



**RISHI KAPOOR & COMPANY  
CHARTERED ACCOUNTANTS**

**Plot No. 10, Advocate Chambers, RDC, Raj Nagar  
GHAZIABAD-201002**

**Phones: 0120-4371050, Fax: 4371070, (M) 9910385499 Email: carishikapoor@yahoo.co.in  
CIN : U70109DL2013PTC255488**

**INDEPENDENT AUDITOR'S REPORT**

**TO  
THE MEMBERS OF  
EMS REALTECH PRIVATE LIMITED**

**REPORT ON THE FINANCIAL STATEMENTS**

We have audited the accompanying financial statements of **EMS REALTECH PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at March 31, 2022, the Statement of Profit and Loss (including other comprehensive incomes), and a summary of the significant accounting policies and other explanatory information.

**MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS**

The management and Board of Directors of the Company are responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ('the act') with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive incomes of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards specified under Section 133 of the Act, read with rule 7 of 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; design, implementation and maintenance of adequate internal financial controls, that are 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 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 there under.



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 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 accounting policies used and the reasonableness of the accounting estimates made by the Company's Director, 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 financial statements.

## **OPINION**

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 Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards, the financial position of the Company as at 31st March 2022 and its financial performance, for the year ended on that date

## **REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS**

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India vide Order number S.O.849(E) dated 25<sup>th</sup> February 2020 in terms of sub-section (11) of section 143 of the Act, The Companies (Auditor's Report) Order, 2020 shall not apply to the company.
2. As required by section 143(3) of the Act, we further 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 appears from our examination of those books;
  - c) The Balance Sheet and Statement of Profit and Loss dealt with by this Report are in agreement with the books of account;



- d) In our opinion, the aforesaid financial statements comply with the applicable Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules 2014
- e) On the basis of written representations received from the directors as on March 31, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164(2) of the Act
- 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 explanation 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; as such the question of commenting on any material foreseeable losses thereon does not arise.
  - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the company.
  - iv. (a) The Company has not advanced or loaned or invested any funds (either from borrowed funds or share premium or any other sources or kind of Funds) or in any other persons or entities including foreign entities with the understanding whether recorded in writing or otherwise that the intermediary shall, whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company or provide any guarantee, security or the like on behalf of the ultimate Beneficiaries.  
  
(b) That no funds have been received by the company from any persons or entity including foreign entities 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 or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.  
  
(c) That we had considered reasonable and appropriate audit procedures, in the circumstances based on such audit procedures nothing has come to our notice that caused us to believe that the representations under sub clause (a) and (b) contain any misstatement.



- v. The Company has not declared or paid any dividend during the year as per section 123 of the Companies Act 2013.

Place: Ghaziabad  
Date : 02.09.2022

For Rishi Kapoor & Company  
Chartered Accountants  
FRNo 006615C



A handwritten signature in black ink, appearing to be 'Rishi Kapoor', written over the stamp.

(Rishi Kapoor)  
Partner  
M.No.075483

**EMS REALTECH PRIVATE LIMITED**  
CIN : U70109DL2013PTC255488  
BALANCE SHEET AS AT 31st MARCH, 2022

(Rs. In Thousands)

PARTICULARS	NOTE NO.	AS 31.03.2022	AT 31.03.2021
<b>I. EQUITY &amp; LIABILITIES</b>			
<b>1. SHAREHOLDER' FUNDS</b>			
a Share Capital	1	100.00	100.00
b Reserves & Surplus	2	-167.32	-154.55
c Money received against Share Warrants		-	-
<b>2. SHARE APPLICATION MONEY PENDING ALLOTMENT</b>			
		-	-
<b>3. NON CURRENT LIABILITIES</b>			
a Long Term Borrowings	3	200.00	200.00
b Deferred Tax Liabilities (Net)	4	-	-
c Other Long Term Liabilities	-	-	-
d Long Term Provisions	5	-	-
<b>4. CURRENT LIABILITIES</b>			
a Short Term Borrowings	-	-	-
b Trade Payables	-	-	-
c Other Current Liabilities	6	82.24	70.24
d Short Term Provisions	-	-	-
	<b>TOTAL</b>	<b>214.92</b>	<b>215.69</b>
<b>II. ASSETS</b>			
<b>1. NON CURRENT ASSETS</b>			
a Fixed Assets	7		
(i) Tangible Assets	-	-	-
(ii) Intangible Assets	-	-	-
(iii) Capital Work In Progress	-	-	-
(iv) Intangible Assets Under Development	-	-	-
(v) Fixed Assets held for Sale	-	-	-
b Non Current Investments	-	-	-
c Deferred Tax Assets (Net)	-	-	-
d Long Term Loans & Advances	-	-	-
e Other Non Current Assets	-	-	-
<b>2. CURRENT ASSETS</b>			
a Current Investments	-	-	-
b Inventories	-	-	-
c Trade Receivables	-	-	-
d Cash & Cash Equivalents	8	214.92	215.69
e Short Term Loans & advances	-	-	-
f Other Current Assets	-	-	-
	<b>TOTAL</b>	<b>214.92</b>	<b>215.69</b>

Significant Accounting Policies & Notes on Accounts

11

In terms of our report attached

For Rishi Kapoor & Company

Chartered Accountants

FRNo.006615C

(RISHI KAPOOR)

PARTNER

M. No. 075483



For and on behalf of the Board of Directors

(RAM VEER SINGH)

DIRECTOR

Din No. 02260129

(ASHISH TOMAR)

DIRECTOR

Din No. 03170943



Place : Ghaziabad

Date : 02.09.2022

UDIN : 22075483A20B CA2839

EMS REALTECH PRIVATE LIMITED  
CIN : U70109DL2013PTC255488  
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31st MARCH, 2022

(Rs. In Thousands)

PARTICULARS	NOTE NO.	FOR THE YEAR ENDED 31.03.2022	FOR THE YEAR ENDED 31.03.2021
<b>I. CONTINUING OPERATIONS</b>			
1 Revenue from Operations	-	-	-
2 Other Income	-	-	-
	<b>TOTAL</b>	<u>-</u>	<u>-</u>
<b>3 EXPENSES</b>			
a Cost of Material Consumed	-	-	-
b Purchase of Stock In Trade	-	-	-
c Change in Inventories of Finished Goods,	-	-	-
d Work In Progress & Stock In Trade	-	-	-
e Employee Benefit Expenses	-	-	-
f Finance Costs	9	0.47	0.12
g Depreciation & Amortisation Expenses	7	-	-
h Other Expenses	10	12.30	18.66
	<b>TOTAL</b>	<u>12.77</u>	<u>18.78</u>
4 Profit / (Loss) before Exceptional & Extraordinary Items & Tax {(1+2)-3}		<u>-12.77</u>	<u>-18.78</u>
5 Exceptional Items		-	-
6 Profit / (Loss) before Extraordinary Items & Tax (4+/-5)		<u>-12.77</u>	<u>-18.78</u>
7 Extraordinary Items		-	-
8 Profit / (Loss) before Tax (6+/-7)		<u>-12.77</u>	<u>-18.78</u>
<b>9 Tax Expenses</b>			
a Current Tax Expenses for Current Year		-	-
b MAT Credit (Where applicable)		-	-
c Current Tax Expenses Relating to Prior Years		-	-
d Net Current Tax Expenses		-	-
e Deferred Tax (Asset)		-	-
	<b>TOTAL</b>	<u>-</u>	<u>-</u>
10 Profit / (Loss) from Continuing Operations (8+/- 9)		<u>-12.77</u>	<u>-18.78</u>
11 Profit / (Loss) from Discontinuing Operations Before Tax		-	-
12 Tax Expenses of Discontinuing Operations		-	-
13 Profit / (Loss) from Discontinuing Operations After Tax (11+/-12)		-	-
14 Profit / (Loss) For the Year (10+/-13)		-	-
<b>15 Earning per Share (of Rs.10/- each) :</b>			
a Basic		-	-
b Diluted		-	-

**Significant Accounting Policies & Notes on Accounts**

In terms of our report attached

For Rishi Kapoor & Company

Chartered Accountants

FRNo.006615C

(RISHI KAPOOR)

PARTNER

M. No. 075483



11

For and on behalf of the Board of Directors

Director

(RAM VEER SINGH)

DIRECTOR

Din No. 02260129

(ASHISH TOMAR)

DIRECTOR

Din No. 03170943

Place : Ghaziabad

Date : 02.09.2022

UDIN: 22075483AZVBCA2839

## NOTES ON ACCOUNT

Note No. - 1

## A SHARE CAPITAL

## a AUTHORISED CAPITAL

Equity shares of Rs. 10/- each with voting rights

TOTAL

AS AT 31.03.2022		AS AT 31.03.2021	
Number	Amount	Number	Amount
10000	1000.00	10000	1000.00
<b>10000</b>	<b>1000.00</b>	<b>10000</b>	<b>1000.00</b>

## b ISSUED, SUBSCRIBED &amp; FULLY PAID UP CAPITAL

Equity shares of Rs. 10/- each with voting rights

TOTAL

10000	100.00	10000	100.00
<b>10000</b>	<b>100.00</b>	<b>10000</b>	<b>100.00</b>

## B (i) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting period:

Particulars	AS AT 31.03.2022		AS AT 31.03.2021	
	No. of Shares	Amount	No. of Shares	Amount
Equity shares outstanding at the beginning of the year	10000	100.00	10000	100.00
Add:- Share issued during the year	-	-	-	-
Less :- Share Bought back during the year	-	-	-	-
Equity shares outstanding at the end of the year	10000	100.00	10000	100.00

## (ii) Details of shares held by each shareholder holding more than 5% shares:

Class of shares / Name of shareholder	As at 31st March, 2022		As at 31st March, 2021	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares

As Per Annexure "A" Attached

## (iii) Details of share holding of the Promoters:

Name of the Promotor	As at 31st March, 2022			As at 31st March, 2021		
	Number of shares held	% holding in that class of shares	(%) Change	Number of shares held	% holding in that class of shares	(%) Change

As Per Annexure "B" Attached

## Terms / rights attached to the equity shares

The Company has only one class of equity shares having a par value of Rs. 10/- per share. All the Equity Shares carry the same rights with respect to voting, dividends etc. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.



Note No. - 2	As at 31st March, 2022	As at 31st March, 2021
<b>RESERVES &amp; SURPLUS</b>		
<b>Profit &amp; Loss Account</b>		
Opening Balance	-154.55	-135.78
Add ; Net Profit / (Net Loss) for the year	-12.77	-18.78
Closing Balance	-167.32	-154.55
<b>TOTAL</b>	<u><u>-167.32</u></u>	<u><u>-154.55</u></u>
 <b>Note No. - 3</b>		
<b>LONG TERM BORROWINGS</b>		
<b>Unsecured Loans</b>		
<b>From Related Parties</b>	200.00	200.00
(List enclosed)		
<b>TOTAL</b>	<u><u>200.00</u></u>	<u><u>200.00</u></u>
 <b>Note No. - 4</b>		
<b>DEFERRED TAX LIABILITY (NET)</b>		
Provision for deferred Tax Liability / Asset has not been made.		
 <b>Note No. - 5</b>		
<b>LONG TERM PROVISIONS</b>		
No Provision for gratuity is made as there is No Liability for the same. The same is dealt on cash Basis.		
 <b>Note No. - 6</b>		
<b>OTHER CURRENT LIABILITIES</b>		
Audit Fee Payable	82.24	70.24
<b>TOTAL</b>	<u><u>82.24</u></u>	<u><u>70.24</u></u>
 <b>Note No. - 7</b>		
<b>FIXED ASSETS</b>		
There is no Fixed Asset in the company, hence no depreciation has been charged.		
 <b>Note No. - 8</b>		
<b>CASH &amp; CASH EQUIVALENTS</b>		
Cash in Hand	6.11	6.41
Balance with Punjan National Bank, C/A	8.81	9.28
Balance with HDFC Bank, C/A	200.00	200.00
<b>TOTAL</b>	<u><u>214.92</u></u>	<u><u>215.69</u></u>
 <b>Note No. - 9</b>	<b>FOR THE YEAR ENDED</b>	<b>FOR THE YEAR ENDED</b>
<b>FINANCE COSTS</b>	<b>31 March, 2022</b>	<b>31 March, 2021</b>
Bank Charges	0.47	0.12
<b>TOTAL</b>	<u><u>0.47</u></u>	<u><u>0.12</u></u>
 <b>Note No. - 10</b>		
<b>OTHER EXPENSES</b>		
Printing & Stationery	0.17	0.14
Travelling & Conveyance	0.08	0.08
Auditors Remuneration	10.00	10.00
Fee & Subscription	2.00	8.40
Miscellaneous Expenses	0.06	0.04
<b>TOTAL</b>	<u><u>12.30</u></u>	<u><u>18.66</u></u>



*[Handwritten Signature]*



**EMS REALTECH PRIVATE LIMITED**  
**CIN : U70109DL2013PTC255488**

**SIGNIFICANT ACCOUNTING POLICIES & NOTES ON FINANCIAL STATEMENTS FOR THE  
YEAR ENDED 31<sup>st</sup> MARCH, 2022**

**Note No. : 11**

**A. Significant Accounting Policies**

1. Basis of accounting:-

These financial statements have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) including the Accounting Standards notified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013. The financial statements have been prepared under the historical cost convention on accrual basis.

2. Revenue Recognition :-

Expenses considered payable are accounted for on accrual basis except discount claims, rebates and retirement benefits which cannot be determined with certainty during the year.

3. Property, Plants & Equipment :-

There is no Property, Plants & Equipment in the company.

4. Depreciation :-

Not applicable as there is no fixed asset in the company.

5. Inventories :-

Nil

6. Retirement Benefits:-

The gratuity, leave encashment and retirement benefits are accounted for on accrual basis.


7. Taxes on Income:-


Provision for current tax is made on the basis of estimated taxable income for the current accounting year in accordance with the Income Tax Act, 1961.



18. All assets and liabilities are presented as Current or Non-current as per criteria set out in Revised Schedule VI to the Company's Act, 1956 Notified by the Ministry of Corporate affairs vide Notification No. SO447(E) Dated 28th February, 2011 and SO653(E) Dated 30th March, 2011. Based on the nature of operation of the company and realization from the trade receivable, the company has ascertained its operating cycle of less than 12 months. Accordingly 12 months period has been considered for the purpose of Current /Non-current classification of assets & liabilities.

**In terms of Our Separate Audit Report of Even Date Attached.**

  
(Ramveer Singh)  
Director  
DIN : 02260129

  
(Ashish Tomar)  
Director  
DIN : 03170943

For Rishi Kapoor & Company  
Chartered Accountants  
FRNo 006615C

  
(Rishi Kapoor)  
Partner  
M.No.075483

Place: Ghaziabad  
Date : 02.09.2022