount & Rebate	7.07	-
Electricity Expenses	13.94	14.56
Generator Expenses	3.58	1.73
Fee & Taxes	14.17	49.03
Listing Fee	9.96	3.48
Insurance Expenses	2.28	5.25
Auditor Remuneration		
- Audit Fees	5.00	3.50
- Out of Pocket Expense for audit	0.47	-
- Certification Fees	0.50	-
Legal Expenses	0.01	11.01
Professional Charges	62.15	93.51
Vehicle Expenses	20.96	15.08
Postage & Telegram	0.21	0.35
Telephone Exp	2.33	1.62
Rent Paid	66.50	61.40
Rent (Ludhiana Office)	6.80	6.80
Conveyance	2.96	3.70
Director Travelling Exp.	52.17	18.91
Travelling Exp.	32.02	5.79
Electric Repair	9.28	0.47
General Repair	2.31	1.29
Gurgaon Office Expenses	1.34	2.17
Business Promotion	27.05	16.74
Commission & Brokerage	0.30	9.69
Balance Written off	346.10	-
Computer & Software Expenses	0.65	1.98
Demat Charges	0.02	0.02
CSR Expenses	35.94	14.42
Diwali Exp.	-	0.32
General Exp.	4.34	1.95
Meter Testing Expenses	-	0.44
Maintenance Charges	6.40	8.05
Misc. Exp.	0.53	1.38
Office Expenses	1.34	6.27
Other Charges-Shares	7.16	4.16
Photo Copier Exp.	0.04	0.34
Printing & Stationery	1.18	1.35
Subscription & Membership	53.50	4.17
Watch & Wards	79.53	5.90
GST Late Filing Fee	-	0.36
Audio Video Exp	-	0.20
Project Development Expenses	-	12.99
Loss on sale of Fixed Asset	-	76.82
Water & Sewerage	-	0.04
GST Paid	8.66	-
Interest paid on TDS Deducted	0.15	0.61
AGM Expenses	-	0.52
Total	913.40	475.44



35 Earning per Share (EPS) - In accordance with the Indian Accounting Standard (Ind AS-33)

Particular	For the year ended 31st March 2023	For the year ended 31st March, 2022
Basic Earnings Per Share		
Profit /(Loss) After Tax	(54.14)	2,379.10
Profit Attributable to Ordinary Shareholders	(54.14)	2,379.10
Weighted Average Number of Ordinary Shares (used as denominator for calculating Basic EPS)	26,33,70,066	1,56,74,008
Nominal Value of Ordinary Share	Rs. 1/-	Rs. 10/-
Earnings Per Share - Basic	(0.02)	15.18
Diluted Earnings Per Share		
Profit /(Loss) After Tax	(54.14)	2,379.10
Profit Attributable to Ordinary Shareholders	(54.14)	2,379.10
Weighted Average Number of Ordinary Shares (used as denominator for calculating Diluted EPS)	26,33,70,066	1,85,86,595
Nominal Value of Ordinary Share	Rs. 1/-	Rs. 10/-
Earnings Per Share - Diluted	(0.02)	13.08



36. Critical Accounting Estimates and Judgments

The estimates and judgments used in the preparation of the said financial statements are continuously evaluated by the Company, and are based on historical experience and various other assumptions and factors (including expectations of future events), that the Company believes to be reasonable under the existing circumstances. The said estimates and judgments are based on the facts and events, that existed as at the reporting date, or that occurred after that date but provide additional evidence about conditions existing as at the reporting date.

Although the Company regularly assesses these estimates, actual results could differ materially from these estimates—even if the assumptions under-lying such estimates were reasonable when made, if these results differ from historical experience or other assumptions do not turn out to be substantially accurate. The changes in estimates are recognized in the financial statements in the period in which they become known.

The areas involving critical estimates, assumptions or judgments are:

1. Useful lives of property, plant and equipment's Note 4
2. Measurement defined benefit obligation Note 19 & 25
3. Estimation of provisions & contingent liabilities refer Note 23 & 37
4. Estimation of fair value of unlisted securities Note 5

Estimates and judgments are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company and that are believed to be reasonable under the circumstances.

- 37.** During the year, Company has recognized the following amounts in the financial statements as per Ind AS19 "Employees Benefits" issued by the ICAI:

Defined Benefit Plan

The present value of obligation is determined based on actuarial valuation using the Projected Unit Credit Method, which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation and the obligation for leave encashment is recognized in the same manner as gratuity.



Table Showing Changes in Present Value of Obligations:**(In Lakhs)**

Period	From: 01-04-2022 To: 31-03-2023	From: 01-04-2021 To: 31-03-2022
Present value of the obligation at the beginning of the period as provided by the Company	54.52	49.65
Interest cost	3.82	3.48
Current service cost	1.95	1.70
Past Service Cost	0	0
Benefits paid (if any)	0	0
Actuarial (gain)/loss	(2.27)	(0.30)
Present value of the obligation at the end of the period	58.02	54.52

(The amount to be recognized in the Balance Sheet):

Period	As on: 31-03-2023	As on: 31-03-2022
Present value of the obligation at the end of the period	58.02	54.52
Fair value of plan assets at end of period	0	0
Net liability/(asset) recognized in Balance Sheet and related analysis	58.02	54.52
Funded Status - Surplus/(Deficit)	(58.02)	(54.52)

Expense recognized in the statement of Profit and Loss:

Period	From: 01-04-2022 To: 31-03-2023	From: 01-04-2021 To: 31-03-2022
Interest cost	3.82	3.48
Current service cost	1.95	1.70
Past Service Cost	0	0
Expected return on plan asset	(0)	(0)
Expenses to be recognized in P&L	5.77	5.17



Other comprehensive (income) / expenses (Remeasurement)

Period	From: 01-04-2022 To: 31-03-2023	From: 01-04-2021 To: 31-03-2022
Cumulative unrecognized actuarial (gain)/loss opening. B/F	22.20	22.50
Actuarial (gain)/loss - obligation	(2.27)	(0.30)
Actuarial (gain)/loss - plan assets	0	0
Total Actuarial (gain)/loss	(2.27)	(0.30)
Cumulative total actuarial (gain)/loss. C/F	19.93	22.20

Actuarial assumptions provided by the company and employed for the calculations are tabulated:

Discount rate	7.00 % per annum	7.00 % per annum
Salary Growth Rate	5.00 % per annum	5.00 % per annum
Mortality	IALM 2012-14	IALM 2012-14
Withdrawal rate (Per Annum)	5.00% p.a.	5.00% p.a.

Maturity Profile of Defined Benefit Obligation: Maturity analysis of benefit obligations.

01 Apr 2023 to 31 Mar 2024	41.13	0.44
01 Apr 2024 to 31 Mar 2025	0.55	0.44
01 Apr 2025 to 31 Mar 2026	3.47	2.65
01 Apr 2026 to 31 Mar 2027	0.38	0.31
01 Apr 2027 to 31 Mar 2028	0.38	10.44
01 Apr 2028 Onwards	12.11	0

Sensitivity Analysis:

Period	As on: 31-03-2023	As on: 31-03-2022
Defined Benefit Obligation (Base)	58,02,200 @ Salary Increase Rate : 5%, and discount rate :7.25%	54.52 @ Salary Increase Rate : 5%, and discount rate :7%
Liability with x% increase in Discount Rate	56,61,538; x=1.00% [Change (2)%]	53.24; x=1.00% [Change (2)%]
Liability with x% decrease in Discount Rate	59,63,738; x=1.00% [Change 3%]	56.00; x=1.00% [Change 3%]
Liability with x% increase	58,55,953; x=1.00%	54.90; x=1.00%



in Salary Growth Rate	[Change 1%]	[Change 1%]
Liability with x% decrease in Salary Growth Rate	57,66,186; x=1.00% [Change (1)%]	54.32; x=1.00% [Change 0%]
Liability with x% increase in Withdrawal Rate	58,25,330; x=1.00% [Change 0%]	54.72; x=1.00% [Change 0%]
Liability with x% decrease in Withdrawal Rate	57,76,254; x=1.00% [Change 0%]	54.30; x=1.00% [Change 0%]

Note: - Corresponding previous year figures as required under IND-AS 19 is not available. Therefore, disclosure for the previous year figures not given.

38. Contingencies

Contingent Liabilities in respect of:

(Amounts in Lakhs)

Particulars	As at 31 st March, 2023	As at 31 st March, 2022
Guarantees given by banks on behalf of the Company	Nil	Nil
Claims against the Company not acknowledged as debt in financial statements	Nil	Nil
Impact of pending litigations not acknowledged as debt in financial statements	Nil	Nil
Income tax Matters not acknowledged as debt in financial statements	908.30	908.30
Unexecuted Capital Commitment (Net of Advances)	Nil	Nil

- The Company has reviewed all its pending litigations and proceedings and has made adequate provisions, wherever required and disclosed the contingent liabilities, wherever applicable, in its financial statements. The Company does not expect the outcome of these proceedings to have a material impact on its financial position.
- The Company Periodically Review all its long-term contracts to assess for any material foreseeable losses, Based on such review wherever applicable, the Company has adequate provisions for these long term contracts in the books of accounts as required under any applicable law/accounting standards
- As at March 31, 2023 the Company did not have any outstanding long term derivative Contracts.



39. Disclosure required under Micro, Small and Medium Enterprises Development Act, 2006 (the Act) are given as follows:

Particulars	As at March 31, 2023	As at March 31, 2022
Principal amount due	-	-
Interest due on above	-	-
Interest paid during the period beyond the appointed day	-	-
Amount of interest due and payable for the period of delay in making payment without adding the interest specified under the Act.	-	-
Amount of interest accrued and remaining unpaid at the end of the period	-	-
Amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to small enterprises for the purpose of disallowance as a deductible expenditure under Sec.23 of the Act	-	-

Note: The above information and that is given in 'Note-21' Trade Payables regarding Micro and Small Enterprises has been determined on the basis of information available with the Company and has been relied upon by the auditors.

40. Related Party Disclosures as required by IND AS -24

- i) Related parties where control exists or with whom transactions have taken place during the year.

SUBSIDIARIES

- RPIL Healthcare Private Limited (wef 20.02.2023)
- Finton Homes

ENTITIES UNDER CONTROL OF KMP & THEIR RELATIVES

- Kamal Oil & Allied Industries Ltd
- K P Advisors (Realty) Pvt Ltd
- Femella Fashions Ltd
- Ritesh Rentals (P) Ltd
- Finton Homes
- Arisudhana Industries Ltd.
- NP Blockhouse Real Estate Pvt. Ltd.
- Auster Securities Ltd
- Findoc Finvest Private Limited(Upto 09.05.2022)
- Findoc Commodities Private Limited(Upto 09.05.2022)
- Findoc Investmart Private Limited(Upto 09.05.2022)
- Kripra Real Estate Pvt. Ltd

KEY MANAGERIAL PERSONNEL REPRESENTED ON THE BOARD

- | | |
|------------------------------|--------------------------------|
| ○ Sh. Sanjeev Arora | Chairman cum Managing Director |
| ○ Sh. RoopKishore Fathepuria | Executive Director |
| ○ Sh. Kavya Arora | Director & CFO |
| ○ Sh. Virender Singh Binning | Director |
| ○ Sh. Surinder K Sood | Director |



- | | |
|---------------------------|-------------------|
| ○ Sh. Gurpreet Singh Brar | Director |
| ○ Ms. Shweta Sehgal | Director |
| ○ Mr. Rohit Kumar Maggu | Director |
| ○ Mr. D.P. Reddy | Director |
| ○ Ms. Tarandeep Kaur | Company Secretary |
| ○ Sh. Deepak Sharma | CFO |

RELATIVES OF DIRECTOR

- Mrs. Guneet Arora
- Mrs. Sandhya Arora

ii) The following is a summary of significant related party transactions:

(In Lakhs)

Sr. No.	Name of Company/Firm/Individual	Nature of Transaction	2022-23 (Rs.)	2021-22 (Rs.)
1.	Femella Fashions Ltd.	- Loan Taken - Loan Repayment - Loan Given - Loan Received back - Expenses made on behalf of company - Allocated Cost of Common Facility used - Purchase of Gift Cards	NIL NIL NIL NIL 28.01 NIL	NIL NIL 1216.75 1971.43 22.24 29.48 0.18
2.	Sh. Sanjeev Arora	- Loan Given - Loan Received back - Director Remuneration - Income Tax on Non-Monetary - Rent Paid - Sale of Service (Electricity) - Sale of Service (CAM) - Repayment of Advance for Property - Loan adjusted from Advance	NIL 150.00 120.00 6.24 13.50 NIL NIL NIL NIL	315.00 315.00 120.00 6.24 12.00 NIL NIL 806.00 1106.00
3.	Smt. Sandhya Arora	- Rent Paid - Loan Taken - Loan Given Back	13.50 NIL NIL	12.00 NIL 14.50
4.	K P Advisors (Realty) Pvt Ltd.	Loan Given Loan Taken	NIL 29.00	0.55 NIL
5.	Sh. Kavya Arora	Director's Remuneration Rent Paid Loan Taken Loan Given Back	72.00 13.50 NIL NIL	72.00 12.00 NIL 5.50



6.	Smt. Guneet Arora	Professional Charges Loan Taken Loan Given Back	NIL NIL NIL	NIL NIL 5.00
7.	Sh. Roop kishore Fatehpuria	Director's Remuneration Perks & Other Allowances	13.86 5.94	13.66 5.64
8.	Sh. Surinder K Sood	Sitting Fee	0.97	0.94
9.	Sh. Gurpreet Singh Brar	Sitting Fee	0.55	0.58
10.	Ms. Shweta Sehgal	Sitting Fee	0.27	0.42
11.	Mr. Rohit Kumar Maggu	Sitting Fee	NIL	NIL
12.	Mr. D.P. Reddy	Sitting Fee	0.30	0.40
13.	Ms. Tarandeep Kaur	Salary Loan Given Loan Received Back Reimbursement of Expenses	4.03 1.50 1.51 NIL	6.24 NIL NIL 2.85
14.	Sh. Deepak Sharma	Salary	5.08	2.40
15.	Arisudhana Industries Ltd.	Interest Income Loan Given Loan Received Back Sales	8.52 NIL NIL 25.11	8.52 370.00 370.00 NIL
16.	NP Blockhouse Real Estate Pvt. Ltd.	Loan Given Loan Received Back Interest Received Expenses made on behalf of compa	93.50 60.53 13.88 5.41	63.00 5.24 NIL 7.37
17.	Finton Homes	Capital Contribution by way of Transfer of Land Share of Profits Sale of services (Electricity) Watch & Wards (Security Expenses) Other Transactions Expenses made on behalf of compa Amount recovered for company related expenses Capital Contribution Capital Withdrawal	NIL 715.10 5.94 14.79 NIL NIL NIL NIL 1600.00	NIL 2042.22 5.25 4.88 NIL 20.00 20.00 250.00 150.00
18.	Auster Securities Limited	Payment Made during theYear. Payment Received during the Year	NIL NIL	NIL NIL



19.	RPIL Healthcare Private Limited	Investment in Shares Loan Given	0.10 2.50	NIL NIL
20.	Findoc Commodities Pvt. Ltd	Brokerage & Charges	NIL	0.41
21.	Findoc Investmart Pvt. Ltd.	Brokerage & Charges	7.18	3.71
22.	Findoc Finvest Pvt. Ltd.	OFCDs Issue Loan taken Loan Repayment Conversion of OFCD into Equity Shares Interest paid	NIL 750.00 NIL 646.87 6.99	924.00 100.00 100.00 268.87 NIL
23.	Kriptra Real Estate Pvt. Ltd.	Purchase	NIL	140.00

iii) Amount due from/to Related Parties

(In Lakhs)

Particulars		As on 31.03.2023 (Rs.)	As on 31.03.2022 (Rs.)
i)	Due to Related Parties (included in Unsecured Loans & Current Liabilities)		
	Kamal Oil and Allied Industries Ltd.	20.80	20.80
	Finton Homes	NIL	4.36
	DP Reddy	0.70	0.40
	Kavya Arora	NIL	4.40
	Roop Kishor Fatehpuria	1.43	1.48
	Surinder K Sood	0.97	0.94
	KP Advisors (Realty) Pvt. Ltd.	27.33	NIL
	Shweta Sehgal	NIL	0.42
	Findoc Finvest Private Limited	756.29	NIL
	Arisudana Industries Ltd	NIL	7.67
ii)	Due from Related Parties (included in Loans & Advances & Sundry Debtors)		
	Finton Homes	4319.78	5221.61
	Arisudhana Industries Ltd.	0.31	NIL
	NP Blockhouse Real Estate Pvt. Ltd.	119.00	68.13
	KP Advisors (Realty) Pvt. Ltd.	NIL	1.67
	Sanjeev Arora	810.45	960.45
	Auster Securities Limited	525.40	525.40
	Tarandeep Kaur	0.53	0.54
	Findoc Investmart Pvt Ltd	262.82	1606.61
	RPIL Healthcare Private Limited	2.60	NIL



Ncube Limited	Protectives Private	148.60	148.60
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41. Expenditure in Foreign Currency on Travelling is Rs. Nil (P.Y-Nil).

42. Segment Reporting as per IND AS 108

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The Chief operating decision maker regularly monitors and reviews the operating result of the whole company. As defined in Ind AS 108 "Operating Segments", the company's entire business falls under these Operational segments: -

1. Real Estate
2. Textile Division
3. Trading in shares& Derivatives

(In Lakhs)

Particulars	2022-23				2021-22				
	Real Estate	Shares	Other	Total	Real Estate	Textile	Others	Shares	Total
Revenue/Sales	927.47	2909.13	5.68	3842.28	2264.07	29.43	371.15	10952.83	13617.47
Results	880.55	(37.47)	-	843.09	1629.39	(10.82)	-	86.56	1775.22
Profit before Interest & Finance Cost	880.55	(37.47)	-	843.09	1629.39	(10.82)	-	86.56	1775.22
Unallocable Expenses	-	-		1240.42	-	-		-	781.72
Operating Profit	-	-		(397.33)	-	-		-	993.50
Interest Expenses	-	-		49.63	-	-		-	106.65
Unallocable Income	-	-		197.56	-	-		-	1611.23
Net Profit	-	-		(249.40)	-	-		-	2498.69
Assets	8324.97	5764.57	14089.54		9041.90	31.77	12671.74	3598.07	
Liabilities	2433.14	-	2433.14		1629.39	29.43	1629.39	-	
Share Capital	-	-		2742.08	-	(10.82)		10952.83	2444.29
Reserve & Surplus	-	-		8914.32	-	(10.82)		86.56	8597.78
Segment Depreciation	-	-		49.32	-	-		-	46.58
Segment other non-cash expense	-	-	-		-	-		-	-
Segment Capital Expenditure	-	-	-		-	-			-



43. Financial Instruments by category**(In Lakhs)**

Particulars	Level	Mar-23			Mar-22		
		FVTPL	FVTOCI	Amortised Cost	FVTPL	FVTOCI	Amortised Cost
1) Financial Assets	-						
I) Investments (Note No. 5 & 9)	1	-	1107.95	4341.68	-	1108.95	5227.84
II) Trade receivables (Note No. 10)	3	-	320.79		-	1722.36	
III) Cash and Cash equivalents (Note No. 11)	1	-	111.33		-	26.63	
IV) Other receivables (Note No. 6 & 12)	3	-	1324.01		-	1709.84	
Total Financial Assets		-	2864.08	4341.68	-	4567.78	5227.84
2) Financial liabilities	-						
I) Borrowings							
A) From Banks (Note No. 18)	3	-	-	64.22	-	-	740.03
B) From Others (Note No. 21)	3	-	-	943.02	-	-	394.22
II) Trade payables (Note No. 22)	3	-	-	884.10	-	-	39.80
III) Other liabilities (Note No. 19 & 23)	3	-	-	199.35	-	-	175.50
Total Financial Liabilities		-	-	2119.10	-	-	1349.55

Fair Value measurement

Fair Value Hierarchy and valuation technique used to determine fair value:

The fair value hierarchy is based on inputs to valuation techniques that are used to measure fair value that are either observable or unobservable and are categorized into Level 1, Level 2 and Level 3 inputs.

Significant estimates

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. The Company uses its judgment to select a variety of methods and make assumptions that are mainly based on market conditions existing at the end of each reporting period.



44. Financial risk management objectives and policies

The Company's principal financial liabilities, other than derivatives, comprise loans and borrowings, trade and other payables, and financial guarantee contracts. The main purpose of these financial liabilities is to finance the Company's operations and to provide guarantees to support its operations. The Company's principal financial assets include loans, trade and other receivables, and cash and cash equivalents that derive directly from its operations.

The Company's business activities expose it to a variety of financial risks, namely liquidity risk, market risks and credit risk. The Company's senior management has the overall responsibility for the establishment and oversight of the Company's risk management framework. The Company's risk management policies are established to identify and analyses the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities.

MANAGEMENT OF LIQUIDITY RISK

Liquidity risk is the risk that the Company will face in meeting its obligations associated with its financial liabilities. The Company's approach to managing liquidity is to ensure that it will have sufficient funds to meet its liabilities when due without incurring unacceptable losses. In doing this, management considers both normal and stressed conditions.

The following table shows the maturity analysis of the Company's financial liabilities based on contractually agreed undiscounted cash flows as at the Balance Sheet date.

(In Lakhs)

Particulars	Notes Nos.	Less than 12 months	1 to 5 Years	Above 5 Years	Total
As at March 31, 2023					
Borrowings	18,21	943.02	64.22	-	1007.24
Trade payables	22	884.10	0.00		884.10
Other liabilities	19,23	74.33	125.02	-	199.35
As at March 31, 2022					
Borrowings	18,21	394.22	740.03	-	1134.25
Trade payables	22	39.78	0.022	-	39.80
Other liabilities	19,23	86.06	89.44	-	175.50

Market Risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: interest rate risk, currency risk and other price risk, such as equity price risk. Financial instruments affected by market risk include loans and borrowings, deposits, FVTOCI investments.



POTENTIAL IMPACT OF RISK	MANAGEMENT POLICY	SENSITIVITY TO RISK
INTEREST RATE RISK		
<p>Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations with floating interest rates.</p> <p>a) Company has Fixed deposits with Banks amounting to ₹ 0 Lakhs as at March 31st, 2023 (₹ 2.82 Lakhs as at March 31st, 2022) Interest Income earned on fixed deposit for year ended March 31st, 2023 is ₹1.11 Lakhs (₹ 7.32 Lakhs for the year ended March 31st, 2022)</p> <p>b) Company has Borrowing from Banks amounting to ₹ 64.22 Lakhs as at March 31st, 2023 (₹ 740.03 Lakhs as at March 31st, 2022)</p> <p>c) Interest Expenses on such borrowings for the year ended March 31st, 2023 is ₹ 21.43 Lakhs (₹ 12.58 Lakhs for the year ended March 31st, 2022)</p>	<p>In order to manage its interest rate risk The Company diversifies its portfolio in accordance with the risk management policies.</p>	<p>As an estimation of the approximate impact of the interest rate risk, with respect to financial instruments, the Company has calculated the impact of a 1% change in interest rates.</p> <p>a) A 1% increase in interest rates would have led to approximately an additional ₹ 0.02817 Lakhs gain for year ended March 31st, 2021 (₹ 0.02647Lakhs gain for year ended March 31st 2020) in Interest income. A 1% decrease in interest rates would have led to an equal but opposite effect.</p> <p>b) A 1% increase in interest rates would have led to approximately an additional ₹ 1.08 Lakhs loss for year ended March 31st, 2021 (₹ 1.39 Lakhs loss for year ended March 31st 2020) in Interest expense. A 1% decrease in interest rates would have led to an equal but opposite effect.</p>

Credit Risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and financial institutions and other financial instruments.

Trade Receivables

Customer credit risk is managed by each business unit subject to the Company established policy, procedures and control relating to customer credit risk management. Credit quality of a customer is assessed based on an extensive credit rating scorecard and individual credit limits are defined in accordance with this assessment. Outstanding customer receivables are regularly monitored. At 31 March 2023, the Company had top 5 customers that owed the Company more than ₹ 320.48 Lakhs (31 March 2022: ₹1665.01 Lakhs) and accounted for approximately 99.90% (31 March 2022: 96.67%) of all the receivables outstanding.

An impairment analysis is performed at each reporting date on an individual basis for major clients. In addition, a large number of minor receivables are grouped into homogenous groups and assessed for impairment collectively. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets disclosed in Note 14. The Company does not hold collateral as security. The Company evaluates the concentration of risk with respect to trade receivables as low, as its customers are located in several jurisdictions and industries and operate in largely independent markets.

Financial instruments and cash deposits

Credit risk from balances with banks and financial institutions is managed by the management in accordance with the Company's policy. Counterparty credit limits are reviewed by the management on an annual basis, and may be updated throughout the year. The limits are set to



minimize the concentration of risks and therefore mitigate financial loss through counterparty's potential failure to make payments.

The Company's maximum exposure to credit risk for the components of the balance sheet at 31 March, 2023 and 31 March, 2022 is the carrying amounts as illustrated in Note 11.

Capital management

Capital includes issued equity capital and share premium and all other equity reserves attributable to the equity holders. The primary objective of the Company's capital management is to maximize the shareholder value.

(In Lakhs)

Particulars	Note	31-Mar-23	31-Mar-22
Borrowings	18&21	1007.24	1134.25
Less : Cash and Cash equivalents	11	111.33	26.63
Total Debt		895.91	1107.62
Equity		11656.39	11042.07
Net Debt to Equity		7.69%	10.03%

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants.

45. During the year, the Company has split the Shares of the Company in conformity with the provisions of the Act. The Authorized Share Capital of the Company is Rs. 2815.00 Lakhs (Rupees Twenty-eight Crores Fifteen Lacs) divided into 281.50 Lakhs (Two crores Eighty-one Lacs Fifty thousand) Equity shares of the face value of Rs. 10/- (Rupees Ten only) each.

46. Tax Reconciliation

(In Lakhs)

Particulars	31.03.2023	31.03.2022
Net Profit as per Profit and Loss Account (before tax)	(243.72)	2498.69
Current Tax rate (MAT)	25.17%	25.17%
Current Tax	0.00	123.01
Adjustment:		
Exempt u/s 10A	0	0
Unabsorbed Depreciation/Losses	0	0
Others	0	0
Tax Provision as per Books	0	123.01

47. The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. The Ministry of Labor and Employment ('Ministry') has released draft rules for the Code on November 13, 2020 and has invited suggestions from stakeholders which are under active consideration by the Ministry. However, the date on which the Code will come into effect has not been



notified. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period in which the Code becomes effective.

- 48.** The title deeds of all the immovable properties, (other than immovable properties where the Company is the lessee and the lease agreements are duly executed in favour of the Company) disclosed in the financial statements included in property, plant and equipment and Right of Use Assets are held in the name of the Company as at the balance sheet date.
- 49.** The Company does not have any Investment Property.
- 50.** The Company has Granted Loan to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013), either severally or jointly with any other person, that are:
- (a) Without specifying any terms or period of repayment.

Type of Borrower	Amount of Loan or Advance in the nature of Loan Outstanding	Percentage of the total loans and Advances in the nature of Loan
Director	810.45	100%
Other Related Parties	270.10	21.33%
ALL PARTIES	1266.29	100.00%

- 51.** The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- 52.** The Company has no transactions with struck-off companies.
- 53.** During the Year, the Company has NO charge which is yet to be made register with ROC.
- 54.** Following are the Ratios:

Ratios	Numerator	Denominator	As at 31/3/23	As at 31/3/22	% Variances	Reason for variances (if above 25%)
			Ratios	Ratios		
Current ratio	Current Assets	Current Liabilities	3.58	7.55	-52.58%	Since Current Assets have reduced, Current ratio is reduced.
Debt-Equity Ratio	Debt	Equity	0.09	0.10	-10%	NA
Debt Service Coverage Ratio	EBITDA	Total Debt Service	-0.20	6.59	-103.03%	Since the company has repaid its debt, ratio decreased.
Return on Equity Ratio	PAT	Shareholder's Fund	-0.0046	0.22	-102.09%	Due to loss
Inventory Turnover Ratio	COGS	Avg Inventory	1.02	13.63	-92.52%	Increase in Inventory
Trade Receivable Turnover Ratio	Revenue from Operation	Avg Debtors	3.76	9.33	-59.70%	Decrease in Trade Receivables



Trade Payable Turnover Ratio		Avg Creditor	14.77	15.98	-7.57%	NA
Net Capital Turnover Ratio	Revenue From Operation	Working Capital	0.67	2.65	-74.72%	Decrease in Sales
Net Profit Ratio	PAT	Revenue From Operation	0.014	0.17	-91.76%	Due to Loss
Return on Capital Employed	PAT	Capital Employed	-0.02	0.21	-109.52%	Due to Loss
Return on Investment	EBIT	Capital Employed	-0.014	0.20	-107%	Due to loss

55. The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
- (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

56. The Company has carried out Impairment Test on its Fixed Assets as on March 31, 2022 and the Management is of the opinion that there is no asset for which impairment is required to be made as per IND-AS 36 - "Impairment of Assets".

57. The Company is Covered under section 135 of Companies Act, 2013.

The following disclosure with regard to CSR activities: -

- I. The company was not required to constitute CSR Committee in accordance with the provisions of section 135(9) of the Companies Act 2013, the functions of CSR committee were discharged by the Board of Directors of the Company.
- II. Average net profit of the Company as per section 135(5) – 1783 Lakhs
- III. (a) Two percent of average net profit of the Company as per section 135(5) – 35.66 Lakhs
 - (b) Surplus arising out of the CSR projects or programs or activities of the previous financial years – NIL
 - (c) Amount required to be set off for the financial year, if any – NIL
 - (d) Total CSR obligation for the financial year – 35.66 Lakhs

Total Amount spent for the financial year (in Rs.)	Total Amount Transferred to unspent CSR Account as per section 135(6)		Amount transferred to any fund specified under Schedule VII as per second proviso to Section 135(5)		
	Amount	Date of transfer	Name of the fund	Amount	Date of Transfer
35.94	0	NA	0	0	NA



58. The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
59. The Company has not been declared as a wilfull defaulter by any lender who has powers to declare a company as a wilful defaulter at any time during the financial year or after the end of reporting period but before the date when financial statements are approved.
60. The company has utilized funds raised from borrowing from banks & financial institution for the specific purpose for which they were issued and there were no funds which are pending for Utilization for specific purposes.
61. The company has not obtained working capital limit from banks or financial institution on the basis of security of current assets.
62. The Company does not have any transaction which is not recorded in the books of accounts but has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
63. The company has complied with number of layers prescribed under companies act.
64. The company has not revalued its Property Plant and Equipment or Intangible Assets or both during the current or previous year.
65. Corresponding figures of previous year have been regrouped / reclassified wherever deemed necessary and the figures have been rounded off to the nearest rupee.

**For Khandelwal Jain & Co.,
Chartered Accountants
(Firm Registration No. 105049W)**


**(Manish Kumar Singhal)
Partner
M. No. 502570**




**Place: New Delhi
Date: 30.05.2023**

**On behalf of the Board
Ritesh Properties & Industries Ltd.**


**(Sanjeev Arora)
(DIN: 00077748)
Chairman Cum
Mg. Director**


**(Deepak Sharma)
Chief Financial Officer**


**(Kavya Arora)
(DIN :02794500)
Executive Director
& WTD**


**(Tarandeep Kaur)
(ACS 42144)
Company Secretary**