

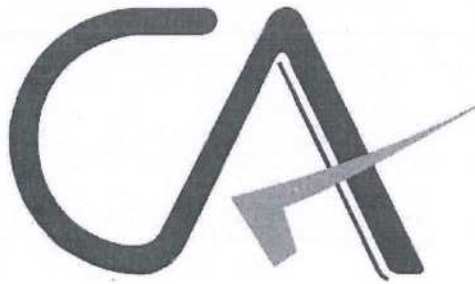
R B REALESTATE PRIVATE LIMITED

T- 17/18, NATIONAL PLAZZA R.C DUTT ROAD

VADODARA GJ 390007

STATUTORY AUDIT REPORT

F.Y. 2020-21



CA PARTH NRUPESHKUMAR SHAH
PARTH SHAH AND ASSOCIATES
CHARTERED ACCOUNTANTS



PARTH SHAH AND ASSOCIATES CHARTERED ACCOUNTANTS

Independent Auditors' Report

To,
The Members,
RB Realestate Private Limited

Opinion

We have audited the accompanying financial statements of M/s. RB Realestate Private Limited which comprises the Balance Sheet as at March 31, 2021, the Statement of Profit and Loss 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 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 loss for the year ended on that date.

Basis for Opinion

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

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

The Company's Board of Directors and Management are responsible for the preparation of the other information. The other information comprises the information obtained at the date of this auditor'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 financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

Responsibility of Management for the 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 financial statements that give a true and fair view of the financial position and financial performance, 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 implementation and maintenance of 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.

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

Auditor's Responsibility for the Audit of the Financial Statements

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



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

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

- a. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- b. The Balance Sheet and the Statement of Profit and Loss dealt with by this Report are in agreement with the books of accounts.
- c. In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- d. On the basis of the written representations received from the directors as on 31st March, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2021 from being appointed as a director in terms of Section 164 (2) of the Act.
- e. 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.
 - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

FOR,

PARTH SHAH AND ASSOCIATES

CHARTERED ACCOUNTANTS



PARTH SHAH

Proprietor

M. No: 173468

FRN: 144251W

Place: Ahmedabad

Date: 10.06.2021

UDIN: 21173468AAAAIJ4693



RB REALESTATE PRIVATE LIMITED
Balance Sheet as at March 31, 2021

Particulars	Notes	March 31, 2021	March 31, 2020
EQUITY AND LIABILITIES			
Shareholders' Funds			
(a) Share Capital	2	25,00,000	25,00,000
(b) Reserves and Surplus	3	1,02,65,786	1,02,57,773
Non-Current Liabilities			
(a) Long Term Borrowing		-	-
(b) Deferred tax Liabilities (net)		-	-
(C) Other Non Current Liability			
Current Liabilities			
(a) Short Term Borrowing			-
(b) Trade Payables	4	1,28,22,974	1,28,43,536
(c) Provision	5	4,720	4,720
(d) Other Current Liability	6	11,00,000	-
TOTAL EQUITY AND LIABILITIES		2,66,93,480	2,56,06,029
ASSETS			
Non Current Assets			
(a) Fixed Assets			
i. Tangible Assets		2,39,30,547	2,39,30,547
(b) Long Term Loans and Advances		-	-
(c) Other Non Current Assets		-	-
(d) Investment in Subsidiaries & associates	7	14,00,000	14,00,000
Current Assets			
(c) Cash and Cash Equivalents	8	1,62,933	1,25,482
(b) Short Term Loans and Advances	9	12,00,000	1,50,000
TOTAL ASSETS		2,66,93,480	2,56,06,029

Significant Accounting Policies & Notes to Account 1 to 14

The accompanying notes are an integral part of the financial statements

As per our report of even date

For Parth Shah & Associates

Chartered Accountants

Firm Registration No.: 144251W


Parth N. Shah

(Proprietor)

Membership No: 173468

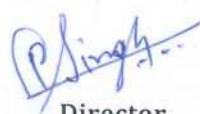


For & on behalf of Board of Directors


Director

Ashok Khurana

Din No.:00003617


Director

Chhatrasinh Padhiar

Din No.:07964655

Date: 10.06.2021

Place: Ahmedabad

UDIN: 21173468 AAAAIJ4693

RB REALESTATE PRIVATE LIMITED
Statement of Profit and Loss for the year March 31, 2021

	Particulars	Notes	March 31, 2021	March 31, 2020
I.	Revenue from Operations		-	-
II.	Other Income		19,972	-
III.	Total Revenue (I + II)		19,972	-
IV.	<u>Expenses:</u>			
	Employee Benefit Expense		-	-
	Financial Costs		-	-
	Depreciation and Amortization Expense		-	-
	Other Expenses	10	11,959	13,215
	Total Expenses		11,959	13,215
V.	Profit before tax (III - IV)		8,013	(13,215)
VI.	Tax expense:			
	(1) Current tax		-	-
	(2) Excess provision of earlier year		-	-
	(3) Deferred tax		-	-
VII.	Profit/(Loss) for the period (V-VI)		8,013	(13,215)
VIII.	Net Profit/(Loss) Carried to B/Sheet		8,013	(13,215)
VIII.	Earning per equity share:			
	(1) Basic		0.03	(0.01)
	(2) Diluted		0.03	(0.01)

Significant Accounting Policies & Notes to Account 1 to 14

The accompanying notes are an integral part of the financial statements

As per our report of even date

For Parth Shah & Associates

Chartered Accountants

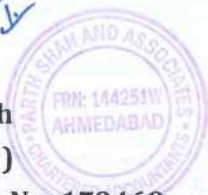
Firm Registration No.: 144251W

For & on behalf of Board of Directors



Parth N. Shah
(Proprietor)

Membership No: 173468




Director

Ashok Khurana
Din No.:00003617


Director

Chhatrasinh Padhiar
Din No.:07964655

Date: 10.06.2021

Place: Ahmedabad

UDIN: 21173468 AAAAIIJ4693

RB REALESTATE PRIVATE LIMITED

Notes forming part of financial statements for the year ended March 31, 2021

2	Share Capital	<u>March 31, 2021</u>	<u>March 31, 2020</u>
		Amount	Amount
	Authorised:		
	2,50,000 (Previous year 2,50,000) equity Shares Of Rs.10/- Each	25,00,000	25,00,000
	Issued, subscribed and fully paid up:		
	2,50,000 (Previous Year 2,50,000) equity Shares of Rs. 10/- Each Fully Paid up	25,00,000	25,00,000
	Total Issued, subscribed and fully paid up Share Capital	<u>25,00,000</u>	<u>25,00,000</u>

a Reconciliation of shares outstanding at the beginning and at the end of the period

	<u>March 31, 2021</u>		<u>March 31, 2020</u>	
	No.	Rs.	No.	Rs.
Opening Balance	2,50,000	25,00,000	2,50,000	25,00,000
Issued during the period	-	-	-	-
Outstanding at the end of the period	<u>2,50,000</u>	<u>25,00,000</u>	<u>2,50,000</u>	<u>25,00,000</u>

b Details of shareholders holding more than 5% shares in the Company

	<u>March 31, 2021</u>	<u>March 31, 2020</u>
	No.	No.
Rashika Chuahan	-	97,194
Bindya Khurana	-	99,269
Armaan Amit Trust	-	33,537
Madhav Infra Projects Limited	2,50,000	15,000
(Formerly know as Myraj Consultancy Ltd)	<u>2,50,000</u>	<u>2,45,000</u>

3 Reserves and Surplus

Security Premium

Balance As per Last financial statements	1,05,66,280	1,05,66,280
Add: Receipts on issue of shares during the year	-	-
	<u>1,05,66,280</u>	<u>1,05,66,280</u>

Profit and Loss account

Balance As per Last financial statements	(2,84,925)	(2,71,710)
Add: Net surplus in the statement of profit and loss	8,013	(13,215)
	<u>(2,76,912)</u>	<u>(2,84,925)</u>

Total Reserves and Surplus

1,02,89,368 1,02,81,355

4 Trade Payable

Trade Payables:

Dues to Related Parties	1,28,15,114	1,28,15,114
Others	7,860	28,422

Total Trade Payable

1,28,22,974 1,28,43,536



For, RB Realestate Private Limited

Ashok Khurana
Director

Ashok Khurana

Din No.: 00003617

RB REALESTATE PRIVATE LIMITED

Notes forming part of financial statements for the year ended March 31, 2021

5 Provisions		<u>March 31, 2021</u>	<u>March 31, 2020</u>
		<u>Amount</u>	<u>Amount</u>
Provision for Expenses		4,720	4,720
Total Provisions		<u>4,720</u>	<u>4,720</u>
6 Other Current Liability		<u>March 31, 2021</u>	<u>March 31, 2020</u>
		<u>Amount</u>	<u>Amount</u>
Other advance		11,00,000	-
Total Other Current Liability		<u>11,00,000</u>	<u>-</u>
7 Non Current Investment		<u>March 31, 2021</u>	<u>March 31, 2020</u>
		<u>Amount</u>	<u>Amount</u>
Vikrama Architecture & Design Pvt. Ltd.		14,00,000	14,00,000
		<u>14,00,000</u>	<u>14,00,000</u>
8 Cash and Cash Equivalents		<u>March 31, 2021</u>	<u>March 31, 2020</u>
		<u>Amount</u>	<u>Amount</u>
Balances with banks: - in current accounts		1,62,383	1,24,932
Cash on hand		550	550
Total Cash and Cash Equivalents		<u>1,62,933</u>	<u>1,25,482</u>
9 Short Term Loans & Advances		<u>March 31, 2021</u>	<u>March 31, 2020</u>
		<u>Amount</u>	<u>Amount</u>
Loans and advances to related parties Unsecured, considered good Inter Corporate Advance		12,00,000	1,50,000
Total Short Term Loans & Advances		<u>12,00,000</u>	<u>1,50,000</u>
10 Other Expenses		<u>March 31, 2021</u>	<u>March 31, 2020</u>
		<u>Amount</u>	<u>Amount</u>
Audit fees		7,080	4,720
Professional Fees		-	2,950
ROC Expense		4,553	4,761
Bank Charges		326	784
Total Other Expenses		<u>11,959</u>	<u>13,215</u>

For, RB Realestate Private Limited



Ashok Khurana
Director

Ashok Khurana

Din No.: 00003617

RB REALESTATE PRIVATE LIMITED

Notes forming part of financial statements for the year ended March 31, 2021

11	EARNING PER SHARE	March 31, 2021	March 31, 2020
a	Net Profit after Tax available for equity shareholders	8,013	(13,215)
b	Weighted average number of Equity Shares outstanding during the year	2,50,000	2,50,000
c	Basic/ Diluted Earning Per Share	0.03	(0.05)

12 **Contingent Liabilities And Commitment**
(To the extent not provided for)

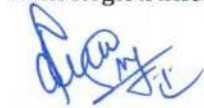
a Guarantees
The Company has given Corporate guarantees for loan taken by Associates company from banks of Rs.87.74 Cr P.Y. 80.00 Cr (Loans outstanding as on 31/03/2021 is Rs.47.26 Cr P.Y Rs. 41.96)

13 In the opinion of the Board of Directors, Current Assets, Loans & Advances have value at which they are stated in the Balance Sheet, if realized in the ordinary course of business. The provision for depreciation and for all know liabilities is adequate and not in excess of the amount reasonably necessary.

14 The Previous year's figures, wherever necessary, have been regrouped/reclassified to conform to the current year's presentation.

As per our report of even date

For Parth Shah & Associates
Chartered Accountants
Firm Registration No.: 144251W



Parth N. Shah
(Proprietor)
Membership No: 173468



For & on behalf of Board of Directors



Ashok Khurana
Din No.:00003617



Chhatrasinh Padhiar
Din No.:07964655

Date: 10.06.2021

Place: Ahmedabad

UDIN: 21173468AAAAIJ4693