MAHESHWARI & ASSOCIATES

Chartered Accountants

10/77, Unnat Nagar 3, Off M G Road,
Near Shabri hotel, Mumbai 400104
T. +91 91521 05868
E. aditya_somani@maheshwariassociates.com
W. www.maheshwariassociates.com

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF STARTECK HOUSING FINANCE PRIVATE LIMITED
REPORT ON STANDALONE FINANCIAL STATEMENTS.

OPINION

We have audited the accompanying standalone financial statements of M/s. Starteck Housing Finance Private Limited ('the Company'), which comprise the balance sheet as at 31 March 2021, the statement of profit and loss and the cash flow statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India of the state of affairs of the Company as at March 31, 2021, and its profit and its cash flow for the period ended on that date. As stated in Note to financial statements, events or conditions indicate that a material uncertainty does not exists that may cast significant doubt on the company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

BASIS FOR OPINION

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

MANAGEMENT'S RESPONSIBILITY FOR THE STANDALONE FINANCIAL STATEMENTS

The Company's Board of Directors is responsible for the matter stated in section 134(5) of the Companies Act,2013 (The Act) with respect to the preparation and presentation of these Financial statements that give a true and fair view of the financial position and financial performance and cash flow of the Company in accordance with the Accounting principles generally accepted in India, including the accounting standards specified u/s.133 of the Act read with Rule 7 of the Companies (Accounts) Rules,2014.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the Assets of the company and for preventing and detecting frauds and other irregularities, selection and application of appropriate accounting policies, making judgments and estimates that are reasonable and prudent, and design, implementation and

MAHESHWARI & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS maintenance of the adequate internal financial control, that were operating effectively for ensuring the accuracy and completeness of the accounting record, relevant to the preparation and presentation of financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

AUDITORS' RESPONSIBILITY

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

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1) As required by the Companies (Auditor's Report) Order, 2016 (the Order) issued by the Central Government of India in terms of sub Section 11 of section 143 of the Act ("The Order"), and on the basis of such checks of the books and records of the company as we considered appropriate and according to the information and explanations given to us, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order to the extent applicable.

2) As required by Section 143(3) of the Act, we report that:

   We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;

   a) In our opinion, proper books of account as required by law have been kept by the Company so far as appears from our examination of those books.

   b) The Balance Sheet, the Statement of Profit and Loss and cash flow statement dealt with by this Report are in agreement with the books of account.

   c) In our opinion, the aforesaid standalone financial statements comply with Accounting Standards specified under section 133 of the Act read with the Rule 7 of the Companies (Accounts) Rules, 2014.

   d) On the basis of the written representations received from the directors as on March 31, 2021, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2021, from being appointed as a director in terms of Section 164(2) of the Act.

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e) with respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B"; and

f) With respect to the other matters to be included in the Auditors report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules 2014, in our opinion and to the best of our knowledge and belief and according to the explanation given to us;

1) There was no any pending litigation which would impact the financial position of the company.

2) The Company did not have any long term contracts including derivative contracts.

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

*For **Maheshwari & Associates.***
Chartered Accountants
Firm's registration number: 311008E

MUMBAI

Adityanarayan Somani
Partner
Membership number: 138456
UDIN : 21138456AAAAAS2302
Place: Mumbai
Date: 23rd June, 2021

Annexure - A to the Auditors' Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the standalone financial statements for the year ended 31 March 2021, we report that:

1. **In respect of its fixed assets:**

    a) Based on our scrutiny of the company's books of accounts and other records and according to the information and explanations received by us from the management, we are of the opinion that the question of commenting on maintenance of proper records of fixed assets and physical verification of fixed assets does not arise since the company had no fixed assets at the end of the financial year nor at any time during the financial year ended on that date.

2. **In respect of its inventories:**

    The company does not engaged in the business of manufacturing, marketing and processing of any goods and articles. Accordingly, it does not hold any physical inventories. Thus the paragraph 3(ii) of the order is not applicable.

3. **In respect of loan given:**

    According to the information and explanations given to us, the company has not given any secured or unsecured loans to the persons covered under the register maintained u/s.189 of the Companies Act,2013 (The Act).

4. In our opinion and according to the information and explanations given to us, the Company has not given any loans or made any new investment during the year and hence reporting related to compliance with the provisions of section 185 and 186 of the Act does not required.

5. The company has not accepted any deposits from the public within the meaning of section 73 to 76 of the Act and the Rules framed thereunder to the extent notified.

6. The Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act.

7. In respect of statutory dues:

    a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted/ accrued in the books of account in respect of undisputed statutory dues including provident fund, income tax, sales tax, wealth tax, service tax, duty of customs, value added tax, cess and other material statutory dues have been regularly deposited during the year by the company with the appropriate authorities. As explained to us, the Company did not have any dues on account of state insurance and duty of excise. According to the Information and Explanations given to us, no undisputed amounts payable in respect of the aforesaid dues were outstanding as at 31st March, 2020 for a period of more than six months from the date of becoming payable.

    b) There are no any dues of Income Tax, Sales Tax, and Wealth Tax. Service Tax and other statutory dues which have not been deposited on account of any disputes

MAHESHWARI & ASSOCIATES
MUMBAI
CHARTERED ACCOUNTANTS

c) According to the information and explanations given to us, there are no any amount required to be transferred to investor education and protection fund in accordance with the relevant provisions of the Companies Act, 2013 and rules made thereunder.

8. The Company does not have any loans or borrowings from any financial institution, banks, government. The company has not defaulted in payment of any dues to the debenture holders.

9. The Company did not raise money by way of initial public offer or further public offer (including debt instruments). In our opinion and according to information and explanations given to us, the company has utilized the money raised by way of term loan during the year for the purpose for which they were raised.

10. According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.

11. According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not paid/provided for managerial remuneration and Accordingly, paragraph 3 (xi) of the Order is not applicable.

12. In our opinion and according to the information and explanations given to us, the Company is not a nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.

13. 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 the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

14. According to the information and explanations give to us and based on 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 and hence reporting under clause (xiv) of the Order is not applicable to the company.

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

16. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

*For **Maheshwari & Associates.***
Chartered Accountants
Firm's registration number: 311008E

Adityanarayan Somani
Partner
Membership number: 138456
UDIN: 21138456AAAAAS2302
Place: Mumbai
Date : 23rd June, 2021

Annexure - B to the Auditors' Report

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

We have audited the internal financial controls over financial reporting of M/s.Starteck Housing Finance Private Limited ('the Company'), as of 31 March 2021 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 financial statements, whether due to fraud or error.

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

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Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

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 31 March 2021, 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 ***Maheshwari & Associates.***
Chartered Accountants
Firm's registration number: 311008E

MAHESHWARI & ASSOCIATES MUMBAI CHARTERED ACCOUNTANTS

Adityanarayan Somani
Partner
Membership number: 138456
UDIN : 21138456AAAAAS2302
Place: Mumbai
Date : 23rd June, 2021

STARTECK HOUSING FINANCE PRIVATE LIMITED

BALANCE SHEET

(Rs in Lakh)

Particulars	Note	As at 31st March, 2021	As at 31st March, 2020
ASSETS			
Current assets			
Financial Assets			
(i) Cash and cash equivalents	3(a)	214.65	1.09
(ii) Bank balances other than (ii) above	3(b)	930.00	1,100.00
Other current assets	4	13.36	16.34
Current Tax Asset (Net)		0.68	-
Total Assets		1,158.69	1,117.43
EQUITY AND LIABILITIES			
EQUITY			
Equity Share capital	5	1,100.00	1,100.00
Other Equity	6	27.13	(1.88)
Current liabilities			
(i) Trade payables	7	17.10	4.19
(ii) Other financial liabilities	8	14.46	14.10
Current Tax Liabilities (Net)		-	1.02
Total Equity and Liabilities		1,158.69	1,117.43
			-
Significant Accounting Policies	1		

The accompanying notes are an integral part of these financial statements

As per our attached report of even date

For Maheshwari & Associates
Chartered Accountants
(Firm Registration No. 311008E)

Adityanarayan Somani
Partner
Membership No. 138456
Place : Mumbai
Date :23rd June 2021

For and on behalf of the Board of Directors
Starteck Housing Finance Private Limited

Kamal Khetan
Director
DIN: 00017527

Anand Shroff
Director
DIN: 08480489

Mayuri Jain
Company Secretary

STARTECK HOUSING FINANCE PRIVATE LIMITED

STATEMENT OF PROFIT AND LOSS

(Rs in Lakhs)

Particulars	Note	Year ended 31st March, 2021	Period ended 31st March, 2020
INCOME			
Other Income	9	57.33	18.15
Total Income		57.33	18.15
EXPENSES			
Other expenses	10	19.42	17.20
Total Expenses		19.42	17.20
Profit / (loss) before tax		37.91	0.95
Tax expense			
Current tax		8.89	2.83
Profit for the year		29.02	(1.88)
Other Comprehensive Income			
Items that will not be reclassified to profit or loss			
- Gain/(Loss) on Fair Valuation of Investment		-	-
Total Comprehensive Income for the year		29.02	(1.88)
Earnings per equity share	11		
Basic		0.26	(0.02)
Diluted		0.26	(0.02)
Significant Accounting Policies	1		

The accompanying notes are an integral part of these financial statements

As per our attached report of even date
For Maheshwari & Associates
Chartered Accountants
(Firm Registration No. 311008E)

Adityanarayan Somani
Partner
Membership No. 138456
Place : Mumbai
Date :23rd June 2021

For and on behalf of the Board of Directors
Starteck Housing Finance Private Limited

Kamal Khetan
Director
DIN: 00017527

Anand Shroff
Director
DIN: 08480489

Mayuri Jain
Company Secretary

STARTECK HOUSING FINANCE PRIVATE LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31st MARCH, 2021

(Rs. In Lakhs)

A. Equity Share Capital (Refer note 5)

	No of Shares	Amount
As at 31 March 2019	-	-
Changes in equity share capital	1,10,00,000	1,100.00
As at 31 March 2020	1,10,00,000	1,100.00
Changes in equity share capital	-	-
As at 31 March 2021	**1,10,00,000**	**1,100.00**

B. Other Equity (Refer note 6)

(Rs. In Lakhs

Particulars	Retained earnings	Total
Balance as at 31st March, 2019	-	-
Profit for the year	(1.88)	**(1.88)**
Other Comprehensive Income for the year	-	-
Total Comprehensive Income for the year	**(1.88)**	**(1.88)**
Transfer to Statutory reserves	-	-
Balance as at 31st March, 2020	**(1.88)**	**(1.88)**
Profit for the year	**29.02**	**29.02**
Other Comprehensive Income for the year	-	-
Total Comprehensive Income for the year	**29.02**	**29.02**
Transfer to Statutory reserves	-	-
Balance as at 31st March, 2021	**27.13**	**27.13**

The accompanying notes are an integral part of these financial statements

As per our attached report of even date

For Maheshwari & Associates
Chartered Accountants
(Firm Registration No. 311008E)

Adityanarayan Somani
Partner
Membership No. 138456
Place : Mumbai
Date : 23rd June 2021

For and on behalf of the Board of Directors
Starteck Housing Finance Private Limited

Kamal Khetan
Director
DIN: 00017527

Anand Shroff
Director
DIN: 08480489

Mayuri Jain
Company Secretary

STARTECK HOUSING FINANCE PRIVATE LIMITED

CASH FLOW STATEMENT

(Rs in Lakh)

Particulars	Year ended 31st March, 2021	Period ended 31st March, 2020
CASH FLOW FROM OPERATING ACTIVITIES:		
Profit before exceptional Items and tax as per statement of profit and loss	**37.91**	0.95
Adjustments for:		
Interest income	(57.33)	(18.15)
Operating profit before working capital changes	**(19.43)**	(17.20)
Adjustments for:		
(Increase)/decrease in other current assets	2.30	(16.34)
Increase/(decrease) in trade payables	12.91	4.19
Increase/(decrease) in other current liabilities	(0.66)	15.12
Cash (used in)/ generated from operating activities	(4.88)	(14.23)
Less: Direct taxes paid (net of refunds) #	8.89	2.83
Net cash (used in)/ generated from operating activities - [A]	**(13.77)**	(17.06)
CASH FLOW FROM INVESTING ACTIVITIES:		
Fixed Deposit	170.00	(1,100.00)
Interest received	57.33	18.15
Net cash (used in) / generated from investing activities - [B]	**227.33**	(1,081.85)
CASH FLOW FROM FINANCING ACTIVITIES:		
Equity Share Capital		1,100.00
Net cash (used in) / generated from financing activities - [C]	**-**	1,100.00
NET INCREASE/(DECREASE) IN CASH AND BANK BALANCES - [A+B+C]	**213.56**	1.09
Add: Cash and cash equivalents at the beginning of the year	1.09	-
Cash and cash equivalents at the end of the year	**214.65**	1.09

The accompanying notes are an integral part of these standalone financial statements

Notes:

1. The cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard (Ind AS 7) statement of cash flows

As per our attached report of even date
For Maheshwari & Associates
Chartered Accountants
(Firm Registration No. 311008E)

Adityanarayan Somani
Partner
Membership No. 138456
Place : Mumbai
Date : 23rd June 2021

For and on behalf of the Board of Directors
Starteck Housing Finance Private Limited

Kamal Khetan
Director
DIN: 00017527

Anand Shroff
Director
DIN: 08480489

Mayuri Jain
Company Secretary

NOTES FORMING PART OF FINANCIAL STATEMENTS

Background

Starteck Housing Finance Private Limited ('The Company') is primarily engaged in the business of Housing Finance and incidental services

1. Significant accounting policies

This note provides a list of the significant accounting policies adopted in the preparation of these financial statements. These policies have been consistently applied to all the years presented, unless otherwise stated.

(a) Basis of Preparation

(i) Compliance with Ind AS

The financial statements comply in all material aspects with Indian Accounting Standards (hereinafter referred to as "Ind AS") as notified under the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016 prescribed under Section 133 of the Companies Act, 2013 read with rule 7 of the Companies (Accounts) Rules, 2014.

(ii) Historical cost convention

The financial statements have been prepared on a historical cost basis, except for the certain financial assets and liabilities which are measured at fair value at the end of each reporting period, as explained in the accounting policies below.

(b) Foreign Currency Transactions

(i) Functional and presentation currency

Items included in the financial statements of each of the company's entities are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The financial statements are presented in Indian rupee (INR), which is Starteck Housing Finance Private Limited's functional and presentation currency.

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in profit or loss. They are deferred in equity if they relate to transactions entered into in order to hedge certain foreign currency risks. A monetary item for which settlement is neither planned nor likely to occur in the foreseeable future is considered as a part of the entity's net investment in that foreign operation.

Foreign exchange differences regarded as an adjustment to borrowing costs are presented in the statement of profit and loss, within finance costs.

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss. For example, translation differences on nonmonetary assets and liabilities such as equity instruments held at fair value through profit or loss are recognised in profit or loss as part of the fair value gain or loss and translation differences on non-monetary assets such as equity investments classified as FVOCI are recognised in other comprehensive income.

(c) Revenue Recognition

(i) Commission and Brokerage

Revenue in respect of Commission and Brokerage services is recognised on an accrual basis, in accordance with the terms of the respective contract.

(ii) *Interest*

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

(iii) Dividend

Dividend income from investments is recognized when the shareholder's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the company and the amount of income can be measured reliably).

(d) Income tax

Current Income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date in the countries where the company operates and generates taxable income.
Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

1) Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognized

if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit. In addition, deferred tax liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill.

2) Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures, except where the Company is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognized to the extent that it is probable that there will be sufficient taxable profits against which to utilize the benefits of the temporary differences and they are expected to reverse in the foreseeable future.
3) The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.
4) Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.
5) Deferred tax assets and liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred tax assets relate to the same taxable entity and same taxation authority.

(e) Impairment of non-financial assets

Goodwill and intangible assets that have an indefinite useful life are not subject to amortization and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised in the statement of profit or loss for the amount by which the asset’s carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset’s fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest level for which there are separately identifiable cash inflows which are largely dependent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

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

(f) Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and demand deposits with an original maturity of three months or less and highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value net of outstanding bank overdrafts as they are considered an integral part of the Company’s cash management.

(g) Non-current assets (or disposal groups) held for sale and discontinued operations

Non-current assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use and a sale is considered highly probable. They are measured at the lower of their carrying amount and fair value less costs to sell, except for assets such as deferred tax assets, assets arising from employee benefits, financial assets and contractual rights under insurance contracts, which are specifically exempt from this requirement.
Non-current assets are not depreciated or amortised while they are classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal asset classified as held for sale continue to be recognised.

(h) Investments and other financial assets

(i) Classification

Financial assets, other than equity instruments, are subsequently measured at amortised cost, fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL) on the basis of both:

(a) The entity's business model for managing the financial assets and

(b) The contractual cash flow characteristics of the financial asset.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in debt instruments, this will depend on the business model in which the investment is held. For investments in equity instruments, this will depend on whether the company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income.

The company reclassifies debt investments when and only when its business model for managing those assets changes.

(ii) Measurement

At initial recognition, the company measures a financial asset at its fair value plus, in the case of a financial asset not carried at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Debt instruments

Subsequent measurement of debt instruments depends on the company's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the company classifies its debt instruments:

- **Amortised cost**: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method.

- **Fair value through other comprehensive income (FVOCI):** Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.

- **Fair value through profit or loss:** Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in profit or loss and presented net in the statement of profit and loss within other gains/(losses) in the period in which it arises. Interest income from these financial assets is included in other income.

Equity instruments

The company subsequently measures all equity investments at fair value. Where the company's management has elected to present fair value gains and losses on equity investments in other comprehensive income, there is no subsequent reclassification of fair value gains and losses to profit or loss. Dividends from such investments are recognised in profit or loss as other income when the company's right to receive payments is established.

Changes in the fair value of financial assets at fair value through profit or loss are recognised in the statement of profit and loss. Impairment losses (and reversal of impairment losses) on equity investments measured at FVOCI are not reported separately from other changes in fair value.

(iii) Impairment of financial assets

The company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables only, the company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(iv) Derecognition of financial assets

A financial asset is derecognised only when

- The company has transferred the rights to receive cash flows from the financial asset or
- The company 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 entity has transferred an asset, the company evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset is derecognised. Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognised.

Where the entity has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognised 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 recognised to the extent of continuing involvement in the financial asset.

(i) Financial Liabilities

All Financial liabilities are measured at amortized cost using effective interest method or fair value through profit and loss. However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL.
A financial liability is classified as held for trading if:

- it has been incurred principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument

A financial liability other than a financial liability held for trading or contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies, may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- the financial liability forms part of a Company of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Company’s documented risk management or investment strategy, and information about the Company is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL in accordance with Ind AS 109

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in Statement of Profit and Loss. The net gain or loss recognized in Statement of Profit and Loss incorporates any interest paid on the financial liability and is included in the ‘Other income’ line item.

However, for non-held-for-trading financial liabilities that are designated as at FVTPL, the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is recognised in other comprehensive income, unless the recognition of the effects of changes in the liability’s credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss, in which case these effects of changes in credit risk are recognised in Statement of Profit and Loss. The remaining amount of change in the fair value of liability is always recognised in Statement of Profit and Loss. Changes in fair value attributable to a financial liability’s credit risk that are recognised in other comprehensive income are reflected

immediately in retained earnings and are not subsequently reclassified to Statement of Profit and Loss.

Gains or losses on financial guarantee contracts and loan commitments issued by the Company that are designated by the Company as at fair value through profit or loss are recognised in Statement of Profit and Loss.

Financial liabilities subsequently measured at amortised cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item. The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in Statement of Profit and Loss.

(j) Property, plant and equipment

Freehold land is carried at historical cost. All other items of property, plant and equipment are stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items. Cost may also include transfers from equity of any gains or losses on qualifying cash flow hedges of foreign currency purchases of property, plant and equipment. Borrowing costs relating to acquisition of fixed assets which takes substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use. Capital work in progress includes expenditure incurred till the assets are put into intended use.

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognized when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

(k) Depreciation

i) Depreciation is recognised so as to write off the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives, using the straight-line method.

ii) Amortisation is recognised on a straightline basis over their estimated useful lives. The estimated useful life and amortization method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

iii) Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and their useful lives.

iv) Depreciation on tangible fixed assets has been provided on pro-rata basis, on the straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013.

(l) Trade and other payables

These amounts represent liabilities for goods and services provided to the company prior to the end of financial year which are unpaid. The amounts are unsecured and are usually paid within 45 -90 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

(m) Expected Credit Losses

The Company measures the expected credit loss of trade receivables and loan from individual customers based on historical trend, industry practices and the business environment in which the entity operates. Loss rates are based on actual credit loss experience and past trends. Based on the historical data, loss on collection of receivable is not material hence no additional provision considered.

(n) Borrowing costs

Borrowing costs relating to acquisition and/or construction of qualifying assets are capitalized to the extent that the funds are borrowed and used for purpose of constructing a qualifying asset until the time all substantial activities necessary to prepare the qualifying assets for their intended use or sale are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs which are not related to acquisition and/or construction activities nor are incidental thereto are charged to the Statement of Profit and Loss.

(o) Provisions, contingencies and commitments:

A provision is recognised when the company has a present obligation as a result of past event, it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

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

A disclosure for contingent liabilities is made where there is:

(a) a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the entity; or

(b) a present obligation that arises from past events but is not recognized because it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or the amount of the obligation cannot be measured with sufficient reliability.

Commitments include the amount of purchase order (net of advances) issued to parties for completion of assets.

(p) Contributed equity

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by a Company entity are recognised at the proceeds received, net of direct issue costs.

(q) Dividends

Provision is made for the amount of any dividend declared, being appropriately authorised and no longer at the discretion of the entity, on or before the end of the reporting period but not distributed at the end of the reporting period.

(r) Earnings per share

Basic earnings per share is computed by dividing the profit/(loss) for the year by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for treasury shares, bonus issue, bonus element in a rights issue to existing shareholders, share split and reverse share split.

Diluted earnings per share is computed by dividing the profit/(loss) for the year as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares. Potential equity shares are deemed to be dilutive only if their conversion to equity shares would decrease the net profit per share from continuing ordinary operations. Potential dilutive equity shares are deemed to be converted as at the beginning of the period, unless they have been issued at a later date

(s) Rounding of amounts

All amounts disclosed in the financial statements and notes have been rounded off to the nearest lakhs, unless otherwise stated.

2. Critical estimates and judgements

The preparation of financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgement in applying the company's accounting policies.
This note provides an overview of the areas that involved a higher degree of judgement or complexity, and of items which are more likely to be materially adjusted clue to estimates and assumptions turning out to be different than those originally assessed. Detailed information about each of these estimates and judgements is included in relevant notes together with information about the basis of calculation for each affected line item in the financial statements.
The said estimates 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.

Critical estimates and judgements

The areas involving critical estimates or judgements are:

- Estimated Fair value of financial instruments
- Estimated credit loss of trade receivables

STARTECK HOUSING FINANCE PRIVATE LIMITED

NOTES TO FINANCIAL STATEMENTS

(Rs in Lakh)

	Particulars	As at 31st March 2021	As at 31st March, 2020
3(a)	**Cash and cash equivalents**		
	Cash on hand	-	-
	Balances with Banks		
	In current accounts	**214.65**	1.09
	Total cash and cash equivalents	**214.65**	1.09
3(b)	**Bank balances other than (note no.3(a) above)**		
	Earmarked bank balances		
	Fixed Deposits with Banks	**930.00**	1,100.00
	Total cash and cash equivalents	**930.00**	1,100.00
4	**Other current assets**		
	Interest Accured and Due	**13.34**	16.34
	Balance with Revenue Authority	**0.01**	-
	Total other current assets	**13.36**	16.34

STARTECK HOUSING FINANCE PRIVATE LIMITED

NOTES TO FINANCIAL STATEMENTS

(Rs in Lakh)

	Particulars	As at 31st March 2021	As at 31st March 2020
5	**Equity Share capital**		
	Authorised equity share capital		
	1,10,00,000(previous year 1,10,00,000) Equity Shares of Rs 10/- each	**1,100.00**	1,100.00
	Total authorised equity share capital	**1,100.00**	1,100.00
	Issued, Subscribed and Paid up Equity share capital		
	1,10,00,000(previous year 1,10,00,000) Equity Shares of Rs 10/- each	**1,100.00**	1,100.00
	Total issued, subscribed and paid up rquity share capital	**1,100.00**	1,100.00

(i) Reconciliation of Equity Share

Particulars	As at 31st March 2021		As at 31st March 2020	
	No of Shares	Amount	No of Shares	Amount
At the beginning of the period	**1,10,00,000**	**1,100.00**	-	-
Issued during the year	-	-	1,10,00,000	1,100.00
Outstanding at the end of the period	**1,10,00,000**	**1,100.00**	1,10,00,000	1,100.00

(i) Terms and rights attached to equity shares

The Company has only one class of equity share having value of Rs. 10 each with an entitlement of one vote per share. The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors are subject to the approval of the shareholders in the ensuing annual general meeting. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. However, no such preferential amounts exist currently. The distribution will be in proportion to the number of equity shares held by the shareholders.

(ii) Details of shareholders holding more than 5% shares in the company

	31st March 2021		31st March 2020	
Particulars	**No of Shares**	**% of Holding**	No of Shares	% of Holding
Starteck Finance Limited	1,09,99,999	99.99%	1,09,99,999	99.99%

STARTECK HOUSING FINANCE PRIVATE LIMITED

NOTES TO FINANCIAL STATEMENTS

(Rs in Lakh)

Particulars	As at 31st March, 2021	As at 31st March, 2020
6 Other Equity		
Retained earnings		
Opening Balance	**(1.88)**	-
Net Profit/(Loss) for the period	**29.02**	(1.88)
Total other equity	**27.13**	(1.88)
7 Trade Payable		
Trade Payable - Micro and Small Enterprises	**-**	-
Trade Payable - Other Than Micro and Small Enterprises	**17.10**	4.19
Total trade payable	**17.10**	4.19

Disclosure of payable to vendors as defined under the "Micro, Small and Medium Enterprise Development Act, 2006" is based on the information available with the Company regarding the status of registration of such vendors under the said Act, as per the intimation received from them on requests made by the company. There are no overdue principal amounts / interest payable amounts for delayed payments to such vendors at the Balance Sheet date. There are no delays in payment made to such suppliers during the year or for any earlier years and accordingly there is no interest paid or outstanding interest in this regard in respect of payments made during the year or brought forward from previous years.

Particulars	As at 31st March, 2021	As at 31st March, 2020
8 Other Current Liabilities		
Other Current Liabilities	**12.73**	14.10
Statutory Dues	**1.73**	-
Total other current liabilities	**14.46**	14.10

STARTECK HOUSING FINANCE PRIVATE LIMITED

NOTES TO FINANCIAL STATEMENTS

(Rs in Lakh)

Particulars	Year ended 31st March, 2021	Period ended 31st March, 2020
9 Other income		
Interest Income		
Fixed Deposit receipts	**57.33**	18.15
Total other income	**57.33**	18.15
10 Other expenses		
Legal & Professional Fees	**19.10**	4.04
Misc Expenses	**-**	0.12
Payments to Auditors	**0.24**	0.15
Rates & Taxes	**0.08**	12.89
Total other expenses	**19.42**	17.20

STARTECK HOUSING FINANCE PRIVATE LIMITED
NOTES TO FINANCIAL STATEMENTS

11 **Earnings per share**

Particulars	Year ended 31st March, 2021	Period ended 31st March, 2020
Earning Per Share has been computed as under :		
Profit for the year (Rs in Lakhs)	**29.02**	(1.88)
Weighted average number of equity shares	**1,10,00,000**	1,10,00,000
Earning Per Share (Rs.) - Basic /Diluted (Face value of Rs. 10 per share)	**0.26**	(0.02)

12 **Auditor's Remuneration (excluding Tax)**

(Rs in Lakh)

	Year ended 31st March, 2021	Period ended 31st March, 2020
		Rs.
As auditor		
Audit fee	**0.24**	0.15
Total auditor's remuneration	**0.24**	0.15

13 **The details of Income tax assets and Income Tax Laibilities as on 31st March 2021**

	Year ended 31st March, 2021	Period ended 31st March, 2020
		Rs.
Current Income Tax Asset	**0.68**	-
Current Income Tax Liabilites	**-**	1.02
Net current tax asset/(liabilities) at the end	0.68	(1.02)

14 The carrying amounts of cash and cash equivalents, trade payables and borrowings are considered to be the same as their fair values, due to their short-term nature. For financial assets and liabilities that are measured at fair value, the carrying amounts are equal to the fair values.

15 The accounts of certain trade receivables, trade payables, loans and advances and banks are, however, subject to formal confirmations or reconciliations and consequent adjustments, if any. However there is no indication of dispute on these accounts, other than those mentioned in the financial statements. The management does not expect any material difference affecting the current year's financial statements on such reconciliation/adjustments.

16 The company is actively monitoring and assessing the impact of the pandemic relating to COVID 19 on the carrying amount of its receivable,inventories and other assets & liabilities. To arrive at the assessments, as on the date of these approved financial results, the assumptions used by the company factors both internal and external sources of information relating to the possible future economic uncertainties because of the ongoing pandemic. Currently, the company has concluded that the impact of COVID 19 is not material based on these estimated assessments. However due to the uncertain nature of the pandemic, the Company will continue to monitor any material developments to identify future risk, if any

17 Figures pertaining to previous year have been regrouped / reclassified wherever found necessary to conform to current year presentation.

INDEPENDENT AUDITORS' REPORT

To the Members of
V Can Exports Private Limited

Report on the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of **V Can Exports Private Limited ("the Company"),** which comprise the Balance Sheet as at 31st March, 2021, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2021 and its loss and its cash flows for the year ended on that date.

Basis for Opinion

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

Management's Responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these standalone financial statements based on our audit. We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the **"Annexure A"** a statement on the matters specified in paragraphs 3 and 4 of the Order.

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

DAKH & CO. MUMBAI CHARTERED ACCOUNTANTS

c) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement 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 Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

e) On the basis of the written representations received from the directors as on 31st March, 2020 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2020 from being appointed as a director in terms of Section 164 (2) of the Act.

f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in **"Annexure B"**

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

   i. The Company does not have any pending litigations which would impact its financial position in the aforesaid financial statements.

   ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

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

For DMKH & Co
Chartered Accountants
(Firm Registration No.116886W)

DMKH & CO. * MUMBAI * CHARTERED ACCOUNTANTS

CA MANISH KANKANI
Partner
Membership No. 158020
UDIN: 21158020AAAAIX1873
Place: Mumbai
Date: 23rd June, 2021

ANNEXURE "A" TO INDEPENDENT AUDITORS' REPORT

ANNEXURE REFERRED TO IN PARAGRAPH 1 UNDER THE HEADING "REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS" OF OUR REPORT OF EVEN DATE TO THE MEMBERS OF THE V CAN EXPORTS PRIVATE LIMITED ON STANDALONE FINANCIAL STATEMENTS

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

i. a) The Company does not hold any fixed asset during the year, thus this clause is not applicable.

ii. According to the information and explanations given to us, Company does not have inventories during the year.

iii. During the year, the Company has not granted any loans, secured or unsecured to companies, firms and other parties covered in the register maintained under section 189 of the Act.

iv. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Act, with respect to the loans and investments made.

v. No deposits within the meaning of directives issued by RBI (Reserve Bank of India) and Sections 73 to 76 or any other relevant provisions of the Act and rules framed thereunder have been accepted by the Company.

vi. The provisions of sec. 148(1) of the Companies Act, 2013 regarding maintenance of Cost records are not applicable to the Company.

vii. a) The Company is regular in depositing undisputed statutory dues including Provident Fund, Employees' State Insurance, Income Tax, Goods & services Tax, Sales Tax, Wealth Tax, Service Tax, Customs Duty, Excise Duty, Cess and other material statutory dues applicable to the Company with the appropriate authorities. No undisputed amounts payable in respect of the aforesaid statutory dues were outstanding as at the last day of the financial year for a period of more than six months from the date they became payable.

b) According to the records of the Company, there are no dues of Income Tax, Goods & services Tax, Sales Tax, Service tax, Customs Duty, Wealth Tax, Excise Duty, Cess which have not been deposited on account of any dispute.

viii. In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of dues to banks. And did not have any amount outstanding to financial institutions or debenture holders.

DMKH & CO. CHARTERED ACCOUNTANTS MUMBAI

ix. The company has not raised any money by way of initial public offer or further public offer (including debt instruments) and based on the information and explanation given to us by the management, term loans were applied for the purpose for which the loans we obtained.

x. In our opinion and according to the information and explanations given to us, no fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.

xi. According to the information and explanations given to us, the Company has not paid/provided for managerial remuneration in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Act

xii. The provisions of Nidhi Company are not applicable to the Company. Therefore, Para 3 (xii) of the Companies (Auditor's Report) Order 2016 is not applicable to the Company.

xiii. The provision of section 177 and 188 of Act (to the extent applicable) in respect of transactions with the related parties have been compiled by the Company and the details have been disclosed in the Financial Statements as required by the applicable accounting standards in Note 29 to the Financial Statements.

xiv. During the year, The Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures. Therefore, Para 3 (xiv) of the Companies (Auditor's Report) Order 2016 is not applicable to the Company.

xv. According to the information and explanations given to us, during the year, the Company has not entered into any non-cash transactions with directors or persons connected with him under section 192 of the Act. Therefore, Para 3 (xv) of the Companies (Auditor's Report) Order 2016 is not applicable to the Company.

xvi. The Company has not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934.Therefore, Para 3 (xvi) of the Companies (Auditor's Report) Order 2016 is not applicable to the Company.

For DMKH & Co
Chartered Accountants
(Firm Registration No.116886W)

Kankani

DMKH & Co. MUMBAI CHARTERED ACCOUNTANTS

CA MANISH KANKANI
Partner
Membership No. 158020
UDIN: 21158020AAAAIX1873
Place: Mumbai
Date: 23rd June, 2021

Annexure"B" – to the Auditor's Report

ANNEXURE TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF V CAN EXPORTS PRIVATE LIMITED

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

In conjunction with our audit of the financial statements of the Company for the year ended March 31^{ST} , 2021, we have audited the internal financial controls over financial reporting of **V CAN EXPORTS PRIVATE LIMITED ("the Company")** as of 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 Act.

Auditors' Responsibility

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

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

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

DAKH & CO. MUMBAI CHARTERED ACCOUNTANTS

Meaning of Internal Financial Controls over Financial Reporting

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

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

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

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 31st, 2020, 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 DMKH & Co
Chartered Accountants
(Firm Registration No.116886W)

Kankani

CA MANISH KANKANI
Partner
Membership No. 158020
UDIN: 21158020AAAAIX1873
Place: Mumbai
Date: 23rd June, 2021

DMKH & CO. MUMBAI CHARTERED ACCOUNTANTS

V CAN EXPORT PRIVATE LIMITED

BALANCE SHEET

(Rs. in Lakhs)

Particulars	Note	As at 31st March, 2021	As at 31st March, 2020
ASSETS			
Non-current assets			
Non Current tax assets (net)		**0.02**	0.72
Current assets			
Financial Assets			
(i) Cash and cash equivalents	**3(a)**	**1.04**	1.70
(ii) Bank balances other than (ii) above	**3(b)**	**6.50**	9.00
Other current assets	**4**	**0.01**	0.12
Total Assets		**7.57**	11.54
EQUITY AND LIABILITIES			
EQUITY			
Equity Share capital	**5**	**1.00**	1.00
Other Equity	**6**	**6.33**	10.42
Current liabilities			
Financial Liabilities			
(i) Trade payables	**7**	**0.24**	0.12
Total Equity and Liabilities		**7.57**	11.53
Significant Accounting Policies	**1**		

The accompanying notes are an integral part of these financial statements

As per our attached report of even date

For DMKH & Co.	**For and on behalf of the Board of Directors of V Can Export Private Limited**	
Chartered Accountants		
(Firm Registration No. 116886W)		
CA Manish Kankani	**Prakash Modi**	**Lalitha Cheripalli**
Partner	Director	Director
Membership No. 158020	DIN: 07026968	DIN: 07026989
Place : Mumbai		
Date : 23rd June 2021		

V CAN EXPORT PRIVATE LIMITED

STATEMENT OF PROFIT AND LOSS

(Rs. in Lakhs)

Particulars	Note	Year ended 31st March, 2021	Year ended 31st March, 2020
INCOME			
Other Income	**8**	0.46	0.64
Total Income		**0.46**	0.64
EXPENSES			
Other expenses	**9**	0.40	0.39
Total Expenses		**0.40**	0.39
Profit / (loss) before tax		**0.06**	**0.25**
Tax expense			
Current tax		0.02	0.06
Taxation of Earlier Years		4.13	-
Profit for the year		**(4.09)**	0.19
Other Comprehensive Income			
Items that will not be reclassified to profit or loss			
- Gain/(Loss) on Fair Valuation of Investment		**-**	-
Total Comprehensive Income for the year		**(4.09)**	0.19
Earnings per equity share			
Basic	**10**	**(40.88)**	1.90
Diluted		**(40.88)**	1.90
Significant Accounting Policies	**1**		

The accompanying notes are an integral part of these financial statements

As per our attached report of even date

For DMKH & Co.
Chartered Accountants
(Firm Registration No. 116886W)

CA Manish Kankani
Partner
Membership No. 158020
Place : Mumbai
Date : 23rd June 2021

For and on behalf of the Board of Directors
of V Can Export Private Limited

Prakash Modi
Director
DIN: 07026968

Lalitha Cheripalli
Director
DIN: 07026989

V CAN EXPORT PRIVATE LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31st MARCH, 2021

(Rs. in Lakhs)

A. Equity Share Capital (Refer note 5)

	Amount
As at 1 April 2019	**1.00**
Changes in equity share capital	**-**
As at 31 March 2020	**1.00**
Changes in equity share capital	**-**
As at 31 March 2021	**1.00**

B. Other Equity (Refer note 6)

(Rs. in Lakhs

	Retained earnings	Total
Balance as at 1st April, 2019	**10.23**	**10.23**
Profit for the year	0.19	**0.19**
Other Comprehensive Income for the year		**-**
Total Comprehensive Income for the year	**0.19**	**0.19**
Balance as at 31st March, 2020	**10.42**	**10.42**
Profit for the year	(4.09)	**(4.09)**
Other Comprehensive Income for the year		**-**
Total Comprehensive Income for the year	**(4.09)**	**(4.09)**
Balance as at 31st March, 2021	**6.33**	**6.33**

The accompanying notes are an integral part of these financial statements

As per our attached report of even date
For DMKH & Co.
Chartered Accountants
(Firm Registration No. 116886W)

For and on behalf of the Board of Directors of V Can Export Private Limited

CA Manish Kankani
Partner
Membership No. 158020
Place : Mumbai
Date : 23rd June 2021

Prakash Modi
Director
DIN: 07026968

Lalitha Cheripalli
Director
DIN: 07026989

V CAN EXPORT PRIVATE LIMITED
CASH FLOW STATEMENT

Particulars	Year ended 31st March, 2021	Year ended 31st March, 2020
CASH FLOW FROM OPERATING ACTIVITIES:		
Profit before exceptional Items and tax as per statement of profit and loss	**0.06**	**0.25**
Adjustments for:		
Interest income	(0.46)	(0.64)
Operating profit before working capital changes	**(0.40)**	**(0.39)**
Adjustments for:		
(Increase)/decrease in other current assets	0.11	0.01
Increase/(decrease) in trade payables	0.12	(0.02)
Cash (used in)/ generated from operating activities	(0.18)	(0.39)
Less: Direct taxes paid (net of refunds) #	3.44	0.06
Net cash (used in)/ generated from operating activities - [A]	**(3.62)**	**(0.46)**
CASH FLOW FROM INVESTING ACTIVITIES:		
Interest received	0.46	0.64
Net cash (used in) / generated from investing activities - [B]	**0.46**	**0.64**
CASH FLOW FROM FINANCING ACTIVITIES:		
Fixed Deposit Maturity	2.50	-
Net cash (used in) / generated from financing activities - [C]	**2.50**	**-**
NET INCREASE/(DECREASE) IN CASH AND BANK BALANCES - [A+B+C]	**(0.66)**	**0.18**
Add: Cash and cash equivalents at the beginning of the year	1.70	1.51
Cash and cash equivalents at the end of the year	**1.04**	**1.70**

The accompanying notes are an integral part of these standalone financial statements

Notes:

1. The cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard (Ind AS 7) statement of cash flows

As per our attached report of even date
For DMKH & Co.
Chartered Accountants
(Firm Registration No. 116886W)

For and on behalf of the Board of Directors of V Can Export Private Limited

CA Manish Kankani
Partner
Membership No. 158020
Place : Mumbai
Date : 23rd June 2021

Prakash Modi
Director
DIN: 07026968

Lalitha Cheripalli
Director
DIN: 07026989

NOTES FORMING PART OF FINANCIAL STATEMENTS

Background

V Can Export Private Limited (‘The Company’) is primarily engaged in the business of commission and brokerage and incidental services

1. Significant accounting policies

This note provides a list of the significant accounting policies adopted in the preparation of these financial statements. These policies have been consistently applied to all the years presented, unless otherwise stated.

(a) Basis of Preparation

(i) Compliance with Ind AS

The financial statements comply in all material aspects with Indian Accounting Standards (hereinafter referred to as “Ind AS”) as notified under the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016 prescribed under Section 133 of the Companies Act, 2013 read with rule 7 of the Companies (Accounts) Rules, 2014.

(ii) Historical cost convention

The financial statements have been prepared on a historical cost basis, except for the certain financial assets and liabilities which are measured at fair value at the end of each reporting period, as explained in the accounting policies below.

(b) Foreign Currency Transactions

(i) Functional and presentation currency

Items included in the financial statements of each of the company's entities are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The financial statements are presented in Indian rupee (INR), which is Starlight Systems Private Limited's functional and presentation currency.

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in profit or loss. They are deferred in equity if they relate to transactions entered into in order to hedge certain foreign currency risks. A monetary item for which settlement is neither planned nor likely to occur in the foreseeable future is considered as a part of the entity's net investment in that foreign operation.

Foreign exchange differences regarded as an adjustment to borrowing costs are presented in the statement of profit and loss, within finance costs.

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss. For example, translation differences on nonmonetary assets and liabilities such as equity instruments held at fair value through profit or loss are recognised in profit or loss as part of the fair value gain or loss and translation differences on non-monetary assets such as equity investments classified as FVOCI are recognised in other comprehensive income.

(c) Revenue Recognition

(i) Commission and Brokerage

Revenue in respect of Commission and Brokerage services is recognised on an accrual basis, in accordance with the terms of the respective contract.

(ii) *Interest*

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

(iii) Dividend

Dividend income from investments is recognized when the shareholder's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the company and the amount of income can be measured reliably).

(d) Income tax

Current Income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date in the countries where the company operates and generates taxable income.
Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

1) Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognized

if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit. In addition, deferred tax liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill.

2) Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures, except where the Company is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognized to the extent that it is probable that there will be sufficient taxable profits against which to utilize the benefits of the temporary differences and they are expected to reverse in the foreseeable future.
3) The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.
4) Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.
5) Deferred tax assets and liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred tax assets relate to the same taxable entity and same taxation authority.

(e) Impairment of non-financial assets

Goodwill and intangible assets that have an indefinite useful life are not subject to amortization and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised in the statement of profit or loss for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest level for which there are separately identifiable cash inflows which are largely dependent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

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

(f) Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and demand deposits with an original maturity of three months or less and highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

(g) Non-current assets (or disposal groups) held for sale and discontinued operations

Non-current assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use and a sale is considered highly probable. They are measured at the lower of their carrying amount and fair value less costs to sell, except for assets such as deferred tax assets, assets arising from employee benefits, financial assets and contractual rights under insurance contracts, which are specifically exempt from this requirement.
Non-current assets are not depreciated or amortised while they are classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal asset classified as held for sale continue to be recognised.

(h) Investments and other financial assets

(i) Classification

Financial assets, other than equity instruments, are subsequently measured at amortised cost, fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL) on the basis of both:

(a) The entity’s business model for managing the financial assets and

(b) The contractual cash flow characteristics of the financial asset.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in debt instruments, this will depend on the business model in which the investment is held. For investments in equity instruments, this will depend on whether the company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income.

The company reclassifies debt investments when and only when its business model for managing those assets changes.

(ii) Measurement

At initial recognition, the company measures a financial asset at its fair value plus, in the case of a financial asset not carried at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Debt instruments

Subsequent measurement of debt instruments depends on the company's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the company classifies its debt instruments:

- **Amortised cost**: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method.

- **Fair value through other comprehensive income (FVOCI):** Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.

- **Fair value through profit or loss:** Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in profit or loss and presented net in the statement of profit and loss within other gains/(losses) in the period in which it arises. Interest income from these financial assets is included in other income.

Equity instruments

The company subsequently measures all equity investments at fair value. Where the company's management has elected to present fair value gains and losses on equity investments in other comprehensive income, there is no subsequent reclassification of fair value gains and losses to profit or loss. Dividends from such investments are recognised in profit or loss as other income when the company's right to receive payments is established.

Changes in the fair value of financial assets at fair value through profit or loss are recognised in the statement of profit and loss. Impairment losses (and reversal of impairment losses) on equity investments measured at FVOCI are not reported separately from other changes in fair value.

(iii) Impairment of financial assets

The company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables only, the company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(iv) Derecognition of financial assets

A financial asset is derecognised only when

- The company has transferred the rights to receive cash flows from the financial asset or
- The company 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 entity has transferred an asset, the company evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset is derecognised. Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognised.

Where the entity has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognised 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 recognised to the extent of continuing involvement in the financial asset.

(i) Financial Liabilities

All Financial liabilities are measured at amortized cost using effective interest method or fair value through profit and loss. However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL.
A financial liability is classified as held for trading if:

- it has been incurred principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument

A financial liability other than a financial liability held for trading or contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies, may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- the financial liability forms part of a Company of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Company's documented risk management or investment strategy, and information about the Company is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL in accordance with Ind AS 109

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in Statement of Profit and Loss. The net gain or loss recognized in Statement of Profit and Loss incorporates any interest paid on the financial liability and is included in the 'Other income' line item.

However, for non-held-for-trading financial liabilities that are designated as at FVTPL, the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is recognised in other comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss, in which case these effects of changes in credit risk are recognised in Statement of Profit and Loss. The remaining amount of change in the fair value of liability is always recognised in Statement of Profit and Loss. Changes in fair value attributable to a financial liability's credit risk that are recognised in other comprehensive income are reflected

immediately in retained earnings and are not subsequently reclassified to Statement of Profit and Loss.

Gains or losses on financial guarantee contracts and loan commitments issued by the Company that are designated by the Company as at fair value through profit or loss are recognised in Statement of Profit and Loss.

Financial liabilities subsequently measured at amortised cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item. The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in Statement of Profit and Loss.

(j) Property, plant and equipment

Freehold land is carried at historical cost. All other items of property, plant and equipment are stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items. Cost may also include transfers from equity of any gains or losses on qualifying cash flow hedges of foreign currency purchases of property, plant and equipment. Borrowing costs relating to acquisition of fixed assets which takes substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use. Capital work in progress includes expenditure incurred till the assets are put into intended use.

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognized when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

(k) Depreciation

i) Depreciation is recognised so as to write off the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives, using the straight-line method.

ii) Amortisation is recognised on a straightline basis over their estimated useful lives. The estimated useful life and amortization method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

iii) Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and their useful lives.

iv) Depreciation on tangible fixed assets has been provided on pro-rata basis, on the straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013.

(l) Trade and other payables

These amounts represent liabilities for goods and services provided to the company prior to the end of financial year which are unpaid. The amounts are unsecured and are usually paid within 45 -90 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

(m) Expected Credit Losses

The Company measures the expected credit loss of trade receivables and loan from individual customers based on historical trend, industry practices and the business environment in which the entity operates. Loss rates are based on actual credit loss experience and past trends. Based on the historical data, loss on collection of receivable is not material hence no additional provision considered.

(n) Borrowing costs

Borrowing costs relating to acquisition and/or construction of qualifying assets are capitalized to the extent that the funds are borrowed and used for purpose of constructing a qualifying asset until the time all substantial activities necessary to prepare the qualifying assets for their intended use or sale are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs which are not related to acquisition and/or construction activities nor are incidental thereto are charged to the Statement of Profit and Loss.

(o) Provisions, contingencies and commitments:

A provision is recognised when the company has a present obligation as a result of past event, it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

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

A disclosure for contingent liabilities is made where there is:

(a) a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the entity; or

(b) a present obligation that arises from past events but is not recognized because it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or the amount of the obligation cannot be measured with sufficient reliability.

Commitments include the amount of purchase order (net of advances) issued to parties for completion of assets.

(p) Contributed equity

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by a Company entity are recognised at the proceeds received, net of direct issue costs.

(q) Dividends

Provision is made for the amount of any dividend declared, being appropriately authorised and no longer at the discretion of the entity, on or before the end of the reporting period but not distributed at the end of the reporting period.

(r) Earnings per share

Basic earnings per share is computed by dividing the profit/(loss) for the year by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for treasury shares, bonus issue, bonus element in a rights issue to existing shareholders, share split and reverse share split.

Diluted earnings per share is computed by dividing the profit/(loss) for the year as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares. Potential equity shares are deemed to be dilutive only if their conversion to equity shares would decrease the net profit per share from continuing ordinary operations. Potential dilutive equity shares are deemed to be converted as at the beginning of the period, unless they have been issued at a later date

(s) Rounding of amounts

All amounts disclosed in the financial statements and notes have been rounded off to the nearest lakhs, unless otherwise stated.

2. Critical estimates and judgements

The preparation of financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgement in applying the company's accounting policies.
This note provides an overview of the areas that involved a higher degree of judgement or complexity, and of items which are more likely to be materially adjusted clue to estimates and assumptions turning out to be different than those originally assessed. Detailed information about each of these estimates and judgements is included in relevant notes together with information about the basis of calculation for each affected line item in the financial statements.
The said estimates 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.

Critical estimates and judgements

The areas involving critical estimates or judgements are:

- Estimated Fair value of financial instruments
- Estimated credit loss of trade receivables

V CAN EXPORT PRIVATE LIMITED

NOTES TO FINANCIAL STATEMENTS

(Rs. in Lakhs)

	Particulars	As at 31st March, 2021	As at 31st March, 2020
3(a)	**Cash and cash equivalents**		
	Cash on hand	**0.47**	0.56
	Balances with Banks		
	In current accounts	**0.57**	1.14
	Total cash and cash equivalents	**1.04**	1.70
3(b)	**Bank balances other than (note no.3(a) above)**		
	Earmarked bank balances		
	Fixed Deposits with Banks	**6.50**	9.00
	Total bank balances other than (note no.3(a) above)	**6.50**	9.00
4	**Other current assets**		
	Interest Accrued and Due	**0.01**	0.12
	Total other current assets	**0.01**	0.12

V CAN EXPORT PRIVATE LIMITED

NOTES TO FINANCIAL STATEMENTS

(Rs in Lakh)

Particulars	As at 31st March 2021	As at 31st March 2020
5 Equity Share capital		
Authorised equity share capital		
10,000 (previous year 10,000) Equity Shares of Rs 10/- each	1.00	1.00
Total authorised equity share capital	1.00	1.00
Issued, Subscribed and Paid up Equity share capital		
10,000 (previous year 10,000) Equity Shares of Rs 10/- each	1.00	1.00
Total issued, subscribed and paid up rquity share capital	1.00	1.00

(i) Reconciliation of Equity Share

(Rs in Lakh)

Issued, Subscribed and Paid up Equity share capital	No of shares	Amount
As at 1 April 2019		
Equity Shares of Rs. 10 each	10,000	1.00
As at 31 March 2020		
Equity Shares of Rs. 10 each	10,000	1.00
As at 31st March, 2021		
Equity Shares of Rs. 10 each	10,000	1.00

(i) Terms and rights attached to equity shares

The Company has only one class of equity share having value of Rs. 10 each with an entitlement of one vote per share. The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors are subject to the approval of the shareholders in the ensuing annual general meeting. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. However, no such preferential amounts exist currently. The distribution will be in proportion to the number of equity shares held by the shareholders.

(ii) Details of shareholders holding more than 5% shares in the company

Particulars	As at 31st March 2021		As at 31st March 2020	
	No of Shares	% of Holding	No of Shares	% of Holding
Starteck Finance Limited	**9,999**	99.99%	9,999	99.99%

V CAN EXPORT PRIVATE LIMITED

NOTES TO FINANCIAL STATEMENTS

(Rs in Lakhs)

Particulars	As at 31st March, 2021	As at 31st March, 2020
6 Other Equity		
Retained earnings		
Opening Balance	10.42	10.23
Net Profit for the period	(4.09)	0.19
Total other equity	**6.33**	10.42
7 Trade Payable		
Trade Payable - Micro and Small Enterprises	-	-
Trade Payable - Other Than Micro and Small Enterprises	**0.24**	0.12
Total trade payable	**0.24**	0.12

Disclosure of payable to vendors as defined under the "Micro, Small and Medium Enterprise Development Act, 2006" is based on the information available with the Company regarding the status of registration of such vendors under the said Act, as per the intimation received from them on requests made by the company. There are no overdue principal amounts / interest payable amounts for delayed payments to such vendors at the Balance Sheet date. There are no delays in payment made to such suppliers during the year or for any earlier years and accordingly there is no interest paid or outstanding interest in this regard in respect of payments made during the year or brought forward from previous years.

V CAN EXPORT PRIVATE LIMITED

NOTES TO FINANCIAL STATEMENTS

(Rs in Lakh)

Particulars	Year ended 31st March, 2021	Year ended 31st March, 2020
8 Other income		
Interest Income		
Fixed Deposit reciepts	**0.46**	0.64
Total other income	**0.46**	0.64
9 Other expenses		
Misc Expenses	**0.21**	0.26
Payments to Auditors	**0.12**	0.12
Rates & Taxes	**0.07**	0.01
Total other expenses	**0.40**	0.39

V CAN EXPORT PRIVATE LIMITED
NOTES TO FINANCIAL STATEMENTS

10 Earnings per share

Particulars	**Year ended 31st March, 2021**	Year ended 31st March, 2020
Earning Per Share has been computed as under :		
Profit for the year (Rs in Lakhs)	(4.09)	0.19
Weighted average number of equity shares	10,000	10,000
Earning Per Share (Rs.) - Basic /Diluted (Face value of Rs.10 per share)	(40.88)	1.90

11 Auditor's Remuneration (excluding Tax)

	Year ended 31st March, 2021	Year ended 31st March, 2020
	Rs.	Rs.
As auditor		
Audit fee	**0.10**	0.10
Total auditor's remuneration	**0.10**	0.10

12 The details of Income tax assets and Income Tax Laibilities

	Year ended 31st March, 2021	Year ended 31st March, 2020
	Rs.	Rs.
Current Income Tax Asset	**0.02**	0.72
Current Income Tax Liabilites	**-**	-
Net current tax asset/(liabilities) at the end	**0.02**	0.72

13 The carrying amounts of cash and cash equivalents, trade payables and borrowings are considered to be the same as their fair values, due to their short-term nature. For financial assets and liabilities that are measured at fair value, the carrying amounts are equal to the fair values.

14 The accounts of certain trade receivables, trade payables, loans and advances and banks are, however, subject to formal confirmations or reconciliations and consequent adjustments, if any. However there is no indication of dispute on these accounts, other than those mentioned in the financial statements. The management does not expect any material difference affecting the current year’s financial statements on such reconciliation/adjustments.

15 The company is actively monitoring and assessing the impact of the pandemic relating to COVID 19 on the carrying amount of its receivable,inventories and other assets & liabilities. To arrive at the assessments, as on the date of these approved financial results, the assumptions used by the company factors both internal and external sources of information relating to the possible future economic uncertainties because of the ongoing pandemic. Currently, the company has concluded that the impact of COVID 19 is not material based on these estimated assessments. However due to the uncertain nature of the pandemic, the Company will continue to monitor any material developments to identify future risk, if any

16 Figures pertaining to previous year have been regrouped / reclassified wherever found necessary to conform to current year presentation.

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF CHITTA FINLEASE PRIVATE LIMITED
REPORT ON STANDALONE FINANCIAL STATEMENTS.

OPINION

We have audited the accompanying standalone financial statements of M/s.Chitta Finlease Private Limited ('the Company'), which comprise the balance sheet as at 31 March 2021, the statement of profit and loss and the cash flow statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India of the state of affairs of the Company as at March 31, 2021, and its profit and its cash flow for the year ended on that date.

BASIS FOR OPINION

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

MANAGEMENT'S RESPONSIBILITY FOR THE STANDALONE FINANCIAL STATEMENTS

The Company's Board of Directors is responsible for the matter stated in section 134(5) of the Companies Act,2013 (The Act) with respect to the preparation and presentation of these Financial statements that give a true and fair view of the financial position and financial performance and cash flow of the Company in accordance with the Accounting principles generally accepted in India, including the accounting standards specified u/s.133 of the Act read with Rule 7 of the Companies (Accounts) Rules,2014.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the Assets of the company and for preventing and detecting frauds and other irregularities, selection and application of appropriate accounting policies, making judgments and estimates that are reasonable and prudent, and design, implementation and maintenance of the adequate internal financial control, that were operating effectively for ensuring the accuracy and completeness of the accounting record, relevant to the preparation and presentation of financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

AUDITORS' RESPONSIBILITY

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

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1) As required by the Companies (Auditor's Report) Order, 2016 (the Order) issued by the Central Government of India in terms of sub Section 11 of section 143 of the Act ("The Order"), and on the basis of such checks of the books and records of the company as we considered appropriate and according to the information and explanations given to us, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order to the extent applicable.

2) As required by Section 143(3) of the Act, we report that:

   We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;

   a) In our opinion, proper books of account as required by law have been kept by the Company so far as appears from our examination of those books.

   b) The Balance Sheet, the Statement of Profit and Loss and cash flow statement dealt with by this Report are in agreement with the books of account.

   c) In our opinion, the aforesaid standalone financial statements comply with Accounting Standards specified under section 133 of the Act read with the Rule 7 of the Companies (Accounts) Rules, 2014.

   d) On the basis of the written representations received from the directors as on March 31, 2020, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2020, from being appointed as a director in terms of Section 164(2) of the Act.

   e) with respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B"; and

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f) With respect to the other matters to be included in the Auditors report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules 2014, in our opinion and to the best of our knowledge and belief and according to the explanation given to us;

   1) There was no any pending litigation which would impact the financial position of the company.

   2) The Company did not have any long term contracts including derivative contracts.

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

*For **N Somani & Co.***
Chartered Accountants
Firm's registration number: 139934W

N SOMANI & CO. FRN - 139934W MUMBAI CHARTERED ACCOUNTANTS

Nidhi Somani
Partner
Membership number: 157200
UDIN : 21157200AAAAGU8434
Place: Mumbai
Date:23rd June, 2021

Annexure - A to the Auditors' Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the standalone financial statements for the year ended 31 March 2021, we report that:

1. **In respect of its fixed assets:**

   a) Based on our scrutiny of the company's books of accounts and other records and according to the information and explanations received by us from the management, we are of the opinion that the question of commenting on maintenance of proper records of fixed assets and physical verification of fixed assets does not arise since the company had no fixed assets at the end of the financial year nor at any time during the financial year ended on that date.

2. **In respect of its inventories:**

   The company does not engaged in the business of manufacturing, marketing and processing of any goods and articles. Accordingly, it does not hold any physical inventories. Thus the paragraph 3(ii) of the order is not applicable.

3. **In respect of loan given:**

   According to the information and explanations given to us, the company has not given any secured or unsecured loans to the persons covered under the register maintained u/s.189 of the Companies Act,2013 (The Act).

4. In our opinion and according to the information and explanations given to us, the Company has not given any loans or made any new investment during the year and hence reporting related to compliance with the provisions of section 185 and 186 of the Act does not required.

5. The company has not accepted any deposits from the public within the meaning of section 73 to 76 of the Act and the Rules framed thereunder to the extent notified.

6. The Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act.

7. In respect of statutory dues:

   a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted/ accrued in the books of account in respect of undisputed statutory dues including provident fund, income tax, sales tax, wealth tax, service tax, duty of customs, value added tax, cess and other material statutory dues have been regularly deposited during the year by the company with the appropriate authorities. As explained to us, the Company did not have any dues on account of state insurance and duty of excise. According to the Information and Explanations given to us, no undisputed amounts payable in respect of the aforesaid dues were outstanding as at 31st March, 2020 for a period of more than six months from the date of becoming payable.

   b) There are no any dues of Income Tax, Sales Tax, and Wealth Tax. Service Tax and other statutory dues which have not been deposited on account of any disputes

N SOMANI & CO.
FRN - 13993(W)
MUMBAI
CHARTERED ACCOUNTANTS

c) According to the information and explanations given to us, there are no any amount required to be transferred to investor education and protection fund in accordance with the relevant provisions of the Companies Act, 2013 and rules made thereunder.

8. The Company does not have any loans or borrowings from any financial institution, banks, government. The company has not defaulted in payment of any dues to the debenture holders.

9. The Company did not raise money by way of initial public offer or further public offer (including debt instruments). In our opinion and according to information and explanations given to us, the company has utilized the money raised by way of term loan during the year for the purpose for which they were raised.

10. According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.

11. According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not paid/provided for managerial remuneration and Accordingly, paragraph 3 (xi) of the Order is not applicable.

12. In our opinion and according to the information and explanations given to us, the Company is not a nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.

13. 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 the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

14. According to the information and explanations give to us and based on 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 and hence reporting under clause (xiv) of the Order is not applicable to the company.

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

16. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

For ***N Somani & Co.***
Chartered Accountants
Firm's registration number: 139934W

N Somani

Nidhi Somani
Partner
Membership number: 157200
UDIN : 21157200AAAAGU8434
Place: Mumbai
Date: 23rd June, 2021

Annexure - B to the Auditors' Report

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

We have audited the internal financial controls over financial reporting of M/s.Chitta Finlease Private Limited ('the Company'), as of 31 March 2021 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 financial statements, whether due to fraud or error.

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

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Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

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 31 March 2021, 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 **N Somani & Co.***
Chartered Accountants
Firm's registration number: 139934W

Nidhi Somani
Partner
Membership number: 157200
UDIN : 21157200AAAAGU8434
Place: Mumbai
Date: 23rd June, 2021

CHITTA FINLEASE PRIVATE LIMITED
BALANCE SHEET

(Rs. in Lakhs)

Particulars	Note	As at 31st March, 2021	As at 31st March, 2020
ASSETS			
Non-current assets			
Financial Assets			
Investment Property	3	1,479.42	1,504.00
Income tax assets (net)		136.73	-
Current assets			
Financial Assets			
(i) Cash and cash equivalents	4	3.17	0.60
(ii) Loans	5	58,935.31	-
Other current asset	6	2,613.74	-
Total Assets		63,168.37	1,504.60
EQUITY AND LIABILITIES			
EQUITY			
Equity Share capital	7	1.00	1.00
Other Equity	8	(57.62)	(256.63)
Non Current liabilities			
Financial Liabilities			
(i) Non-Current Borrowings	9	60,684.03	1,745.23
Current liabilities			
Financial Liabilities			
(ii) Current Borrowings	10	10.80	10.80
(iii) Trade payables	11	4.48	4.20
(iv) Other financials Libilities	12	2,525.68	-
Total Equity and Liabilities		63,168.37	1,504.60

Significant Accounting Policies

The accompanying notes are an integral part of these financial statements

As per our attached report of even date

For N Somani & Co.
Chartered Accountants
(Firm Registration No.139934W)

For and on behalf of the Board of Directors of Chitta Finlease Private Limited

Nidhi Somani
Partner
Membership No. 157200
Place : Mumbai
Date : 23rd June 2021

Prakash Modi
Director
DIN: 07026968

Lalitha Cheripalli
Director
DIN: 07026989

CHITTA FINLEASE PRIVATE LIMITED

STATEMENT OF PROFIT AND LOSS

(Rs. in Lakhs)

Particulars	Note	Year ended 31st March, 2021	Year ended 31st March, 2020
INCOME			
Other Income	**13**	**2,825.67**	1.00
Total Income		**2,825.67**	1.00
EXPENSES			
Finance Costs	**14**	**2,525.68**	-
Other expenses	**15**	**25.77**	25.74
Total Expenses		**2,551.46**	25.74
Profit / (loss) before tax		**274.21**	(24.73)
Tax expense			
Current tax		**75.20**	-
Profit for the year		**199.01**	(24.73)
Other Comprehensive Income			
Items that will not be reclassified to profit or loss			
- Gain/(Loss) on Fair Valuation of Investment		**-**	-
Total Comprehensive Income for the year		**199.01**	(24.73)
Earnings per equity share			
Basic		**19,901.02**	(2,473.46)
Diluted		**19,901.02**	(2,473.46)
Significant Accounting Policies			

The accompanying notes are an integral part of these financial statements

As per our attached report of even date

For N Somani & Co.
Chartered Accountants
(Firm Registration No.139934W)

Nidhi Somani
Partner
Membership No. 157200
Place : Mumbai
Date : 23rd June 2021

For and on behalf of the Board of Directors of Chitta Finlease Private Limited

Prakash Modi
Director
DIN: 07026968

Lalitha Cheripalli
Director
DIN: 07026989

CHITTA FINLEASE PRIVATE LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31st MARCH, 2021

(Rs. In Lakhs)

A. Equity Share Capital (Refer note 7)

	Amount
As at 1 April 2019	**1.00**
Changes in equity share capital	**-**
As at 31 March 2020	**1.00**
Changes in equity share capital	**-**
As at 31 March 2021	**1.00**

B. Other Equity (Refer note 8)

(Rs. In Lakhs

Particulars	Retained earnings	Total
Balance as at 1st April, 2019	**(231.89)**	**(231.89)**
Profit for the year	(24.73)	**(24.73)**
Other Comprehensive Income for the year	**-**	**-**
Total Comprehensive Income for the year	**(24.73)**	**(24.73)**
Balance as at 31st March, 2020	**(256.63)**	**(256.63)**
Profit for the year	199.01	**199.01**
Other Comprehensive Income for the year	**-**	**-**
Total Comprehensive Income for the year	**199.01**	**199.01**
Balance as at 31st March, 2021	**(57.62)**	**(57.62)**

The accompanying notes are an integral part of these financial statements

As per our attached report of even date
For N Somani & Co.
Chartered Accountants
(Firm Registration No.139934W)

Nidhi Somani
Partner
Membership No. 157200
Place : Mumbai
Date : 23rd June 2021

For and on behalf of the Board of Directors
of Chitta Finlease Private Limited

Prakash Modi
Director
DIN: 07026968

Lalitha Cheripalli
Director
DIN: 07026989

CHITTA FINLEASE PRIVATE LIMITED
CASH FLOW STATEMENT

(Rs. in Lakhs)

Particulars	Year ended 31st March, 2021	Year ended 31st March, 2020
CASH FLOW FROM OPERATING ACTIVITIES:		
Profit before exceptional Items and tax as per statement of profit and loss	**274.21**	**(24.73)**
Adjustments for:		
Amortisation expenses	24.58	24.58
Interest income	(2,825.67)	-
Finance costs	2,525.68	-
Operating profit before working capital changes	**(1.19)**	**(0.16)**
Adjustments for:		
(Increase)/decrease in other current assets	(2,613.74)	
Increase/(decrease) in trade payables	0.27	0.13
Increase/(decrease) in other current liabilities	2,525.68	(1.00)
Cash (used in)/ generated from operating activities	(88.98)	(1.03)
Less: Direct taxes paid (net of refunds)	211.92	-
Net cash (used in)/ generated from operating activities - [A]	**(300.90)**	**(1.03)**
CASH FLOW FROM INVESTING ACTIVITIES:		
Net cash (used in) / generated from investing activities - [B]	**-**	**-**
CASH FLOW FROM FINANCING ACTIVITIES:		
Borrowings	58,938.80	1.00
Loans and Advances	(58,935.31)	-
Interest paid	(2,525.68)	-
Interest received	2,825.67	-
Net cash (used in) / generated from financing activities - [C]	**303.47**	**1.00**
Net increase/(decrease) in Cash And Bank Balances - [A+B+C]	**2.57**	**(0.03)**
Add: Cash and cash equivalents at the beginning of the year	0.60	0.63
Cash and cash equivalents at the end of the year	**3.17**	**0.60**

The accompanying notes are an integral part of these standalone financial statements

Notes:

1. The cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard (Ind AS 7) statement of cash flows

As per our attached report of even date
For N Somani & Co.
Chartered Accountants
(Firm Registration No.139934W)

Nidhi Somani
Partner
Membership No. 157200
Place : Mumbai
Date : 23rd June 2021

For and on behalf of the Board of Directors of Chitta Finlease Private Limited

Prakash Modi
Director
DIN: 07026968

Lalitha Cheripalli
Director
DIN: 07026989

NOTES FORMING PART OF FINANCIAL STATEMENTS

Background

CHITTA FINLEASE PRIVATE LIMITED (‘The Company’) is primarily engaged in the business of real estate/ real estate development and incidental services

1. Significant accounting policies

This note provides a list of the significant accounting policies adopted in the preparation of these financial statements. These policies have been consistently applied to all the years presented, unless otherwise stated.

(a) Basis of Preparation

(i) Compliance with Ind AS

The financial statements comply in all material aspects with Indian Accounting Standards (hereinafter referred to as “Ind AS”) as notified under the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016 prescribed under Section 133 of the Companies Act, 2013 read with rule 7 of the Companies (Accounts) Rules, 2014.

(ii) Historical cost convention

The financial statements have been prepared on a historical cost basis, except for the certain financial assets and liabilities which are measured at fair value at the end of each reporting period, as explained in the accounting policies below.

(b) Foreign Currency Transactions

(i) Functional and presentation currency

Items included in the financial statements of each of the company's entities are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The financial statements are presented in Indian rupee (INR), which is Chitta Finlease Private Limited's functional and presentation currency.

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in profit or loss. They are deferred in equity if they relate to transactions entered into in order to hedge certain foreign currency risks. A monetary item for which settlement is neither planned nor likely to occur in the foreseeable future is considered as a part of the entity's net investment in that foreign operation.

Foreign exchange differences regarded as an adjustment to borrowing costs are presented in the statement of profit and loss, within finance costs.

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss. For example, translation differences on nonmonetary assets and liabilities such as equity instruments held at fair value through profit or loss are recognised in profit or loss as part of the fair value gain or loss and translation differences on non-monetary assets such as equity investments classified as FVOCI are recognised in other comprehensive income.

(c) Revenue Recognition

(i) Rent

Rental Income is recognised on a time proportion basis as per the contractual obligations agreed with the respective tenant.

(ii) *Interest*

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

(iii) Dividend

Dividend income from investments is recognized when the shareholder's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the company and the amount of income can be measured reliably).

(d) Income tax

Current Income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date in the countries where the company operates and generates taxable income.
Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

1) Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible

temporary differences can be utilised. Such deferred tax assets and liabilities are not recognized if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit. In addition, deferred tax liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill.

2) Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures, except where the Company is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognized to the extent that it is probable that there will be sufficient taxable profits against which to utilize the benefits of the temporary differences and they are expected to reverse in the foreseeable future.
3) The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.
4) Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.
5) Deferred tax assets and liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred tax assets relate to the same taxable entity and same taxation authority.

(e) Impairment of non-financial assets

Goodwill and intangible assets that have an indefinite useful life are not subject to amortization and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised in the statement of profit or loss for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest level for which there are separately identifiable cash inflows which are largely dependent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

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

(f) Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and demand deposits with an original maturity of three months or less and highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

(g) Non-current assets (or disposal groups) held for sale and discontinued operations

Non-current assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use and a sale is considered highly probable. They are measured at the lower of their carrying amount and fair value less costs to sell, except for assets such as deferred tax assets, assets arising from employee benefits, financial assets and contractual rights under insurance contracts, which are specifically exempt from this requirement.
Non-current assets are not depreciated or amortised while they are classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal asset classified as held for sale continue to be recognised.

(h) Investments and other financial assets

(i) Classification

Financial assets, other than equity instruments, are subsequently measured at amortised cost, fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL) on the basis of both:

(a) The entity's business model for managing the financial assets and

(b) The contractual cash flow characteristics of the financial asset.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in debt instruments, this will depend on the business model in which the investment is held. For investments in equity instruments, this will depend on whether the company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income.

The company reclassifies debt investments when and only when its business model for managing those assets changes.

(ii) Measurement

At initial recognition, the company measures a financial asset at its fair value plus, in the case of a financial asset not carried at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Debt instruments

Subsequent measurement of debt instruments depends on the company's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the company classifies its debt instruments:

- **Amortised cost**: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method.

- **Fair value through other comprehensive income (FVOCI):** Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.

- **Fair value through profit or loss:** Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in profit or loss and presented net in the statement of profit and loss within other gains/(losses) in the period in which it arises. Interest income from these financial assets is included in other income.

Equity instruments

The company subsequently measures all equity investments at fair value. Where the company's management has elected to present fair value gains and losses on equity investments in other comprehensive income, there is no subsequent reclassification of fair value gains and losses to profit or loss. Dividends from such investments are recognised in profit or loss as other income when the company's right to receive payments is established.

Changes in the fair value of financial assets at fair value through profit or loss are recognised in the statement of profit and loss. Impairment losses (and reversal of impairment losses) on equity investments measured at FVOCI are not reported separately from other changes in fair value.

(iii) Impairment of financial assets

The company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables only, the company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(iv) Derecognition of financial assets

A financial asset is derecognised only when

- The company has transferred the rights to receive cash flows from the financial asset or
- The company 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 entity has transferred an asset, the company evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset is derecognised. Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognised.

Where the entity has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognised 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 recognised to the extent of continuing involvement in the financial asset.

(i) Financial Liabilities

All Financial liabilities are measured at amortized cost using effective interest method or fair value through profit and loss. However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL.
A financial liability is classified as held for trading if:

- it has been incurred principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument

A financial liability other than a financial liability held for trading or contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies, may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- the financial liability forms part of a Company of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Company's documented risk management or investment strategy, and information about the Company is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL in accordance with Ind AS 109

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in Statement of Profit and Loss. The net gain or loss recognized in Statement of Profit and Loss incorporates any interest paid on the financial liability and is included in the 'Other income' line item.

However, for non-held-for-trading financial liabilities that are designated as at FVTPL, the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is recognised in other comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss, in which case these effects of changes in credit risk are recognised in Statement of Profit and Loss. The remaining amount of change in the fair value of liability is always recognised in Statement of Profit and Loss. Changes in fair value attributable to a financial liability's credit risk that are recognised in other comprehensive income are reflected

immediately in retained earnings and are not subsequently reclassified to Statement of Profit and Loss.

Gains or losses on financial guarantee contracts and loan commitments issued by the Company that are designated by the Company as at fair value through profit or loss are recognised in Statement of Profit and Loss.

Financial liabilities subsequently measured at amortised cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item. The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in Statement of Profit and Loss.

(j) Property, plant and equipment

Freehold land is carried at historical cost. All other items of property, plant and equipment are stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items. Cost may also include transfers from equity of any gains or losses on qualifying cash flow hedges of foreign currency purchases of property, plant and equipment. Borrowing costs relating to acquisition of fixed assets which takes substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use. Capital work in progress includes expenditure incurred till the assets are put into intended use.

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognized when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

(k) Depreciation

i) Depreciation is recognised so as to write off the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives, using the straight-line method.

ii) Amortisation is recognised on a straightline basis over their estimated useful lives. The estimated useful life and amortization method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

iii) Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and their useful lives.

iv) Depreciation on tangible fixed assets has been provided on pro-rata basis, on the straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013.

v) Lease improvement costs are amortized over the period of the lease. Leasehold land acquired by the Company, with an option in the lease deed, entitling the Company to purchase on outright basis after a certain period at no additional cost is not amortized.

vi) The Estimated useful lives of the assets are as follows:

Asset class	**Useful life**
Building	60 years
Plant and Machinery	24 years
Furniture and Fixtures	10 years
Office Equipment	5 years
Vehicles	8 years

The estimated useful life, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

(l) Trade and other payables

These amounts represent liabilities for goods and services provided to the company prior to the end of financial year which are unpaid. The amounts are unsecured and are usually paid within 45 -90 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

(m) Expected Credit Losses

The Company measures the expected credit loss of trade receivables and loan from individual customers based on historical trend, industry practices and the business environment in which the entity operates. Loss rates are based on actual credit loss experience and past trends. Based on the historical data, loss on collection of receivable is not material hence no additional provision considered.

(n) Borrowing costs

Borrowing costs relating to acquisition and/or construction of qualifying assets are capitalized to the extent that the funds are borrowed and used for purpose of constructing a qualifying asset until the time all substantial activities necessary to prepare the qualifying assets for their intended use or sale are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs which are not related to acquisition and/or construction activities nor are incidental thereto are charged to the Statement of Profit and Loss.

(o) Provisions, contingencies and commitments:

A provision is recognised when the company has a present obligation as a result of past event, it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

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

A disclosure for contingent liabilities is made where there is:

(a) a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the entity; or

(b) a present obligation that arises from past events but is not recognized because it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or the amount of the obligation cannot be measured with sufficient reliability.

Commitments include the amount of purchase order (net of advances) issued to parties for completion of assets.

(p) Contributed equity

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by a Company entity are recognised at the proceeds received, net of direct issue costs.

(q) Dividends

Provision is made for the amount of any dividend declared, being appropriately authorised and no longer at the discretion of the entity, on or before the end of the reporting period but not distributed at the end of the reporting period.

(r) Earnings per share

Basic earnings per share is computed by dividing the profit/(loss) for the year by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for treasury shares, bonus issue, bonus element in a rights issue to existing shareholders, share split and reverse share split.

Diluted earnings per share is computed by dividing the profit/(loss) for the year as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares. Potential equity shares are deemed to be dilutive only if their conversion to equity shares would decrease the net profit per share from continuing ordinary operations. Potential dilutive equity shares are deemed to be converted as at the beginning of the period, unless they have been issued at a later date

(s) Rounding of amounts

All amounts disclosed in the financial statements and notes have been rounded off to the nearest lakhs, unless otherwise stated.

2. Critical estimates and judgements

The preparation of financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgement in applying the company's accounting policies.
This note provides an overview of the areas that involved a higher degree of judgement or complexity, and of items which are more likely to be materially adjusted clue to estimates and assumptions turning out to be different than those originally assessed. Detailed information about each of these estimates and judgements is included in relevant notes together with information about the basis of calculation for each affected line item in the financial statements.
The said estimates 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.

Critical estimates and judgements

The areas involving critical estimates or judgements are:

- Estimated Fair value of financial instruments
- Estimated credit loss of trade receivables

CHITTA FINLEASE PRIVATE LIMITED

NOTES TO FINANCIAL STATEMENTS

(Rs in Lakh)

Particulars	Land
3 Investment Porperty	
Gross Carrying amount	
Balance as at 31st March 2019	1,743.64
Additions	-
Disposals	-
Balance as at 31st March 2020	1,743.64
Additions	-
Disposals	-
Balance as at 31st March 2021	1,743.64
Accumulated Depreciation/Amortisation	
Balance as at 31st March 2019	215.06
Expense for the year *	24.58
Disposals	-
Balance as at 31st March 2020	239.64
Expense for the year *	24.58
Disposals	-
Balance as at 31st March 2021	264.21
Net Carrying amount	
Balance as at 31st March 2020	1,504.00
Balance as at 31st March 2021	1,479.42

* includes leasehold land amortisation transferred to profit and loss account

Particulars	**As at 31st March, 2021**	As at 31st March, 2020
4 Cash and cash equivalents		
Cash on hand	**0.01**	0.01
Balances with Banks		
In current accounts	**3.16**	0.59
Total cash and cash equivalents	**3.17**	0.60
5 Loans		
Unsecured considered good		
To Body Corporate	**58,935.31**	-
Total loans	**58,935.31**	-
6 Other current assets		
Interest Accured and Due	**2,613.74**	-
Total other current assets	**2,613.74**	-

CHITTA FINLEASE PRIVATE LIMITED
NOTES TO FINANCIAL STATEMENTS

(Rs in Lakh)

Particulars	As at 31st March 2021	As at 31st March 2020
7 Equity Share capital		
Authorised equity share capital		
1,000(previous year 1,000) Equity Shares of Rs 100/- each	1.00	1.00
Total authorised equity share capital	1.00	1.00
Issued, Subscribed and Paid up Equity share capital		
1,000(previous year 1,000) Equity Shares of Rs 100/- each	1.00	1.00
Total issued, subscribed and paid up rquity share capital	1.00	1.00

(i) Reconciliation of Equity Share	**No of shares**	**Amount**
Issued, Subscribed and Paid up Equity share capital		
As at 1 April 2019	1,000	1.00
Equity Shares of Rs. 10 each		
Increase / Decrease during the year	1,000	1.00
As at 31 March 2020		
Equity Shares of Rs. 10 each	1,000	1.00
Increase / Decrease during the year		
As at 31st March, 2021		
Equity Shares of Rs. 10 each		

(i) Terms and rights attached to equity shares

The Company has only one class of equity share having value of Rs. 100 each with an entitlement of one vote per share. The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors are subject to the approval of the shareholders in the ensuing annual general meeting. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. However, no such preferential amounts exist currently. The distribution will be in proportion to the number of equity shares held by the shareholders.

(ii) Details of shareholders holding more than 5% shares in the company

Particulars	**As at 31st March 2021**		As at 31st March 2020	
	No of Shares	**% of Holding**	No of Shares	**% of Holding**
Starteck Finance Limited	**999**	99.99%	999	99.99%

CHITTA FINLEASE PRIVATE LIMITED

NOTES TO FINANCIAL STATEMENTS

(Rs. in Lakhs)

Particulars	As at 31st March, 2021	As at 31st March, 2020
8 Other Equity		
Retained earnings		
Opening Balance	**(256.63)**	(231.89)
Net Profit for the period	**199.01**	(24.73)
Total other equity	**(57.62)**	(256.63)
9 Non-Current Borrowings		
Secured		
From Financial Institution	**59,000.00**	-
Unsecured		
From Holding Company	**1,684.03**	1,745.23
Total non current borrowings	**60,684.03**	1,745.23
10 Current Borrowings		
Unsecured		
Loan from Directors & Related Parties - Repayable on demand	**10.80**	10.80
Total current borrowings	**10.80**	10.80
11 **Trade Payable**		
Trade Payable - Micro and Small Enterprises	**-**	-
Trade Payable - Other Than Micro and Small Enterprises	**4.48**	4.20
Total trade payable	**4.48**	4.20

Disclosure of payable to vendors as defined under the "Micro, Small and Medium Enterprise Development Act, 2006" is based on the information available with the Company regarding the status of registration of such vendors under the said Act, as per the intimation received from them on requests made by the company. There are no overdue principal amounts / interest payable amounts for delayed payments to such vendors at the Balance Sheet date. There are no delays in payment made to such suppliers during the year or for any earlier years and accordingly there is no interest paid or outstanding interest in this regard in respect of payments made during the year or brought forward from previous years.

Particulars	As at 31st March, 2021	As at 31st March, 2020
12 **Other Financial Liabilities**		
Interest Accured and not due	**2,273.12**	-
Statutory Dues	**252.57**	-
Total other financial liabilities	**2,525.68**	-

CHITTA FINLEASE PRIVATE LIMITED

NOTES TO FINANCIAL STATEMENTS

(Rs in Lakhs)

Particulars	Year ended 31st March, 2021	Year ended 31st March, 2020
13 Other Income		
Interest Income	**2,825.67**	-
Sundry Income	**-**	1.00
Total Other income	**2,825.67**	1.00
14 Finance Costs		
Interest Expenses	**2,525.68**	-
Total Finance Cost	**2,525.68**	-
15 Other expenses		
Amortisation of Leasehold land	**24.58**	24.58
Misc Expenses	**0.01**	0.01
Payments to Auditors	**0.30**	0.18
Legal & Professional Fees	**0.09**	0.12
Maintenance Charges	**-**	0.23
Rates & Taxes	**0.80**	0.63
Total other expenses	**25.77**	25.74

16 **Earnings per share**

Particulars	**Year ended 31st March, 2021**	Year ended 31st March, 2020
Earning Per Share has been computed as under :		
Profit for the year (Rs in Lakhs)	199.01	(24.73)
Weighted average number of equity shares	1,000	1,000
Earning Per Share (Rs.) - Basic /Diluted (Face value of Rs.10 per share)	19,901.02	(2,473.46)

17 **Auditor's Remuneration (excluding Tax)**

	Year ended 31st March, 2021	Year ended 31st March, 2020
	Rs.	Rs.
As auditor		
Audit fee	**0.25**	0.15
Total auditor's remuneration	**0.25**	0.15

18 **The details of Income tax assets and Income Tax Laibilities**

	Year ended 31st March, 2021	Year ended 31st March, 2020
	Rs.	Rs.
Current Income Tax Asset	**136.73**	-
Current Income Tax Liabilites	**-**	-
Net current tax asset/(liabilities) at the end	**136.73**	-

19 The carrying amounts of cash and cash equivalents, trade payables and borrowings are considered to be the same as their fair values, due to their short-term nature. For financial assets and liabilities that are measured at fair value, the carrying amounts are equal to the fair values.

20 The accounts of certain trade receivables, trade payables, loans and advances and banks are, however, subject to formal confirmations or reconciliations and consequent adjustments, if any. However there is no indication of dispute on these accounts, other than those mentioned in the financial statements. The management does not expect any material difference affecting the current year’s financial statements on such reconciliation/adjustments.

21 The company is actively monitoring and assessing the impact of the pandemic relating to COVID 19 on the carrying amount of its receivable,inventories and other assets & liabilities. To arrive at the assessments, as on the date of these approved financial results, the assumptions used by the company factors both internal and external sources of information relating to the possible future economic uncertainties because of the ongoing pandemic. Currently, the company has concluded that the impact of COVID 19 is not material based on these estimated assessments. However due to the uncertain nature of the pandemic, the Company will continue to monitor any material developments to identify future risk, if any

22 Figures pertaining to previous year have been regrouped / reclassified wherever found necessary to conform to current year presentation.