

**Independent Auditor's Report To The Members of AUTHUM REAL ESTATE PRIVATE LIMITED.**

*Report on the audit of the financial statements*

**Opinion**

We have audited the accompanying standalone financial statements of **Authum Real Estate Private Limited** ("the Company"), which comprise the balance sheet as at **March 31, 2024**, and the Statement of Profit and Loss and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the **Companies Act, 2013 ('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, 2024**, and its profit (or 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 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.

**Information other than the financial statements and auditors' report thereon**

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report but does not include the financial statements and our auditor's report thereon.

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

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



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### **Management's responsibility for the financial statements**

The Company's board of directors are responsible for the matters stated in section 134 (5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance 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. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management 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.

### **Auditor's responsibilities for the audit of the financial statements**

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



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

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

## Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), as amended, issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by section 143 (3) of the Act, we report that:
  - a. 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;
  - b. in our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
  - c. The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes Equity dealt with by this Report are in agreement with the books of account;
  - d. On the basis of written representations received from the directors as on March 31, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2024 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".
  - f. 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.
    - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - iv. (a) The Management has represented that, to the best of its knowledge and belief, as disclosed in the notes to the accounts, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.





- (b) The Management has represented, that to the best of it's knowledge and belief, as disclosed in the notes to accounts, no funds (which are material either individually or in the aggregate) have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (c) Based on the audit procedures that has been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- v. The company has not disclosed or paid any dividend during the year and has not proposed final dividend for the year.
- vi. The reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 is applicable from 1 April 2023.

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

Further, for the periods where audit trail (edit log) facility was enabled and operated throughout the year for the respective accounting software, we did not come across any instance of the audit trail feature being tampered with.

For and on behalf of  
**Luniya & Company**  
Chartered Accountants



**Pranay Luniya**  
Partner

Membership number: 160693

FRN : 129787W

UDIN : 24160693BKFKG4356



Place: Mumbai

Date : 29-05-2024

"Annexure A" To The Independent Auditors' Report

Referred to in paragraph 1 under the heading 'Report on Other Legal & Regulatory Requirement' of our report of even date to the financial statements for the year ended March 31,2024 of **Authum Real Estate Private Limited**

On the basis of such checks of the books and records of the company as we considered appropriate and in terms of information and explanation given to us our statement on the matters specified in paragraph 3 and 4 of the said order is given below:

- 1) (a) 1) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment;  
2) The Company is not having any intangible asset. Hence reporting under this clause is not applicable.
- (b) The Company does not have any fixed assets as at date. Hence physical verification is not applicable.
- (c) The title deeds of immovable properties are held in the name of the company.
- (d) The company has not revalued its property, Plant and Equipment (including right to use assets) during the year.
- (e) No proceedings have been initiated during the year or are pending against the Company as at 31st March 2024 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- 2) (a) Company is not carrying any inventory as at period ended at 31<sup>st</sup> March,2024. Hence reporting under the given clause is not applicable.
- (b) According to information and explanation given to us, at any point of time of the year, the company has not sanctioned any working capital facility from banks or financial institutions on the basis of security of current assets, and hence reporting under this clause is not applicable
- 3) The Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability partnerships or other parties covered in the Register maintained under section 189 of the Act. Accordingly, the provisions of clause 3 (iii) of the said Order are not applicable to Company.
- 4) In our opinion and according to the information and explanations given to us, the company has not granted any loans, investments, guarantees and security specified under the provisions of section 185 and 186 of the Companies Act, 2013. Accordingly, the provisions of this clause of the said Order are not applicable to Company.
- 5) The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposit) Rules, 2015 with regard to the deposits accepted from the public are not applicable.
- 6) As informed to us, the maintenance of Cost Records has not been specified by the Central Government under sub-section (1) of Section 148 of the Act, in respect of the activities carried on by the company.

- 7) (a) According to information and explanations given to us and on the basis of our examination of the books of account, and records, the Company has been generally regular in depositing undisputed statutory dues including Provident Fund, Employees State Insurance, Income-Tax, GST, Sales tax, Service Tax, Duty of Customs, Value added Tax, Cess and any other statutory dues with the appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the above were in arrears as at March 31, 2024 for a period of more than six months from the date on when they become payable.
- b) According to the information and explanation given to us, there are no dues of the income tax, GST, sales tax, service tax, duty of customs, value added tax outstanding on account of any dispute.
- 8) There were no transactions related to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 OF 1961).
- 9) a) According to records of the company examined by us and the information and explanations given to us, the Company has not taken any loans or borrowings from the bank. Hence default in repayment clause does not apply.
- b) The Company has not been declared wilful defaulter by any bank or financial institution or other lender
- c) The loan by the Company has been applied for the purpose for which it was obtained.
- d) On an overall examination of the financial statements of the Company, there are no funds raised on short-term basis which have been utilised for long-term purposes.
- e) In our opinion and according to the information and explanations given to us, the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries or associates.
- f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies and hence the reporting requirements of paragraph 3(ix)(f) of the Order are not applicable.
- 10) a) Based upon the audit procedures performed and the information and explanations given by the management, the company has not raised moneys by way of initial public offer or further public offer including debt instruments and term Loans. Accordingly, the provisions of clause 3 (ix) of the Order are not applicable to the Company and hence not commented upon.
- b) Based upon the audit procedures performed and the information and explanations given by the management, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.
- 11) a) Based upon the audit procedures performed and the information and explanations given by the management, we report that no fraud by the Company or on the company by its officers or employees has been noticed or reported during the year.
- b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and up to the date of this report
- c) As represented by the management, there are no whistle blower complaints received by the company during the year.
- 12) In our opinion and according to information and explanations given to us, the Company is not a Nidhi Company. Accordingly, reporting as per paragraph 3(xii) of the order is not required.





- 13) In our opinion, all transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 where applicable and details of such transactions have been disclosed in the Financial Statements as required by the applicable accounting standards. Identification of related parties were made and provided by the management of the company.
- 14) The company is not covered by section 138 of Companies Act, 2013, related to appointment of internal auditor of the company. Therefore, the company is not required to appoint any internal auditor. Accordingly, the provision of clause (xiv) of paragraph 3 of the order are not applicable to the company
- 15) Based upon the audit procedures performed and the information and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable to the Company and hence not commented upon.
- 16) a) In our opinion, the company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the Company.
- b) The company does not have any core investment companies which are part of the group
- 17) The company has not incurred cash loss in current financial year as well as in immediately preceding financial year
- 18) Company has been formed in the current financial year. Hence resignation of statutory auditor for the previous year does not apply.
- 19) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.
- We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.”
- 20) There is no liability of the company under the provision of section 135 of the Companies Act, relating to Corporate Social Responsibility. Hence, the provision of clause (xx) of paragraph 3 of the order are not applicable to the company.

For and on behalf of  
**Luniya & Company**  
Chartered Accountants

  
Pranay Luniya  
Partner

Membership number: 160693

FRN : 129787W

UDIN : 24160693BKFCG4356



Place: Mumbai

Date : 29-05-2024



"Annexure B" to the Independent Auditor's Report of even date on Financial Statements of Authum Real Estate Private Limited.

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

We have audited the internal financial controls over financial reporting of Authum Real Estate Private Limited ("the Company") as of March 31, 2024 in conjunction with our audit of the 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 with reference to financial statement.



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

#### **Inherent Limitations of Internal Financial Controls Over Financial Reporting**


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

#### **Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2024, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For and on behalf of  
**Luniya & Company**  
Chartered Accountants



  
**Pranay Luniya**  
Partner

Membership number: 160693

FRN : 129787W

UDIN : 24160693BKFCCKG4356

Place: Mumbai

Date : 29-05-2024

**AUTHUM REAL ESTATE PRIVATE LIMITED**  
**BALANCE SHEET AS AT 31ST MARCH 2024**  
**CIN - U41000MH2024PTC417238**


(Rupees in Lacs)


S. No.	Particulars	Note No.	As at 31/03/2024
<b>ASSETS</b>			
<b>1</b>	<b>Non-current assets</b>		
(a)	Property, plant and equipment		-
(b)	Capital work-in-progress		-
(c)	Investment property		-
(d)	Goodwill		-
(e)	Other intangible assets		-
<b>2</b>	<b>Current assets</b>		
(a)	Inventories		-
(b)	Finance assets		
(i)	Investments		-
(ii)	Cash and cash equivalents	3	8.75
(iii)	Bank balance other than above		-
(iv)	Receivables		-
(v)	Loans		-
(c)	Other Financial assets		-
<b>Total Assets</b>			<b>8.75</b>
<b>LIABILITIES AND EQUITY</b>			
<b>1</b>	<b>EQUITY</b>		
(a)	Equity Share capital	4	10.00
(b)	Other Equity	5	(1.63)
<b>2</b>	<b>LIABILITIES</b>		
	<b>Non-current liabilities</b>		
	<b>Financial Liabilities</b>		
(a)	Borrowings		-
(b)	Other financial liabilities		-
(c)	Provisions		-
(d)	Other non-current liabilities		-
<b>3</b>	<b>Current liabilities</b>		
(a)	Borrowings		-
(b)	Trade Payables		-
(c)	Deposits		-
(d)	Other current liabilities	6	0.38
(e)	Provisions		-
<b>Total Liabilities and Equity</b>			<b>8.75</b>

Notes forming part of the financial statements

Vide our report of even date  
**For Luniya & Company**  
 Chartered Accountants  
 Firm's Registration No. 129787W

For and on behalf of board of Directors  
**AUTHUM REAL ESTATE PRIVATE LIMITED**

  
**Pralay Luniya**  
 Partner  
 Membership No. 160693  
 UDIN: 24160693BHFKG4356  
 Date: 29/05/2024  
 Mumbai



  
**Amit Dangi**  
 Director  
 DIN:06527044  
 Date  
 Mumbai

  
**Biju Dangi**  
 Directors  
 DIN:08323807




**AUTHUM REAL ESTATE PRIVATE LIMITED**  
**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31.03.2024**  
CIN - U41000MH2024PTC417238

(Rupees in Lacs)

S. No.	Particulars	Note No.	For the Year ended 31.03.2024
I.	<b>Revenue from operations</b>		
II.	Revenue from operations		-
	Other Income		-
III.	<b>Total Revenue</b>		-
IV.	<b>Expenses</b>		
	Employee Benefits Expenses		-
	Finance Costs		1.32
	Net loss on fair value changes		-
	Net loss on derecognition of financial instruments under amortised cost category		-
	Impairment on financial instruments		-
	Employee Benefits Expenses		-
	Depreciation, amortization and impairment		-
	Others expenses	7	0.31
	<b>Total Expenses</b>		<b>1.63</b>
V.	<b>Profit / (loss) before exceptional items and tax</b>		<b>(1.63)</b>
	Exceptional items		-
VI.	<b>Profit/(loss) before tax</b>		<b>(1.63)</b>
	Tax Expense:		
	Current Tax		-
	Deferred Tax		-
VII.	<b>Profit/(loss) for the period</b>		<b>(1.63)</b>
	<b>Other Comprehensive Income</b>		
	Items that will not be reclassified to profit or loss		-
	Income tax relating to items that will be reclassified to profit or loss		-
	Other Comprehensive Income		-
VIII.	<b>Total Comprehensive Income for the period</b>		<b>(1.63)</b>
	<b>Earnings per equity share</b>		
	Basic (Rs.)		(1.63)
	Diluted (Rs.)		(1.63)

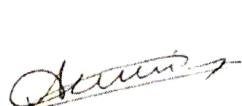
Notes forming part of the financial statements

Vide our report of even date  
**For Luniya & Company**  
Chartered Accountants  
Firm's Registration No: 1297828

  
**Pranay Luniya**  
Partner  
Membership No: 160693  
UDIN: 24160693BKFC6G4356  
Date: 29/05/2024  
Mumbai



For and on behalf of board of Directors  
**AUTHUM REAL ESTATE PRIVATE LIMITED**



**Amit Dangi**  
Director  
DIN:06527044

Date  
Mumbai



**Divy Dangi**  
Directors  
DIN:08323807





**AUTHUM REAL ESTATE PRIVATE LIMITED**

**CASH FLOW STATEMENT**

**CIN - U41000MH2024PTC417238**

*for the year ended 31 March 2024*

(Currency : Indian Rupees in Laacs)

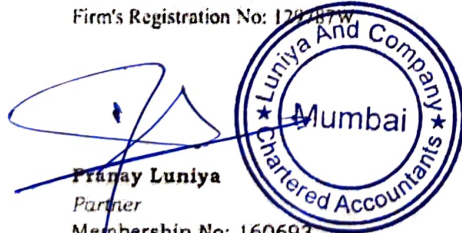
Sr No	Particulars	For the Year ended 31.03.2024
<b>A</b>	<b>Cash flows from operating activities</b>	
	Profit before tax, and extraordinary item	(1.63)
	Adjustments for:	
	Depreciation	-
	Operating profit before working capital changes	(1.63)
	<b>Changes in Working Capital</b>	
	(Increase) / decrease in trade receivables	
	(Increase) decrease in other non-financial assets	
	(Increase) decrease in other financial assets	
	Increase/(decrease) in other current liabilities	0.38
	Increase/(decrease) in provisions	0.38
	Cash generated from operations after working capital changes	(1.25)
	Income tax paid	
	<b>Net cash generated from operating activities</b> (A)	(1.25)
<b>B</b>	<b>Cash flows from investing activities</b>	
	Invested in quoaated MF	
	<b>Net cash used in investing activities</b> (B)	
<b>C</b>	<b>Cash flows from financing activities</b>	
	Increase/(decrease) in ICD taken	
	Increase/(decrease) in ICD given	
	Finance cost	
	Issue of Share Capital	10.00
	<b>Net cash used in financing activities</b> (C)	10.00
	<b>Net increase in cash and cash equivalents</b> (A-B+C)	8.75
	Cash and cash equivalents at the beginning of the year	-
	Cash and cash equivalents at the end of the year	8.75

As per our report of even date attached.

**For Luniya & Company.**

*Chartered Accountants*

Firm's Registration No: 129877W



**Pranay Luniya**

*Partner*

Membership No: 160693

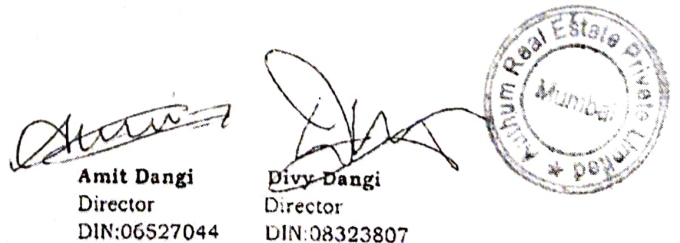
UDIN: 24160693BkFCKG4356

Date: 29/05/2024

Mumbai

For and on behalf of the Board of Directors

**AUTHUM REAL ESTATE PRIVATE LIMITED**



**Amit Dangi**

*Director*

DIN:06527044

**Divy Dangi**

*Director*

DIN:08323807

Date

Mumbai

**AUTHUM REAL ESTATE PRIVATE LIMITED**

**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2024**

**A) SHARE CAPITAL**

(Rs. in Lakhs)

Balance at the beginning of the current reporting period (As at 1st April 2023)	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting period	Changes in equity share capital during the current year	Balance at the end of the current reporting period (As at 31st March, 2024)
-	-	-	10	10

**B) OTHER EQUITY**

(Rs. in Lakhs)

Particulars	Reserve & Surplus				Total
	Capital Reserve	Securities Premium	Statutory Reserve Fund	Other Comprehensive Income	
Balance at the beginning of the current reporting period (As at 01.04.2023)	-	-	-	-	-
Changes in accounting policy/prior period errors	-	-	-	-	-
Restated balance at the beginning of the current reporting period	-	-	-	-	-
Profit for the year	-	-	-	-	(1.63)
Total comprehensive income for the year	-	-	-	-	(1.63)
Any other changes:	-	-	-	-	-
Transfer to statutory reserve fund	-	-	-	-	-
Transfer to capital redemption reserve	-	-	-	-	-
Balance at the end of the current reporting period (As at March 31, 2024)	-	-	-	-	(1.63)

Notes forming part of the financial statements in terms of our report of even date annexed herewith.

For Laniya & Company,

Chartered Accountants

Firm's Registration No. 1278878

Mumbai

For and on behalf of the Board of Directors

AUTHUM REAL ESTATE PRIVATE LIMITED

Mumbai

Date: 29/05/2024

Mumbai

Membership No. 160/93

UIN: 24160693BKFC64356

Date: 29/05/2024

Mumbai



For and on behalf of the Board of Directors  
AUTHUM REAL ESTATE PRIVATE LIMITED

*(Signature)*

Ankit Dangi

Director

DIN: 03323807

Date

Mumbai

# Authum Real Estate Private Limited

## Notes to the financial statements

for the year ended 31 March 2024

(Currency: Indian Rupees)

### 1. Background

Authum Real Estate Private Limited is a Private incorporated on 15<sup>th</sup> January 2024. It is classified as Non-govt company and is registered at Registrar of Companies, Mumbai. Its authorized share capital is Rs. 10,00,000 and its paid-up capital is Rs. 10,00,000. It is involved to carry on the business of contractors and builders and to purchase, sell, resell, give or take on lease or rent, layout, develop, construct, build, maintain, alter, extend, enlarge, purchase etc.

### 2. Significant accounting policies

The accounting policies set out below have been applied consistently to the period presented in the financial statements.

#### 2.1 Basis of preparation of financial statements

The accompanying financial statements have been prepared and presented under the historical cost convention, on the accrual basis of accounting and comply with the Accounting Standards prescribed by the Companies (Accounting) Rules, 2014 and issued by the Central Government, the relevant provisions of the Companies Act, 2013 and other accounting principles generally accepted in India to the extent applicable.

#### 2.2 Use of estimates

The preparation of financial statements in conformity with Generally Accepted Accounting Principles (GAAP) requires management to make judgments, estimates and assumptions that affects the application of accounting policies and reported amounts of assets, liabilities, income and expenses and the disclosure of contingent liabilities on the date of the financial statements. Actual results could differ from those estimates. Estimates and underlying assumptions are reviewed on an on-going basis. Any revision to accounting estimates is recognized prospectively in current and future periods.

#### 2.3 Current – non- current classification

All assets and liabilities are classified into current and non current.

##### Assets

An asset is classified as current when it satisfies any of the following criteria:

- It is expected to be realised in the Company's normal operating cycle;
- It is expected to be realised within 12 months after the reporting date; or
- It is cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting date.

Current assets include the current portion of non-current financial assets  
All other assets are classified as non-current.





# Authum Real Estate Private Limited

## Notes to the financial statements

for the year ended 31 March 2024

(Currency: Indian Rupees)

### 2 Significant accounting policies (Continued)

#### 2.3 Current –non- current classification (Continued)

##### Liabilities

A liability is classified as current when it satisfies any of the following criteria:

- It is expected to be settled in the Company's normal operating cycle;
- It is due to be settled within 12 months after the reporting date; or
- The Company does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

Current liabilities include current portion of non-current financial liabilities.

All other liabilities are classified as non-current.

##### Operating cycle

Operating cycle is the time between the acquisition of assets for processing and their realisation in cash or cash equivalents.

#### 2.4 Taxation

Income tax expense comprises of current tax and deferred tax charge or credit. The current charge for income tax is based on the estimated tax liability as computed after taking credit for allowances and exemptions in accordance with the Income Tax laws applicable for the year.

Deferred tax assets and liabilities are recognised for the future tax consequences attributable to timing differences that result between the profit offered for income taxes and the profit as per the Company's financial statements.

Deferred tax assets and liabilities are measured using the tax rate and tax law that has been enacted or substantively enacted by the balance sheet date and accounted for under the liability method. Deferred tax assets are recognised subject to management's judgement that their future realisation is reasonably certain, except for deferred tax assets in respect of unabsorbed depreciation and carry forward losses which are recognised only to the extent that there is virtual certainty that they will be realized. Deferred tax assets are reviewed as at each balance sheet date and written down or written up to reflect the amount that is reasonably or virtually, as the case may be, certain to be realised.

#### 2.5 Provisions and contingencies

The Company creates a provision when there is present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. When there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.



# Authum Real Estate Private Limited

## Notes to the financial statements

for the year ended 31 March 2024

(Currency: Indian Rupees)

Provisions are reviewed at each balance sheet date and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of resources would be required to settle the obligation, the provision is reversed.

Contingent assets are not recognized in the financial statements. However, contingent assets are assessed continually and if it is virtually certain that an inflow of economic benefits will arise, the asset and related income are recognized in the period in which the change occurs.

### 2.6 Earnings per share ('EPS')

The basic EPS is computed by dividing the net profit attributable to the equity shareholders by the weighted average number of equity shares outstanding during the reporting year.

Number of equity shares used in computing diluted EPS comprises the weighted average number of shares considered for deriving basic earnings per share and also weighted average number of equity shares, which would have been issued on the conversion of all dilutive potential shares. Diluted EPS is computed using the weighted average number of equity and dilutive equity equivalent shares outstanding during the year except where the results would be anti-dilutive.



## AUTHUM REAL ESTATE PRIVATE LIMITED

### NOTES FORMING PART OF ACCOUNTS (Currency : Indian Rupees in Lacs)

**Note: 3 Cash and cash equivalents:**

Particulars	As at 31/03/2024
(i) Cash on hand	
(ii) Balances with Banks in Current Account in Term Deposit Account	8.75
<b>Total</b>	<b>8.75</b>

**Note: 4**

**SHARE CAPITAL**

Particulars	Par Value Rs.	As at 31.03.2024
		Rs.
<b>(a) AUTHORISED:</b>		
1,00,000 Equity Shares	10	10.00
<b>Total</b>		<b>10.00</b>

**(b) ISSUED, SUBSCRIBED AND FULLY PAID UP:**

1,00,000 Equity Shares	10	10.00
<b>Total</b>		<b>10.00</b>

**(c) Reconciliation of shares outstanding at the beginning and at the end of the year:**

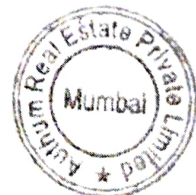
Equity Shares	31.03.2024	
	No. of Shares	Value Rs. in Lacs
	Shares outstanding at the beginning of the year	-
Add: Issued during the year	1,00,000	10.00
Shares outstanding at the end of the year	1,00,000	10.00

**(d) List of shareholders holding more than 5% each:**

Name of Shareholder	31.03.2024	
	No. of Shares	Percentage holding
Autlum Investment and Infrastructure Limited	1,00,000	100%

**Shares held by promoters and promoter group at the end of the year:**

Name of the Promoters	31.03.2024	
	No. of Shares	Percentage holding
Autlum Investment and Infrastructure Limited	1,00,000	100%
Amit Dangri (as a nominee holder)	1	100%





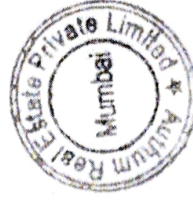
**AUTHUM REAL ESTATE PRIVATE LIMITED**

**NOTES FORMING PART OF ACCOUNTS**  
(Currency : Indian Rupees in Lacs)

Note: 5

Reserves & Surplus	Reserve Fund	Capital Redemption Reserve	Securities Premium	General Reserve	Retained Earnings	Other Comprehensive Income	Total
<b>Balance as on 01/04/2023</b>	-	-	-	-	(1.63)	-	(1.63)
Profit for the year	-	-	-	-	-	-	-
Other comprehensive Income	-	-	-	-	-	-	-
Additions: Share of Profit from LLP for earlier years	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-
<b>Total for the year</b>	-	-	-	-	(1.63)	-	(1.63)
Dividends	-	-	-	-	-	-	-
Tax on Dividends	-	-	-	-	-	-	-
<b>Balance as on 31/03/2024</b>	-	-	-	-	(1.63)	-	(1.63)

General Reserve: General reserve is a part of retained earnings. This is available for distribution to shareholders as dividend and capitalisation.



## AUTHUM REAL ESTATE PRIVATE LIMITED

NOTES FORMING PART OF ACCOUNTS  
(Currency : Indian Rupees in Lacs)

**Note:6 Other current liabilities**

Particulars	As on 31/03/2024
Audit fees payable	0.25
Legal Charges	0.13
<b>Total</b>	<b>0.38</b>

**Note:7 Other expenses**

Particulars	As on 31/03/2024
Auditor Remuneration	0.25
Legal Charges	0.06
Other Expenses	-
<b>Total</b>	<b>0.31</b>

**NOTE: 8**

**Payment To Auditors (Excluding Goods And Service Tax)**

Particulars	As on 31/03/2024
Statutory Audit fees	0.25
<b>Total payment to Auditors</b>	<b>0.25</b>



# Authum Real Estate Private Limited

## Notes to the financial statements

for the year ended 31 March 2024

(Currency: Indian Rupees)

(9) **Earnings per share ('EPS')** EPS is computed by dividing the net profit after tax by the weighted average number of equity shares outstanding for the year.

	(Rupees in Laacs)
Particulars	31 March 2024
Profit available to equity shareholders (A)	
Profit after tax	(1.63)
<b>Weighted average number of equity shares</b>	
Number of shares at the beginning of the year	1,00,000
Shares issued during the year	-
Total number of equity shares outstanding at the end of the year	1,00,000
Weighted average number of equity shares (B)	1,00,000
Nominal value of equity shares	10
Basic earnings per share [(A)/(B)]	1.63
Diluted earnings per share [(A)/(B)]	1.63

### (10) Related party disclosures

The disclosures relating to related parties as required by Accounting Standard 18 - Related Party prescribed by the Companies (Accounting) Rules, 2016 are as under:

List of related parties with whom there have been transactions during the year and/or where a controlling relationship exists:

**a. Holding Company**

Authum Investment and Infrastructure Limited

**b. Enterprises under common management**

Not Applicable

**c. Fellow Subsidiaries:**

Not Applicable

**d. Key Management Personnel**

(1) Divy Dangi - Director (2) Amit Dangi- Director





# Authum Real Estate Private Limited

## Notes to the financial statements for the year ended 31 March 2024

(Currency: Indian Rupees)

### The Company's related party transactions and balances:

(Rs. In Lacs)

Related Party	Relation	Transaction	Amount	Balance as at 31 March 2024
Authum Investment and Infrastructure Ltd.	Holding Company	Issue of Equity Share Capital	10	10
Authum Investment and Infrastructure Ltd.	Holding Company	Loan Taken	2,000	Nil
		Loan Repaid	2,000	
		Interest Paid	1.18	

The above disclosure is identified by the management and relied upon by the auditor.

### (11) Expenditure in foreign currency

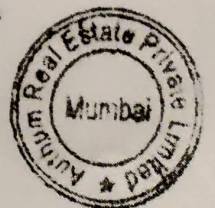
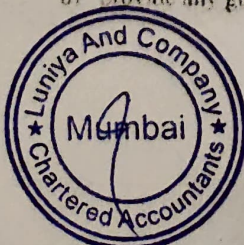
Particulars	31 March, 2024 (Rs. In Lacs)
Professional and consultation fees	NIL
Other Matters	NIL

### (12) Micro and Small Enterprises:

On the basis of the information available with the Company, there are no suppliers registered under the Micro, Small & Medium Enterprises Development Act, 2006. Hence, information as required by the said Act is not required to be given.

### (13) Other Statutory Information:

- 1) The Company does not have any benami property, where any proceeding has been initiated or pending against the Company for holding any benami property.
- 2) CSR provisions are not applicable to the Company.
- 3) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- 4) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the intermediary shall:
  - a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (ultimate beneficiaries) or
  - b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.



# Authum Real Estate Private Limited

## Notes to the financial statements

for the year ended 31 March 2024

(Currency: Indian Rupees)

- 5) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (funding party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
  - a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or
  - b) provide any guarantee, security or the like on behalf of the ultimate beneficiaries.
- 6) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.
- 7) The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.
- 8) The Company is not declared wilful defaulter by and bank or financials institution or lender during the year.
- 9) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- 10) The Company does not have any transactions with companies which are struck off
- 11) There are no contingent liabilities and capital commitments outstanding as on the date of the balance sheet.
- 12) Disclosures are given to the extent applicable to the company considering the operations and balances as on 31.03.2024.

As per our report of even date attached.

For Luniya & Company

Chartered Accountants

Firm's Registration No: 1297870



Pranay Luniya

Partner

Membership No: 160693

UDIN: 24160693BhFCKG4356

Mumbai

Date: 29-05-2024

For and on behalf of the Board of Directors  
AUTHUM REAL ESTATE PRIVATE LIMITED

Amit Dangi

Director

DIN: 06527044

Divy Dangi

Director

DIN 08323807

