



Vishal Malhotra & Co.
Chartered Accountants

Room No. 8, First Floor, Chatarbhuji Leelawati Trust Bldg., Geeta Mandir Road, Panipat-132103, Haryana
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INDEPENDENT AUDITOR'S REPORT

To the Members of
RALITH REALTY PRIVATE LIMITED

Report on the Audit of the Financial Statements

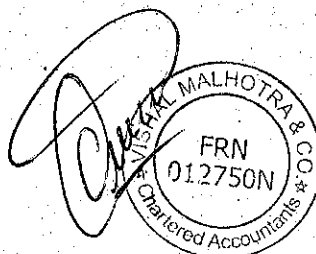
Opinion

We have audited the Financial Statements of **RALITH REALTY PRIVATE LIMITED**. ("the Company"), which comprise the balance sheet as at 31st March 2023, and 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 [hereinafter referred to as "the Financial Statements"].

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 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, 2023, and its profit for the year ended on that date.

Basis for Opinion

We conducted our audit of the Financial Statements 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 is responsible for the preparation other information. The other information comprises the information included in the Company's annual report, but does not include the financial statements and our auditors' 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.

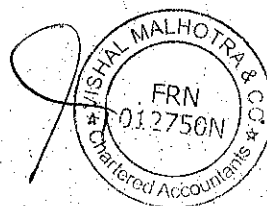
In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially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

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 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, (changes in equity) 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 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, the Board of Directors 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 the Board of Directors 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 Responsibilities 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 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.

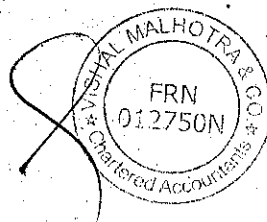
Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial 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.

Materiality is the magnitude of misstatements in the Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of



the Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in

- (i) Planning the scope of our audit work and in evaluating the results of our work; and
- (ii) to evaluate the effect of any identified misstatements in the Financial Statements.

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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Financial Statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

The provisions of the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013 is not applicable to the Company as the company is a small company as defined in the clause (85) of section 2 of the companies Act, 2013 having paid up share capital of less than Rs. Four crore and Turnover of Less than Rupees Forty Crore.

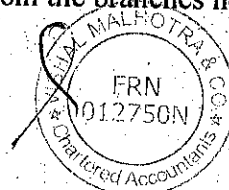
As required by Section 143(3) of the Act, we report that:

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.

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 [and proper returns adequate for the purposes of our audit have been received from the branches not visited by us.]

The reports on the accounts of the branch offices of the Company audited under Section 143(8) of the Act by branch auditors have been sent to us and have been properly dealt with by us in preparing this report

The Balance Sheet, the Statement of Profit and Loss dealt with by this Report are in agreement with the books of account [and with the returns received from the branches not visited by us].



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.

On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164(2) of the Act.

Since the Company's turnover as per last audited Financial Statements is less than Rs.50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs.25 Crores, the Company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls vide notification dated June 13, 2017;

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.

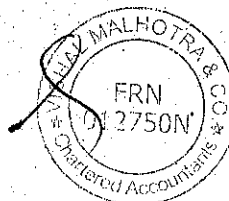
The Company does not have any pending litigations which would impact its financial position.

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

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

The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds 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, whether, 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.

The management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds 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, whether, 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;




Based on such audit procedures which we have 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) contain any material mis-statement.

The company has not declared or paid any dividend during the year is in accordance with section 123 of the Companies Act 2013”, Hence clause not applicable.

Place : PANIPAT
Date : 05/09/2023

for **VISHAL MALHOTRA & CO.**
Chartered Accountants
Firm Registration No. 012750N



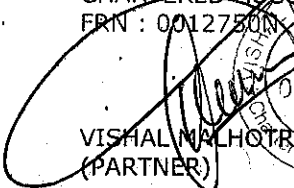

VISHAL MALHOTRA
Membership No. 091897

RALITH REALTY PRIVATE LIMITED
 B-903,NPSC SOCIETY PLOT NO.5,SECTOR-2,DWARKA,DELHI-110075
CIN : U45309DL2022PTC400328
BALANCE SHEET AS AT 31/03/2023


In ₹ Lakhs

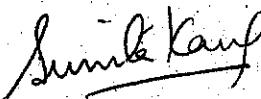
Particulars	Note No.	as at 31/03/2023
EQUITY AND LIABILITIES		
Shareholders' funds		
Share capital	2.1	201.00
Reserves and surplus	2.2	(24.92)
		176.08
Current liabilities		
Short-term borrowings	2.3	10.00
Trade payables	2.4	-
Total outstanding dues of micro enterprises and small enterprises		-
Total outstanding dues of creditors other than micro enterprises and small enterprises		3.93
Other current liabilities	2.5	206.16
		220.10
TOTAL		396.18
ASSETS		
Non-current assets		
Property, Plant and Equipment and Intangible Assets		
Property, Plant and Equipment	2.6	5.76
		5.76
		5.76
Current assets		
Cash and cash equivalents	2.7	146.43
Short-term loans and advances	2.8	106.10
Other current assets	2.9	137.88
		390.41
Accounting Policies and Notes on Accounts	1.0	
TOTAL		396.18

In terms of our attached report of even date
 For VISHAL MALHOTRA & CO.
 CHARTERED ACCOUNTANTS
 FRN : 0012750N



 VISHAL MALHOTRA
 (PARTNER)

For RALITH REALTY PRIVATE LIMITED


 VIKAS GOEL
 (DIRECTOR)
 (DIN : 00429052)


 SUNITA KAUL
 (DIRECTOR)
 (DIN : 09645188)

Place : PANIPAT

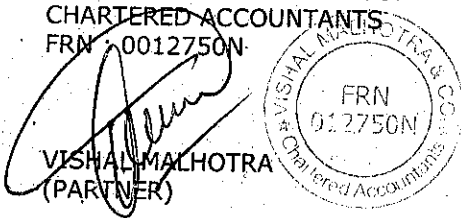
Date : 05/09/2023

RALITH REALTY PRIVATE LIMITED
CIN : U45309DL2022PTC400328
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31/03/2023

In ₹ Lakhs except earning per share

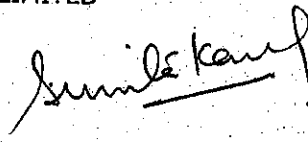
Particulars	Note No.	For the Year Ended 31/03/2023
Revenue from operations		
Other income		
Total Income	3.0	3.04
Expenses		
Cost of materials consumed		
Purchases of Stock-in-Trade		
Changes in inventories of finished goods work-in-progress and Stock-in-Trade		
Employee benefits expense	3.1	
Finance costs	3.2	0.15
Depreciation and amortization expense	3.3	
Other expenses	3.4	0.07
Total expenses		27.96
Profit before exceptional and extraordinary items and tax		
Exceptional items		(24.92)
Profit before extraordinary items and tax		
Extraordinary Items		(24.92)
Profit before tax		
Tax expense:		(24.92)
Current tax		
Deferred tax		
Profit/(loss) for the period from continuing operations		(24.92)
Profit/(loss) from discontinuing operations		
Tax expense of discontinuing operations		
Profit/(loss) from Discontinuing operations (after tax)		
Profit/(loss) for the period		(24.92)
Earnings per equity share:		
Basic		
Diluted		

In terms of our attached report of even date
For VISHAL MALHOTRA & CO.
CHARTERED ACCOUNTANTS
FRN : 0012750N



For RALITH REALTY PRIVATE LIMITED


VIKAS GOEL
(DIRECTOR)
(DIN : 00429052)


SUNITA KAUL
(DIRECTOR)
(DIN : 09645188)

Place : PANIPAT

Date : 05/09/2023

NOTES ON ACCOUNTS FOR THE YEAR ENDED MARCH 31, 2023**Note No. 2.1 Share Capital**

Particulars	In ₹ Lakhs	
	as at 31/03/2023	
Authorised		
3000000 Equity Shares of ₹ 10/- Par Value		300.00
7000000 Preference Shares Of ₹ 10/- Par Value		700.00
		1000.00
Issued		
2010000 Equity Shares of ₹ 10/- Par Value		201.00
		201.00
Subscribed		
2010000 Equity Shares of ₹ 10/- Par Value		201.00
		201.00
Paidup		
2010000 Equity Shares of ₹ 10/- Par Value Fully Paidup		201.00
		201.00

Holding More Than 5%

Particulars	as at 31/03/2023	
	Number of Share	% Held
RAKESH KAUL	1000000	49.75
VIKAS GOEL	1005000	50.00

Reconciliation of the number of Equity shares outstanding at the beginning and at the end of the reporting period

Particulars	as at 31/03/2023	
	Number of Share	Amount
Number of shares at the beginning	0	0.00
Add : Issue	2010000	201.00
Less : Bought Back	0	0.00
Others	0	0.00
Number of shares at the end	2010000	201.00

Shareholding of Promoters**Shares held by promoters as at 31/03/2023****Equity Shares of ₹ 10**

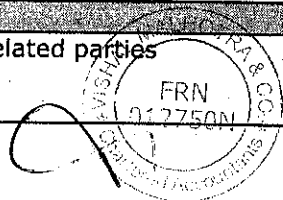
Shares held by promoter at the end of year				% change during the year
SN	Promoters Name	No. of Shares	% of total shares	
1	VIKAS GOEL	1005000	50	0
2	RAKESH KAUL	1000000	49.75	0
3	SUNITA KAUL	5000	0.25	0

Note No. 2.2 Reserve and Surplus

Particulars	In ₹ Lakhs	
	as at 31/03/2023	
Amount Transferred From Statement of P&L		(24.92)
		(24.92)
		(24.92)

Note No. 2.3 Short Term Borrowings

Particulars	In ₹ Lakhs	
	as at 31/03/2023	
Loans and advances from related parties		10.00
		10.00



Note No. 2.4 Trade Payables

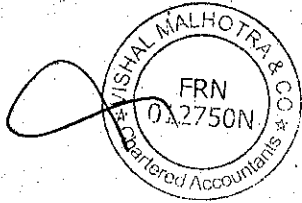
as at 31/03/2023

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Not due	
(i) MSME	0.00	0.00	0.00	0.00	0.00	0.00
(ii) Others	3.93	0.00	0.00	0.00	0.00	3.93
(iii) Disputed dues - MSME	0.00	0.00	0.00	0.00	0.00	0.00
(iv) Disputed dues - Others	0.00	0.00	0.00	0.00	0.00	0.00

In ₹ Lakhs

Note No. 2.5 Other Current Liabilities

Particulars	In ₹ Lakhs
Other payables	as at 31/03/2023
Employee Related	0.15
Tax Payable	1.01
Other Current Liabilities	205.00
	206.16



Note No. 2.7 Cash and cash equivalents

Particulars	In ₹ Lakhs
Cash in Hand	as at 31/03/2023
Balances With Banks	1.80
Others	2.33
	142.31
	146.43

Note No. 2.8 Short-term loans and advances

Particulars	In ₹ Lakhs
Security Deposits	as at 31/03/2023
	1.00
Loans and advances to others	105.10
	106.10

Note No. 2.9 Other current assets

Particulars	In ₹ Lakhs
TDS (A.Y. 2023-24)	as at 31/03/2023
WIP	0.05
DUTIES AND TAXES	137.06
	0.77
	137.88

In terms of our attached report of even date
For VISHAL MALHOTRA & CO.
CHARTERED ACCOUNTANTS
FRN : 0012750N

VISHAL MALHOTRA
(PARTNER)



For RALITH REALTY PRIVATE LIMITED

VIKAS GOEL
(DIRECTOR)
(DIN : 00429052)

SUNITA KAUL
(DIRECTOR)
(DIN : 09645188)

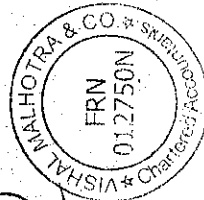
Place : PANIPAT

Date : 05/09/2023

Note No. 2.6 Property, Plant and Equipment

In ₹ Lakhs

Particulars	Gross			Depreciation			Impairment			Net	
	Opening as at 01/04/2022	Addition	Deduction	Revaluation	Closing as at 31/03/2023	Opening as at 01/04/2022	During Period	Closing as at 31/03/2023	Other Adj.	Closing as at 31/03/2023	Closing as at 31/03/2022
Equipments											
Office Equipments											
OFFICE EQUIPMENTS		0.42			0.42		0.01				0.41
FURNITURES & FIXTURES		2.47			2.47		0.03				2.44
COMPUTER & LAPTOP		0.69			0.69		0.04				0.66
BUILDING		2.26			2.26		0.00				2.26
Total		5.84			5.84		0.07				5.76
Other Fixed Assets											
Grand Total	0.00	5.84	0.00	0.00	5.84	0.00	0.07	0.00	0.00	0.00	0.00
Previous	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00




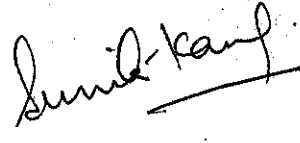
(viii) The Company has not been declared a wilful defaulter by any bank or financial institution or other lender (defined under the Companies Act, 2013) or consortium thereof, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.

(ix) Section 135 of the Companies Act, 2013 is not applicable to the company during the year.

26. Previous year figures have been regrouped/rearranged wherever considered necessary.

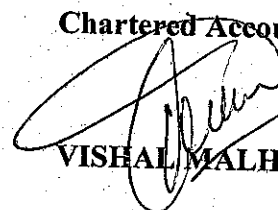
for **RALITH REALTY PRIVATE LIMITED**

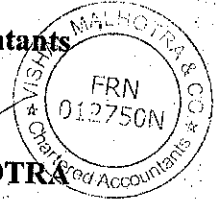
for **VISHAL MALHOTRA & CO.**

VIKAS GOEL
DIRECTOR

SUNITA KAUL
DIRECTOR

Chartered Accountants

VISHAL MALHOTRA



0012750N

Place : PANIPAT
Date : 05/09/2023

RALITH REALTY PRIVATE LIMITED
Other Disclosures:

1. Related Party disclosure:

Related Party Transactions:

Details of Loans taken and repayment thereof for the financial year ended 31/03/2023:

Name	Loan Taken	Loan Repayment	Interest	Amount Owed by the party
Sunita Kaul	5.00	0	0	5.00
Vikas Goel	5	0	0	5.00

Disclosure related to Following Ratios to be disclosed:-

S. No	Particulars	Numerator	Denominator	Current Year
a)	Current Ratio	Current Assets	Current Liabilities	1.77
b)	Debt-Equity Ratio	Long Term Debt	Shareholder's Fund	-
c)	Debt Service Coverage Ratio	EBDITA	INT+PRICIPAL Interest means only term loan interest not WC Interest	-
d)	Return on Equity Ratio	Net Earnings after Tax	Shareholder's Equity	-0.14
e)	Inventory Turnover Ratio	Cost of Sales	Average Stock	-
f)	Trade Receivables Turnover Ratio	Credit Sales	Accounts Receivable	-
g)	Trade Payables Turnover Ratio	Credit Purchases	Accounts Payable	-
h)	Net Capital Turnover Ratio	Revenue from Operation	Working Capital	-
i)	Net Profit Ratio	Net Profit after Tax	Revenue from Operation	-
j)	Return on Capital employed	Earnings before Interest, Tax & Prior Period Item	Capital Employed	-0.14
k)	Return on Investment	Net Profit after Interest, Taxes & Preference Dividends	Equity Share Capital plus Reserves	-14.15%




Other Statutory Information

- (i) The Company does not have any Benami Property, where any proceeding has been initiated or pending against the Company for holding any Benami Property.
- (ii) The Company does not have any transaction with struck off companies under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956
- (iii) The Company does not have any charge or satisfaction which is yet to be registered with Registrar of Companies (ROC) beyond the statutory period.
- (iv) The Company has not traded or invested in Crypto Currency or Virtual Currency during the financial year.
- (v) The Company has not advanced or loaned or invested funds to any other person or entity, 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 Funding Party (Ultimate Beneficiaries) or
 - b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (vi) The Company has not received any funds from any person or entity, 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.
- (vii) The Company has not made any such transaction which is not recorded in the books of account 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.




NOTES ON ACCOUNTS FOR THE YEAR ENDED MARCH 31, 2023

Note No. 3.0 Other income

Particulars	In ₹ Lakhs
Interest	For the Year Ended
INTEREST ON FDR	31/03/2023
	3.04
	3.04

Note No. 3.1 Employee benefits expense

Particulars	In ₹ Lakhs
Salary, Wages & Bonus	For the Year Ended
	31/03/2023
	0.15
	0.15

Note No. 3.2 Finance costs

Particulars	In ₹ Lakhs
Interest Expenses	For the Year Ended
Bank Charges	31/03/2023
	0.00
	0.00

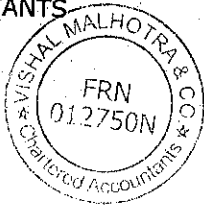
Note No. 3.3 Depreciation and amortisation expense

Particulars	In ₹ Lakhs
Depreciation & Amortisation	For the Year Ended
Depreciation Tangible Assets	31/03/2023
	0.07
	0.07

Note No. 3.4 Other expenses

Particulars	In ₹ Lakhs
Other Expenses	For the Year Ended
	31/03/2023
ELECTRICITY FITTINGS	0.20
INTEREST ON TDS	0.02
INTERNET EXPENSES	0.03
I T SERVICES RELATED EXPS.	0.10
MISC EXPS.	0.09
PRINTING AND STATIONERY	0.00
PROFESSIONAL CHARGES	14.25
RENT	3.00
REPAIR AND MAINTENANCE	0.25
ROC FILLING FEES	9.79
ROUND OFF	0.00
	27.73

In terms of our attached report of even date
For VISHAL MALHOTRA & CO.
CHARTERED ACCOUNTANTS
FRN : 0012750N



VISHAL MALHOTRA
(PARTNER)

For RALITH REALTY PRIVATE LIMITED

Vikas Goel
VIKAS GOEL
(DIRECTOR)
(DIN : 00429052)

Sunita Kaul
SUNITA KAUL
(DIRECTOR)
(DIN : 09645188)

Place : PANIPAT

Date : 05/09/2023