



UDITI Premises Pvt. Ltd.

14, Nirmala Building, 2nd Floor, Marinagar Colony, Mahim (W), Mumbai - 400 016.
Tel.: 2446 0707 / 2444 9797 E-mail: suraj@surajestate.com CIN NO. U45201MH2006PT1C162723

DIRECTORS' REPORT

The Directors submit herewith their Report together with the Audited Accounts of the company for the Year ended 31st March 2021.

1. Financial Result

During the year under review the company incurred a net loss before tax Rs. 55,109.00

PARTICULARS	YEAR ENDED 31 ST MARCH, 2021 (Amt in INR)	YEAR ENDED 31 ST MARCH, 2020 (Amt in INR)
Sales	-	-
Other Income	-	-
Total Income	-	-
Depreciation	-	-
Profit Before Tax	(55,109)	(1,20,993)
Current Tax	-	-
Deferred Tax	-	-
Prov. For Tax (Prev. F.Y.)	-	-
Profit/(Loss) after Tax	(55,109)	(1,20,993)
Earnings per Share	(5.51)	(12.10)
Diluted earnings per share	(5.51)	(12.10)

2. State of Company's affairs

During the year under review, the total Sales of the Company was Nil against Nil in the previous year. The Company has incurred a loss after tax of 55,109/- compared to 1,20,993/- in the previous year. Financial year 2020-21 was one of the most Challenging year not only for the Indian Economy but the Global Economy on account of unprecedented Lockdown due to Covid 19 Pandemic. Your Directors have taken all the necessary steps to ensure that the Company maintains the Profit Margin in spite of challenging market conditions.

3. Transfer to reserves in terms of section 134 (3) (J) of the Companies Act, 2013

For the financial year ended 31st March, 2021, the Company is proposed to carry an amount of Rs. NIL to General Reserve Account.

4. Dividend:

Considering the importance of liquidity in the business and looking at the vision of the Company, the profit has been retained during the year. Your Directors do not recommend any dividend for the year under review.



5. **Material Changes between the date of the Board report and end of financial year.**

There have been no material changes and commitments, if any, affecting the financial position of the Company which have occurred between the end of the financial year of the Company to which the financial statements relate and the date of the report. The Impact of Covid 19 Pandemic has been separately explained in Clause 22.

6. **Details of Subsidiary/Joint Venture/Associate Companies.**

As on March 31, 2021, the Company does not have any Subsidiary/Joint Venture/Associate Companies but company has holding company as Accord Estates Private Limited (91% Holding).

7. **Share capital.**

The Company has not allotted / issued any equity shares during the year under review.

8. **Directors and Key Managerial Personnel (KMP)**

There are no changes in Directors and Key Managerial Personnel for the period under review.

None of the Directors are disqualified under the provision of Section 164 of the Companies Act, 2013.

9. **Change in the nature of Business.**

During the year under review, there is no change in the nature of the business of the company.

10. **Annual Return**

The Extract of Annual Return as required under section 92(3) of the Companies Act, 2013 in Form MGT-9 is annexed herewith for your kind perusal and information.

11. **Meeting of the Board of Directors**

The following 4 Meetings of the Board of Directors were held during the Financial Year 2020-21:

SN	Date of Meeting	Board Strength	No. of Directors Present
1	04/04/2020	3	3
2	03/08/2020	3	3
3	04/12/2020	3	3
4	22/03/2021	3	3

12. **Director's Responsibility Statement**

Pursuant to Section 134(5) of the Companies Act, 2013 the Board of Directors of the Company confirms that-

12. (a.) In the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures;
13. (b.) The directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of



affairs of the company at the end of the financial year and of the loss of the company for that period;

14. (c.) The directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
15. (d.) The directors had prepared the annual accounts on a going concern basis; and
16. (e.) The directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

13. **Auditors:**

M/s. Bhuvania & Agrawal Associates, Chartered Accountant, Mumbai (Firm Registration No. 101483W) were appointed as a Statutory Auditors, of the Company, in the AGM held on 29th September, 2018 to hold office up to the conclusion Annual General Meeting to be held for the financial year 2021-22.

Pursuant to the Notification issued by the Ministry of Corporate Affairs on 7th May, 2018, amending section 139 of the Companies Act, 2013, the mandatory requirement for ratification of appointment of Auditors by the Members at every AGM has been omitted and hence your Company has not proposed ratification of appointment of M/s. Bhuvania & Agrawal Associates, Chartered Accountant, at the forthcoming Annual General Meeting.

There are no qualifications, reservations or adverse remarks or disclaimers made by Statutory Auditors, in their report.

There have been no instances of fraud reported by the Auditors under Section 143(12) of the Companies Act, 2013.

14. **Board's Comment on the Auditor's Report**

The observations of the Statutory Auditors, when read together with the relevant notes to the accounts and accounting policies are self- explanatory and do not calls for any further comment.

15. **Public Deposits**

The Company has not accepted Public Deposits within the purview of Section 73 of the Companies Act, 2013 and the Companies (Acceptance of Deposits) Rules, 2014.

16. **Loans, Guarantees and Investments**

During the period under review, the Company has granted loan and advances to related parties and others as mentioned in the notes of Financial Statement.

17. **Maintenance of Cost Records**

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

18. **Secretarial Auditor**



Pursuant to provisions of Section 204 of the Companies Act, 2013 and The Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 submission of Secretarial Audit Report is not applicable to the Company.

19. **Managerial Remuneration**

The Section 197 of Companies Act, 2013 and (Appointment and Remuneration of Managerial Personnel) Rules, 2014 for the year ended 2021 is not applicable to our company.

20. **Compliance with Secretarial Standards**

During the year under review your Company is in compliance with all the applicable Secretarial Standards as specified or issued by the Institute of Company Secretaries of India.

21. **Related party Transactions.**

All contracts/arrangements/transactions entered by the Company during the financial year with related parties were in the ordinary course of business and on an arm's length basis. During the year, the Company had not entered into any contract/arrangement/transaction with related parties which are specified under the provisions of the Section 188(1) of the Companies Act, 2013.

For the details of all contracts/arrangements/transactions entered by the Company with related parties during the financial year, your Directors draw attention of the members to the Note No. 13 to the notes to account which set out related party disclosures.

22. **Impact of Covid 19 Pandemic**

The Outbreak of Corona Virus (COVID 19) pandemic globally and in India is causing significant disturbance and slowdown of economic activity. Operations have been impacted due to Covid 19 during the FY 2020-21.

23. **Conservation of Energy, Technology Absorption, and Foreign Exchange Earning and outgo etc:**

The disclosure required in Section 134(3) (m) of the Companies Act, 2013 are as follows:

Conservation of Energy

There is no conservation of energy during the year under review.

Technology Absorption

There is no technology absorption during the year under review.

Foreign Exchange Earning and Outgo

During the period under review there were no foreign exchange earnings as well as Expenditure in Foreign Currency



24. **Risk Management**

Risks are events, situations or circumstances which may lead to negative consequences on the Company's businesses. Risk management is a structured approach to manage uncertainty. A formal enterprise wide approach to Risk Management is being adopted by the Company and key risks will now be managed within a unitary framework. As a formal roll-out, all business divisions and corporate functions will embrace Risk Management Policy and Guidelines, and make use of these in their decision making. Key business risks and their mitigation are considered in the annual/strategic business plans and in periodic management reviews. The risk management process in our multi-business, multi-site operations, over the period of time will become embedded into the Company's business systems and processes, such that our responses to risks remain current and dynamic.

25. **Corporate Social Responsibility**

Section 135 of the Companies Act, 2013 in respect of Corporate Social Responsibility is not applicable to the Company.

26. **Internal Financial Controls**

The Company has in place adequate internal financial controls with reference to financial statements. During the year, such controls were tested and no reportable material weaknesses in the design or operation were observed.

27. **Internal Auditor's Report**

The appointment of Internal Auditor is not applicable as per section and provisions of the Act.

28. **General**

Your Directors state that no disclosure or reporting is required in respect of the following items as there were no transactions on these items during the year under review:

1. Details relating to public deposits covered under Chapter V of the Act.
2. Issue of shares (including sweat equity shares) to employees of the Company under any scheme save and except ESOS referred to in this Report.
3. Neither the Managing Director nor the Whole-time Directors of the Company receive any remuneration or commission from any of its subsidiaries.
4. No significant or material orders were passed by the Regulators or Courts or Tribunals which impact the going concern status and Company's operations in future.

Your director's further state that during the year under review, there were no cases filed pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.



29. Acknowledgement

The Directors wish to express their grateful appreciation to the continued co-operation received from the Banks, Government Authorities, Customers, Vendors and Shareholders during the year under review.

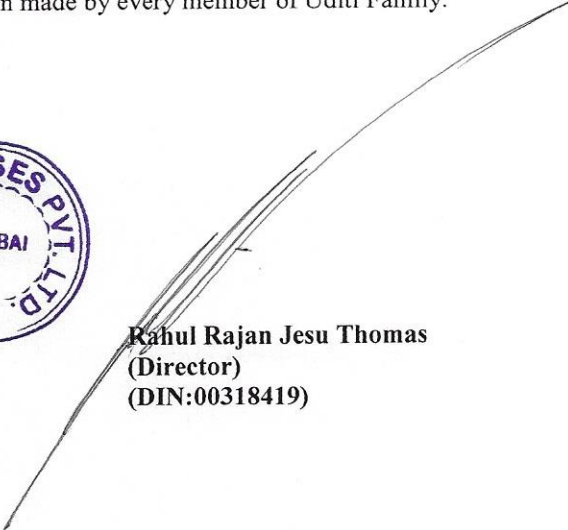
The Directors regret the loss of life due to COVID 19 pandemic and are deeply grateful and have immense respect for every person who risked their life and safety to fight this pandemic.

The Directors appreciate & value the contribution made by every member of Udit Family.

For & on behalf of the Board of Directors



Rajan Meenathakonil Thomas
(Managing Director)
(DIN: 00634576)



Rahul Rajan Jesu Thomas
(Director)
(DIN:00318419)

Place: Mumbai
Date: 27thSeptember 2021




UDITI Premises Pvt. Ltd.

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LIST OF SHAREHOLDERS AS ON 31ST MARCH, 2021

Sr. No.	Name	Class of Shares	Face value of (Rs)	No. of Shares
1	ACCORD ESTATE PRIVATE LIMITED	Equity	10.00/-	9,100
2	RAJAN THOMAS	Equity	10.00/-	300
3	SUJATHA THOMAS	Equity	10.00/-	300
4	RAHUL JESU THOMAS	Equity	10.00/-	300
	TOTAL			10,000

For & on behalf of the Board of Directors


Rajan Meenathakonil Thomas
(Managing Director)
(DIN: 00634576)




Rahul Rajan Jesu Thomas
(Director)
(DIN:00318419)

Place: Mumbai
Date: 27thSeptember 2021

Form No. MGT-9
Extract of Annual Return as on the financial year ended on 31st March, 2021
[Pursuant to section 92(3) and Rule 12(1) of the
Companies (Management and Administration) Rules, 2014]

I. REGISTRATION AND OTHER DETAILS

i.	CIN	U45201MH2006PTC162723
ii.	Registration Date	19/06/2006
iii.	Name of the Company	UDITI PREMISES PRIVATE LIMITED
iv.	Category / Sub-Category of the Company	Company Limited by Shares / Indian Non-Government Company
v.	Address of the Registered office and contact details	14, FLOOR- 2, NIRMALA BUILDING, MIYA MOHD CHHOTANI 2ND X ROAD, MAHIM MUMBAI 400016 Tel: 022-24460707
vi.	Whether listed company (Yes / No)	No
vii.	Name, Address and Contact details of Registrar and Transfer Agent, if any	N.A

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY #

All the business activities contributing 10% or more of the total turnover of the Company, on standalone basis, are as under:

Sl. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the Company
1.	NIL		

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES

Sl. No.	Name and Address of the Company	CIN/GLN	Holding/ Subsidiary/ Associate	% of shares held	Applicable Section
1	ACCORD ESTATE PRIVATE LIMITED	U70100MH1987PTC044983	Holding	91	



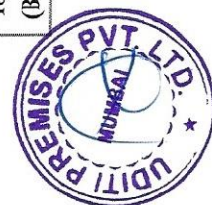
IV. SHARE HOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)

i) Category-wise Share Holding

Category of shareholders	No. of Shares held at the beginning of the year (As on 01.04.2020)				No. of Shares held at the end of the year (As on 31.03.2021)				% change during the year
	Demat		% of total shares		Demat		% of total shares		
	Physical	Total	Physical	Total	Physical	Total	Physical	Total	
A. Promoters & Promoter Group									
(1) Indian									
Individual/HUF	0	900	900	9.00	0	900	900	9.00	0.00
Central Govt.	0	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00
State Govt.(s)	0	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00
Bodies Corp.	0	9,100	9,100	91.00	0	9,100	9,100	91.00	0.00
Banks / FI	0	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00
Any Other	0	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00
Sub-total (A)(1)	0	10,000	10,000	100.00	0	10,000	10,000	100.00	0.00
(2) Foreign									
a) NRIs - Individuals	0	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00
b) Other – Individuals	0	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00
Bodies Corp.	0	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00
Banks / FI	0	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00
Any Other	0	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00
Sub-total (A)(2)	0	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00
Total shareholding of Promoter (A) = (A)(1)+(A)(2)	0	10,000	10,000	100.00	0	10,000	10,000	100.00	0.00
B. Public Shareholding									
1. Institutions	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
a) Mutual Funds	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
b) Banks / FI	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



Category of shareholders	No. of Shares held at the beginning of the year (As on 01.04.2020)				No. of Shares held at the end of the year (As on 31.03.2021)				% change during the year
	Demat	Physical	Total	% of total shares	Demat	Physical	Total	% of total shares	
c) Central Govt.	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
d) State Govt.(s)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
e) Venture Capital Funds	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
f) Insurance Companies	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
g) FIIs	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
h) Foreign Venture Capital Funds	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
i) Others - Qualified Foreign Investor	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sub-total (B)(1)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2. Non-Institutions									
a) Bodies Corp.	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
i) Indian	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ii) Overseas	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
b) Individuals	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
i) Individual shareholders holding nominal share capital up to Rs. 1 lakh	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ii) Individual shareholders holding nominal share capital in excess of Rs. 1 lakh	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
c) Others (specify)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non-Resident Individuals	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Clearing Members	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Trust	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sub-total (B)(2)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Public Shareholding (B) = (B)(1)+(B)(2)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



Category of shareholders	No. of Shares held at the beginning of the year (As on 01.04.2020)			No. of Shares held at the end of the year (As on 31.03.2021)			% change during the year
	Demat	Physical	Total	Demat	Physical	Total	
C. Shares held by Custodian for GDRs & ADRs	0	0.00	0.00	0.00	0.00	0.00	0.00
Grand Total (A+B+C)	0	10,000	10,000	0	10,000	10,000	0.00

(ii) Shareholding of Promoters

Sl. No.	Shareholder's Name	Shareholding at the beginning of the year (As on 01.04.2020)				Shareholding at the end of the year (As on 31.03.2021)				% change in shareholding during the year
		No. of Shares	% of total Shares of the Company	% of Shares Pledged / encumbered to total shares	No. of Shares	% of total Shares of the Company	% of Shares Pledged / encumbered to total shares			
								% of Shares Pledged / encumbered to total shares		
1.	RAJAN THOMAS	300	3.00	0.00	300	3.00	0.00	0.00	0.00	
2.	SUJATHA THOMAS	300	3.00	0.00	300	3.00	0.00	0.00	0.00	
3.	RAHUL THOMAS	300	3.00	0.00	300	3.00	0.00	0.00	0.00	
4.	ACCORD ESTATE PRIVATE LIMITED	9,100	91.00	0.00	9,100	91.00	0.00	0.00	0.00	
	TOTAL	10,000	100.00	0.00	10,000	100.00	0.00	0.00	0.00	



(iii) Change in Promoters' Shareholding:

There was no change in the promoter's shareholding.

Sl. No.	Particulars	Shareholding at the beginning of the year (As on 01.04.2020)		Cumulative Shareholding during the year (As on 31.03.2021)	
		No. of Shares	% of total Shares of the Company	No. of Shares	% of total Shares of the Company*
1.					
	At the beginning of the year	10,000	100.00	10,000	100.00
	Date wise increase / decrease in Promoters Shareholding during the year specifying the reasons for increase / decrease (E.g. allotment / transfer / bonus/ sweat equity etc.)	Nil	Nil	Nil	Nil
	At the end of the year	10,000	100.00	10,000	100.00

(iv) Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs): Nil

Sl. No.	For Each of the Top 10 Shareholders	Shareholding at the beginning of the year		Shareholding at the end of the year	
		No. of Shares	% of total Shares of the Company	No. of Shares	% of total Shares of the Company
	Nil	-	-	-	-



(v) Shareholding of Directors and Key Managerial Personnel:

Sl. No.	For each of the directors and KMP	Shareholding at the beginning of the year (As on 01.04.2020)		Cumulative Shareholding during the year (As on 31.03.2021)	
		No. of Shares	% of total Shares of the Company	No. of Shares	% of total Shares of the Company
1.	RAHUL RAJAN JESU THOMAS				
	At the beginning of the year	300	3.00	300	3.00
	Date wise increase / decrease in shareholding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus/ sweat equity etc.)	No Change			
	At the end of the year	300	3.00	300	3.00
2.	RAJAN MEENATHAKONIL THOMAS				
	At the beginning of the year	300	3.00	300	3.00
	Date wise increase / decrease in shareholding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus/ sweat equity etc.)	No Change			
	At the end of the year	300	3.00	300	3.00
3.	SUJATHA R THOMAS				
	At the beginning of the year	300	3.00	300	3.00
	Date wise increase / decrease in shareholding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus/ sweat equity etc.)	No Change			
	At the end of the year	300	3.00	300	3.00



V. INDEBTEDNESS

Indebtedness of the Company including interest outstanding / accrued but not due for payment

Particulars	Secured Loans excluding deposits (Rs.)	Unsecured Loans (Rs.)	Deposits (Rs.)	Total Indebtedness (Rs.)
Indebtedness at the beginning of the financial year				
i) Principal Amount	0.00	0.00	0.00	0.00
ii) Interest due but not paid	0.00	0.00	0.00	0.00
iii) Interest accrued but not due	0.00	0.00	0.00	0.00
Total (i+ii+iii)	0.00	0.00	0.00	0.00
Change in Indebtedness during the financial year				
Addition	0.00	0.00	0.00	0.00
Reduction	0.00	0.00	0.00	0.00
Net Change	0.00	0.00	0.00	0.00
Indebtedness at the end of the financial year				
i) Principal Amount	0.00	0.00	0.00	0.00
ii) Interest due but not paid	0.00	0.00	0.00	0.00
iii) Interest accrued but not due	0.00	0.00	0.00	0.00
Total (i+ii+iii)	0.00	0.00	0.00	0.00

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. Remuneration to Managing Director, Whole-time Directors and/or Manager: NA

B. REMUNERATION TO OTHER DIRECTORS: NIL


C. REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD / MANAGER / WTD: Not applicable



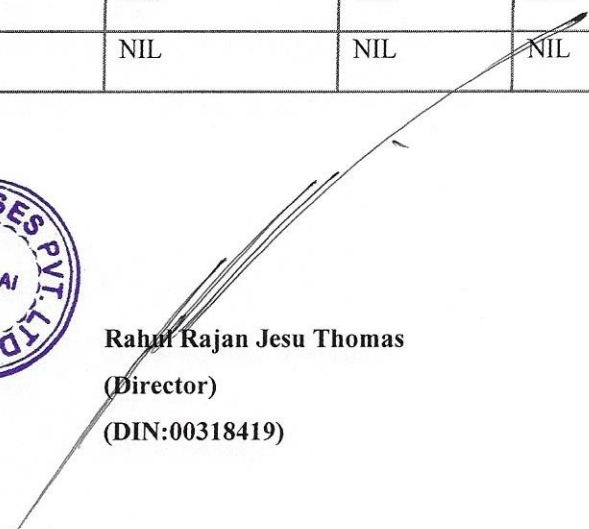
VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:

Type	Section of the Companies Act	Brief Description	Details of Penalty / Punishment/ Compounding fees imposed	Authority [RD / NCLT / COURT]	Appeal made, if any (give details)
A.	COMPANY				
Penalty	NIL	NIL	NIL	NIL	NIL
Punishment	NIL	NIL	NIL	NIL	NIL
Compounding	NIL	NIL	NIL	NIL	NIL
B.	DIRECTORS				
Penalty	NIL	NIL	NIL	NIL	NIL
Punishment	NIL	NIL	NIL	NIL	NIL
Compounding	NIL	NIL	NIL	NIL	NIL
C.	OTHER OFFICERS IN DEFAULT				
Penalty	NIL	NIL	NIL	NIL	NIL
Punishment	NIL	NIL	NIL	NIL	NIL
Compounding	NIL	NIL	NIL	NIL	NIL

For & on behalf of the Board of Directors


Rajan Meenathakonil Thomas
 (Managing Director)
 (DIN: 00634576)




Rahaf Rajan Jesu Thomas
 (Director)
 (DIN:00318419)

Place: Mumbai
 Date: 27thSeptember 2021

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF
UDITI PREMISES PRIVATE LIMITED

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Uditi Premises Private Limited** ("*the Company*") which comprises the Balance Sheet as at 31st March 2021, the Statement of Profit and Loss 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 ("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 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 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 together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the 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 is responsible for the other information. The other information comprises the management discussion & analysis and director's report included in the annual report but does not include the financial statements and our auditor's report thereon. The above information is expected to be made available to us after the date of this auditor's report.

South Mumbai Office: - 503/505, J.S.Seth Road, 1st Floor, Chira Baazar, Mumbai - 400 002.

Phone: 2205 4634 / 2208 1249



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 identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the above other information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation and presentation of the financial statements that give a true and fair view of the financial position, financial performance including cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued there under. 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.

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.



Report on Other Legal and Regulatory Requirements

1. 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 of the aforesaid financial statements;
- (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 and dealt with by this Report are in agreement with the books of account;
- (d) 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;
- (e) 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;
- (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 A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting;
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors under section 197 is not applicable to private limited company;
- (h) with respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, 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 and therefore no impact or disclosure in relation to the same has been made in the financial statement;
 - (ii) the Company does not see any foreseeable losses on long-term contracts as on the balance sheet date and the Company has not entered into any derivative contracts, therefore no provision has been made in relation to the same;
 - (iii) the Company has not declared any dividends either in the current year or during any of the previous years and therefore transferring of the amounts in the Investor Education and Protection Fund by the Company does not arise.



2. 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 "B" a statement on the matters specified in the paragraph 3 and 4 of the Order.

For BHUWANIA & AGRAWAL ASSOCIATES

(Chartered Accountants)

(Firm Registration no. 101483W)

S. Bhuwania



Shubham Bhuwania

(Partner)

Membership No.: 171789

UDIN : 21171789AAAAHN6198

Date : 27/09/2021

Place : Mumbai

ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' of our report of even date)

Report on the Internal Financial Controls Over Financial Reporting 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 Uditi Premises Private Limited ("the Company") as of 31st March 2021 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.

Auditor's 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") issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. 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.



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, to the best of our information and according to the explanations given to us, 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, 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 BHUWANIA & AGRAWAL ASSOCIATES

(Chartered Accountants)

(Firm Registration no. 101483W)

SBhuwania

Shubham Bhuwania

(Partner)

Membership No.: 171789

UDIN : 21171789AAAAHN6198

Date : 27/09/2021

Place : Mumbai



ANNEXURE "B" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' of our report of even date)

Report on the statement on the matters specified in the paragraph 3 and 4 of the Companies (Auditor's Report) Order, 2016:

- (i) According to the information and explanations given to us, the company did not hold any fixed assets as on the balance sheet date. Thus, paragraph 3(i) of the Order is not applicable.
- (ii) According to the information and explanations given to us, physical verification of inventory and reporting in relation to same is not applicable to the Company as the Company is into Real Estate Business of Construction/ Development of properties.
- (iii) According to the information and explanations given to us, the Company has not granted any loans, secured or unsecured to companies, firms or other parties covered in the register maintained under section 189 of the Companies Act and thus, paragraph 3(iii) of the Order is not applicable.
- (iv) According to the information and explanations given to us, the Company had not granted any loans or provided any guarantees under Sec 185 and neither had any investments during the year and therefore compliance in respect to provisions of Section 185 and 186 of the Companies Act, 2013 may not be applicable to the Company.
- (v) The Company did not accept any deposits during the year and therefore compliance with the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the rules framed thereunder may not be applicable to the Company.
- (vi) The Central Government has not prescribed the maintenance of cost records under section 148(1) of the Act, for the Company. Thus, paragraph 3(vi) of the Order is not applicable to the Company.
- (vii) a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has been found to be regular in depositing undisputed statutory dues such as provident fund, income tax, GST, sales tax, duty of customs, and other statutory dues as applicable.
b) According to the records of the Company, and information and explanations given to us there are no dues of income tax, GST, sales tax, service tax, customs duty, excise duty, VAT which has not been deposited on account of disputes and are pending.
- (viii) As per the information and explanations given to us and based on our audit, the Company has not defaulted in repayment of loans or borrowings to financial institutions, banks and government and dues to debenture holders.
- (ix) The Company has not raised any money by way of initial public offer or by further public offer (including debt instruments). Further in our opinion and according to the information and the explanations given to us, the Company has not availed any term loan during the year.



- (x) According to the information and explanations given to us, no material fraud by or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- (xi) The managerial remuneration under Section 197 is not applicable to private limited company and therefore paragraph 3(xi) of the Order is not applicable to the Company.
- (xii) 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.
- (xiii) In our opinion and according to the information and the explanations given to us, the transactions with the related parties were in compliance with Sec 177 and 188 of the Companies Act and the details of the same have been disclosed in Note No. 13 of the Financial Statements in conformity with Accounting Standard 18.
- (xiv) The company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review under section 42 of the Companies Act, 2013 and therefore paragraph 3(xiv) of the Order is not applicable to the Company.
- (xv) The Company has not entered into any non cash transactions with the directors or persons connected with him and therefore paragraph 3(xv) of the Order is not applicable to the Company.
- (xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and therefore paragraph 3(xvi) of the Order is not applicable to the Company.

For BHUWANIA & AGRAWAL ASSOCIATES

(Chartered Accountants)

(Firm Registration no. 101483W)

S. Bhuwania

Shubham Bhuwania

(Partner)

Membership No.: 171789

UDIN : 21171789AAAHN6198

Date : 27/09/2021

Place : Mumbai



UDITI PREMISES PRIVATE LIMITED

CIN:U45201MH2006PTC162723

BALANCE SHEET AS AT 31ST MARCH, 2021

			(Amount in INR)	
Particulars	Sch. No.	As at 31st March'2021	As at 31st March'2020	
I. EQUITY AND LIABILITIES				
(1) Shareholder's Funds				
(a) Share Capital	2	100,000	100,000	
(b) Reserves and Surplus	3	(673,020)	(617,912)	
		(573,020)	(517,912)	
(2) Current Liabilities				
(a) Short Terms Borrowings	4	-	-	
(b) Trade Payables	5	203,504	121,072	
(c) Other Current Liabilities	6	27,204,051	27,232,250	
		27,407,555	27,353,322	
Total Equity & Liabilities		26,834,535	26,835,410	
II. ASSETS				
(1) Non-Current Assets				
(a) Property, Plant & Equipment				
(i) Tangible Assets		-	-	
		-	-	
(2) Current Assets				
(a) Inventories	7	15,381,033	13,952,632	
(b) Cash and cash equivalents	8	214,896	202,722	
(c) Loans and Advances	9	11,238,607	12,680,056	
		26,834,535	26,835,410	
Total Assets		26,834,535	26,835,410	

Significant Accounting Policies & Notes To Accounts

1-16

As per our report of even date

For Bhuwania & Agrawal Associates

(Chartered Accountants)

(FRN : 101483W)

SBhuwania



Shubham Bhuwania

(Partner)

Membership No. : 171789

UDIN : 21171789AAAAHN6198

Place: Mumbai

Date: 27/09/2021

For and on behalf of the Board



Thomas Rajan

(Director)

DIN:00634576

Rahul Thomas

(Director)

DIN:00318419

UDITI PREMISES PRIVATE LIMITED

CIN:U45201MH2006PTC162723

STATEMENT OF PROFIT & LOSS FOR THE PERIOD ENDED ON 31ST MARCH, 2021

Sr. No	Particulars	Sch. No.	(Amount in INR)	
			For the year ended 31st March 2021	For the year ended 31st March 2020
I	Revenue from operations		-	-
II	Other Income		-	-
III	Total Revenue(I+II)		-	-
IV	Expenses:			
	Other Administrative Expenses	10	55,109	120,993
	Total Expenses (IV)		55,109	120,993
V	Profit /Loss before exceptional and extraordinary items and tax	(III - IV)	(55,109)	(120,993)
VI	Exceptional Items			-
VII	Profit/Loss before extraordinary items and tax (V - VI)		(55,109)	(120,993)
VIII	Extraordinary Items			-
IX	Profit/Loss before tax (VII - VIII)		(55,109)	(120,993)
X	Tax expense:			
	(1) Current tax		-	-
XI	Profit(Loss) for the period	(IX-X)	(55,109)	(120,993)
XII	Earning per equity share:			
	(1) Basic	12	(5.51)	(12.10)

Significant Accounting Policies & Notes To Accounts

1-16

As per our report of even date

For Bhuwania & Agrawal Associates

(Chartered Accountants)

(FRN : 101483W)

S Bhuwania



Shubham Bhuwania

(Partner)

Membership No. : 171789

UDIN : 21171789AAAAHN6198

Place: Mumbai

Date: 27/09/2021

For and on behalf of the Board



Thomas Rajan

Thomas Rajan

(Director)

DIN:00634576

Rahul Thomas

Rahul Thomas

(Director)

DIN:00318419

UDITI PREMISES PRIVATE LIMITED
CIN:U45201MH2006PTC162723
CASH FLOW STATEMENT FOR THE YEAR ENDED ON 31ST MARCH 2021

Particulars	(Amount in INR)	
	For The Year 2020-21	For The Year 2019- 20
<u>Cash flow from operating activities</u>		
Profit before tax	(55,109)	(1,20,993)
<u>Adjustment for following items:</u>		
Depreciation	-	-
Operating profit before Working capital changes	(55,109)	(1,20,993)
<u>Movements in Working capital:</u>		
Trade Payables and other liabilities	54,233	10,84,135
Inventories	(14,28,400)	(26,97,904)
Trade receivables	-	-
Loans and advances	14,41,449	15,28,658
Cash from Operating Activities	12,174	(2,06,105)
Less: Taxes paid	-	-
Net Cash from Operating Activities	12,174	(2,06,105)
<u>Cash flow from investing activities</u>		
Fixed assets	-	-
Investments	-	-
Net Cash from Investing activities	-	-
<u>Cash Flow from financial activities</u>		
Long term borrowings	-	-
Short term borrowings	-	(1,59,700)
Net Cash generated from financial activities	-	(1,59,700)
Net Increase in Cash and Cash Equivalent	12,174	(3,65,805)
Cash and Cash Equivalents at the beginning of the year	2,02,722	5,68,527
Cash and Cash Equivalents at the end of the year	2,14,896	2,02,722

As per our report of even date

For **Bhuwania & Agrawal Associates**

(Chartered Accountants)

(FRN : 101483W)

SBhuwania

Shubham Bhuwania

(Partner)

Membership No. : 171789

UDIN : 21171789AAAHN6198

Place: Mumbai

Date: 27/09/2021



For and on behalf of the Board

Thomas Rajan

Thomas Rajan

(Director)

DIN:00634576

Rahul Thomas

Rahul Thomas

(Director)

DIN:00318419

UDITI PREMISES PRIVATE LIMITED

Note no.1

NOTES FORMING PART OF ACCOUNTS

1 Significant accounting policy

i) Basis of preparation of financial statement:

The accounts have been prepared on the basis of historical cost convention, in accordance with the generally accepted accounting principles and the provisions of the Companies Act, 1956 as adopted consistently by the company

ii) Method of accounting:

Method of accounting employed by the company is on accrual basis except in case of rent income / gratuity which is accounted on cash basis.

iii) Use of estimates:

The preparation of financial statements in conformity with the generally accepted accounting principles requires estimates and assumptions to be made that affect the reported amount of assets and liabilities on the date of financial statements and the reported amount of revenues and expenses during the reporting period. Differences between the actual results and estimates are recognised in the period in which the results are known or materialise.

iv) Fixed assets and depreciation:

Fixed assets are stated at cost of acquisition less accumulated depreciation. Depreciation is provided on written down value at the rates specified under Schedule II to the Companies Act, 2013.

v) Inventories:

Inventories are valued at cost. Further all the expenses, including compensation to tenants incurred or paid, in relation to the projects are added to the cost of respective projects.

vi) Investments:

Long term investments are stated at cost unless there is any permanent diminution in the value of investments. Short term investment at cost/ market value whichever is less.

vii) Revenue Recognition:

Revenue from construction activity is recognised on percentage of completion method.

viii) Provisions, Contingent liability and Contingent Assets:

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past event and it is payable that there will be an outflow of resources. Contingent liabilities are not recognised but are disclosed in the financial statements. Contingent assets are neither recognised nor disclosed in the financial statements.



UDITI PREMISES PRIVATE LIMITED

Notes Forming Part of the Balance Sheet as at 31st March, 2021

Note : 2 Share Capital

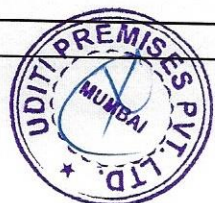
Sr. No	Particulars	RS.																																			
		As at 31.03.2021	As at 31.03.2020																																		
1	AUTHORIZED CAPITAL 10,000 Equity Shares of Rs. 10/- each. (Previous year - 10,000 Equity Shares of Rs. 10/- each)	100,000	100,000																																		
2	ISSUED, SUBSCRIBED & PAID UP CAPITAL 10,000 Equity Shares of Rs. 10/- each, Fully Paid up (Previous year - 10,000 Equity Shares of Rs. 10/- each)	100,000	100,000																																		
3	Reconciliation of shares outstanding at the beginning and at the end of the reporting year	100,000	100,000																																		
	<table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">2021</th> <th colspan="2">2020</th> </tr> <tr> <th>No. of shares</th> <th>Amt</th> <th>No. of Shares</th> <th>Amt</th> </tr> </thead> <tbody> <tr> <td>At the beginning of the year</td> <td align="right">10000</td> <td align="right">100000</td> <td align="right">10000</td> <td align="right">100000</td> </tr> <tr> <td>Add: Issued during the year</td> <td align="right">Nil</td> <td align="right">Nil</td> <td align="right">Nil</td> <td align="right">Nil</td> </tr> <tr> <td>Less: Shares bought back</td> <td align="right">Nil</td> <td align="right">Nil</td> <td align="right">Nil</td> <td align="right">Nil</td> </tr> <tr> <td>Outstanding at the end of the year</td> <td align="right">10000</td> <td align="right">100000</td> <td align="right">10000</td> <td align="right">100000</td> </tr> </tbody> </table>		2021		2020		No. of shares	Amt	No. of Shares	Amt	At the beginning of the year	10000	100000	10000	100000	Add: Issued during the year	Nil	Nil	Nil	Nil	Less: Shares bought back	Nil	Nil	Nil	Nil	Outstanding at the end of the year	10000	100000	10000	100000							
	2021		2020																																		
	No. of shares	Amt	No. of Shares	Amt																																	
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Add: Issued during the year	Nil	Nil	Nil	Nil																																	
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Outstanding at the end of the year	10000	100000	10000	100000																																	
4	List of shareholders holding more than 5% of paid up Equity share capital																																				
	<table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">2021</th> <th colspan="2">2020</th> </tr> <tr> <th>No. of Shares</th> <th>%age Holding</th> <th>No. of Shares</th> <th>% age Holding</th> </tr> </thead> <tbody> <tr> <td>Accord Estate Pvt Ltd</td> <td align="right">9100</td> <td align="right">91.00%</td> <td align="right">9100</td> <td align="right">91.00%</td> </tr> <tr> <td>Mr. Thomas Rajan</td> <td align="right">300</td> <td align="right">3.00%</td> <td align="right">300</td> <td align="right">3.00%</td> </tr> <tr> <td>Mr. Rahul Thomas</td> <td align="right">300</td> <td align="right">3.00%</td> <td align="right">300</td> <td align="right">3.00%</td> </tr> <tr> <td>Mrs. Sujatha Thomas</td> <td align="right">300</td> <td align="right">3.00%</td> <td align="right">300</td> <td align="right">3.00%</td> </tr> <tr> <td>Total</td> <td align="right">10000</td> <td align="right">100.00%</td> <td align="right">10000</td> <td align="right">100.00%</td> </tr> </tbody> </table>		2021		2020		No. of Shares	%age Holding	No. of Shares	% age Holding	Accord Estate Pvt Ltd	9100	91.00%	9100	91.00%	Mr. Thomas Rajan	300	3.00%	300	3.00%	Mr. Rahul Thomas	300	3.00%	300	3.00%	Mrs. Sujatha Thomas	300	3.00%	300	3.00%	Total	10000	100.00%	10000	100.00%		
	2021		2020																																		
	No. of Shares	%age Holding	No. of Shares	% age Holding																																	
Accord Estate Pvt Ltd	9100	91.00%	9100	91.00%																																	
Mr. Thomas Rajan	300	3.00%	300	3.00%																																	
Mr. Rahul Thomas	300	3.00%	300	3.00%																																	
Mrs. Sujatha Thomas	300	3.00%	300	3.00%																																	
Total	10000	100.00%	10000	100.00%																																	

5 Rights Preferences & Restrictions attached to Equity shares

Equity share holder is entitled to one vote per share. The company declares and pays dividend, if any, in INR. The dividend proposed, if any, by the Board of Directors is subject to the approval of share holders in the ensuing General Meeting. Dividend is paid to Equity share holders whose name appear in the register of members as on record date. In the event of Liquidation of the company, the holders of equity shares will be entitled to receive any of the remaining assets of the company, after distribution of all preferential amounts. Distribution will be in proportion to the number of equity shares held by the company.

Note : 3 Reserve & Surplus

Sr. No	Particulars	As at 31.03.2021	As at 31.03.2020
1	Surplus (Profit & Loss Account) Balance brought forward from previous year Add: Profit / (Loss) for the period	(617,911) (55,109)	(496,919) (120,993)
	Total	(673,020)	(617,911)



UDITI PREMISES PRIVATE LIMITED

Note : 4 Short Terms Borrowings

Sr. No	Particulars	Amount in Rupees	
		As on 31.03.2021	As on 31.03.2020
	From Related Parties	-	-
	Total	-	-

Note : 5 Trades Payable

Sr. No	Particulars	Amount in Rupees	
		As on 31.03.2021	As on 31.03.2020
	<u>In ordinary course of business</u>		
	- Due to MSME	-	-
	- Due to Other than MSME	203,504	121,072
	Total	203,504	121,072

Note :6 Other Current Liabilities

Sr. No	Particulars	Amount in Rupees	
		As on 31.03.2021	As on 31.03.2020
1	Taxes and duties TDS Payable	4,051	32,250
3	Advance From Customers	27,200,000	27,200,000
	Total	27,204,051	27,232,250



UDITI PREMISES PRIVATE LIMITED

Note : 7 Inventories

Sr. No	Particulars	Amount in Rupees	
		As on 31.03.2021	As on 31.03.2020
	Plot at Shivaji Park	8,009,845	8,009,845
	Tenancy Purchase Cost	1,000,000	1,000,000
	Development Expenses	6,371,188	4,942,787
	Total	15,381,033	13,952,632

Note : 8 Cash & Cash Equivalents

Sr. No	Particulars	Amount in Rupees	
		As on 31.03.2021	As on 31.03.2020
1	Cash in Hand		
	Cash Balance	61,404	61,404
2	Bank Balance		
	In Current Accounts	153,492	141,318
	Total	214,896	202,722

Note : 9 Loans and Advances

Sr. No	Particulars	Amount in Rupees	
		As on 31.03.2021	As on 31.03.2020
1	Loans		
	Secured advances		
	Unsecured Advances but Good		
	Given against property	9,300,000	12,450,000
	Given to Related Party	1,854,457	100,880
2	With Government Authority		
	GST Input Credit	66,150	111,176
	With MCGM Deposit	18,000	18,000
	Total	11,238,607	12,680,056



UDITI PREMISES PRIVATE LIMITED

Note: 10 Other Administrative Expenses

Sr. No	Particulars	For the year ended 31st March 2021	For the year ended 31st March 2020
	Bank Charges	831	6,865
	Filing Fees & Others	14,300	1,800
	Interest on Delay Statutory Payment	4,227	55,148
	Professional Fees	-	26,180
	Misc Expenses	351	1,000
	<u>Payment made to Auditors</u>		
	- For Statutory Audit	35,400	30,000
	- For Tax Audit	-	-
	- For Certificate & Others	-	-
	Total	55,109	120,993



UDITI PREMISES PRIVATE LIMITED

Note-11 : The company has not made any income from operation since the project is under development stage.

Note- 12 : Earning Per Share

	2021	2020
(i) Net Loss attributable to Equity share holders	(55109)	(120993)
(ii) Weighted average no. of Equity shares outstanding	10000	10000
Basic EPS ((i) / (ii))	(5.51)	(12.10)
Face value of each share	Rs.10/-	Rs.10/-

Note- 13 : Related party Disclosures as per AS 18

Related Parties identified as per Accounting Standard 18 "Related Party Disclosures" notified by MCA

Name of Related party	Description of Relationship
Suraj Estate Developers Private Limited	Enterprises over which KMP have significant influence
Accord Estate Private Limited	Enterprises over which KMP have significant influence
New Siddharth Enterprises	Enterprises over which KMP have significant influence
Rajan Thomas	Key Management Personnel
Rahul Thomas	Key Management Personnel
Sujatha Thomas	Key Management Personnel

Loans Taken

Related party	Amount of Loan Taken	Maximum Balance	Closing Balance Dr / (Cr)
Rajan Thomas	-	-	-
	-	1,59,700	-
Suraj Estate Developers Private Limited	-	-	-
	1,20,31,986	1,20,16,986	-

**Last year amount in italics*

Loans And Advances Given

Related party	Amount of Loan Given	Maximum Balance	Closing Balance Dr / (Cr)
New Siddharth Enterprises	-	1,26,180	-
	4,76,256	4,76,180	1,26,180
Accord Estate Private Limited	-	-	-
	-	1,14,90,000	-
Suraj Estate Developers Private Limited	-	-	-
	9,60,000	29,08,014	-

**Last year amount in italics*

Note: 14:

Sundry debtors, creditors and advances are subject to confirmation with parties and in the opinion of the board the value of realisation of loans and advances and other current assets, in the ordinary course of business will not be less than the amount at which they are stated in the Balance Sheet.

Note: 15:

The company has not incurred any expenditure in foreign currency, nor has earned any revenue in foreign currency. There is no foreign currency exposure at the year end and that there is no hedging by a derivative instrument or otherwise.

Note: 16: Previous year figures have being grouped/regrouped wherever necessary.

For Bhuwania & Agrawal Associates

(Chartered Accountants)
(FRN : 101483W)

S Bhuwania

Shubham Bhuwania

(Partner)

Membership No. : 171789

UDIN : 21171789AAAAHN6198

Place: Mumbai

Date: 27/09/2021



For and on behalf of the Board

Thomas Rajan

Thomas Rajan

(Director)

DIN:00634576

Rahul Thomas

Rahul Thomas

(Director)

DIN:00318419