

## INDEPENDENT AUDITORS' REPORT

To

The Members

North Star Towers Private Limited

### Report on the audit of the financial statements

#### Opinion

We have audited the accompanying standalone financial statements of North Star Towers Pvt. Ltd. ("the Company"), which comprise the Balance Sheet as at March 31, 2022, and the Statement of Profit and Loss, the statement of changes in equity and statement of cash flows for the year then ended, and notes to Standalone Financial Statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity Indian Accounting Standards prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules 2015, as amended and accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, its profit, changes in equity and its cash flows for the year then ended.

#### Basis for opinion

We conducted our audit in accordance with the standards on auditing specified under section 143 (10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the code of ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the 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 audit opinion on the standalone financial statements

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

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.





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

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 are responsible for the matters stated in section 134 (5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

#### **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.

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**

As required by 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, we give in the Annexure "B", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.





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;

(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 the cash flow statement 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 March 31, 2022 taken on record by the board of directors, none of the directors is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164 (2) of the Act;

(f) With respect to the 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 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 has disclosed the impact of pending litigations on its financial position in its standalone financial statements.

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

iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company

iv.(a) The Management has represented that, to the best of its knowledge and belief, no funds 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;





- b) The Management has represented, that, to the best of its knowledge and belief, 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;
- c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances performed by us, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
- v) The Company has not declared and paid any dividend during the year.

**FOR KPMR & ASSOCIATES**

Chartered Accountants

FRN: 002504N



Deepak Jain

Partner

Membership No.090854

Date: September 26, 2022

Place: New Delhi

UDIN :





**Annexure-A (Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of North Star Towers Pvt Ltd of even date)**

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

We have audited the internal financial controls over financial reporting of North Star Towers Pvt Ltd ("the Company") as at 31st March 2022 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

**Management's Responsibility for Internal Financial Controls**

The Board of Directors of the Company 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. 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 respective 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 Act.

**Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material





misstatement of the standalone 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 of the Company.

### **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 standalone 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:

(a) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;

(b) provide reasonable assurance that transactions are recorded as necessary to permit preparation of standalone financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorizations of management and directors of the company; and

(c) Provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the standalone financial statements.

### **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 31st March 2022, 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 KPMR & ASSOCIATES**

Chartered Accountants

FRN: 002504N



Deepak Jain

Partner

Membership No.090854

Date: September 26, 2022

Place: New Delhi

UDIN :



**ANNEXURE-B TO THE AUDITOR'S REPORT OF EVEN DATE TO THE MEMBERS OF NORTH STAR TOWERS PRIVATE LIMITED ON THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED ON 31<sup>ST</sup> MARCH, 2022**

Based on the audit procedures performed for the purpose of reporting a true and fair view on the standalone financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, we report that:

- (i) In respect of Property, Plant and Equipment and Intangible Assets:
  - a) The company does not have any Property, Plant & Equipment and Intangible Assets as at 31<sup>st</sup> March, 2022.
  - b) No proceedings have been initiated or pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made there under.
- (ii) In respect of its inventories
  - a) As explained to us inventories have been physical verified by the management at regular intervals during the year and in our opinion and according to the information given to us, the coverage and procedure of physical verification of inventory followed by the management is appropriate in relation to the size of the company and the nature of its business. No material discrepancies were noticed on physical verification as compared to book records;
  - b) The Company has not been sanctioned working capital limit in excess of five crores on the basis of security of current assets, during any point of time of the year.
- (iii) (a) During the year, the Company has not made investments in, provided loans and advances in the nature of loans, stood guarantees to other entities
- (b) The investments made, guarantees provided, security given and the terms and conditions of all loans and advances in the nature of loans and guarantees provided are not prejudicial to the Company's interest.
- (c) The principal amounts are repayable on demand and free of interest and hence we are unable to make a specific comment on the regularity of repayment of principal and payment of interest.
- (d) In respect of loans/ advances in the nature of loans, the schedule of repayment of Principal has not been stipulated and all are repayable on demand.





- (e) There were no loan/advances in nature of loans which were granted to same parties and which fell during the year and were renewed/extended. Further, no fresh loans were granted to any party to settle the overdue loans/advances in nature of loan.
- (f) The Company has not granted loans/advances in the nature of loans repayable on demand without specifying any terms or period of repayment.
- (iv) In our opinion and according to the information and explanations given to us, the company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 In respect of loans, investments, guarantees, and security.
- (v) The company has not accepted any deposits from public during the year within the meaning of Sections 73 to 76 of the Act and Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3 (v) of the Order are not applicable. No order has been passed by Company Law Board or National Law Tribunal or Reserve Bank of India or any court or any other Tribunal.
- (vi) Maintenance of cost records has been prescribed by the Central Government under clause (d) of sub- section (1) of section 148 of the Act and we are of the opinion that prima-facie, the prescribed records have been made and maintained.
- (vii) (a) According to the information and explanations given to us and on the basis of our examination of the books of accounts, the company has generally been regular in depositing undisputed statutory dues including Goods & Services Tax, Provident Fund, Employees' State Insurance, Income-tax, Sales Tax, Service Tax, Duty of Customs, duty of excise, value added tax, Cess and any other statutory dues with the appropriate authorities
- (b) According to the information and explanations given to us, no disputed amounts are payable in respect of income tax, customs duty, Value Added Tax, Goods and Service Tax except liabilities stated in contingent liability in Note on accounts.
- (viii) According to the information and explanations given to us, the Company has not surrendered or disclosed any transaction previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961(43 of 1961).
- (ix) According to the information and explanations given to us and on the basis of our examination of the books of accounts, we report that:
- (a) The company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender;
- (b) The company has not been declared willful defaulter by any bank of financial institution or other lender;





- (c) The terms loans have been applied for the purpose for which the loans were obtained.
- (d) No funds raised on short term basis has been applied for long term purpose;
- (e) The company has not taken funds from any entity or person on account of or to meet the obligations of its subsidiaries, associate or joint ventures;
- (f) The company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- (x) Based upon the audit procedures performed and the information and explanations given by the management, we report that:
- (a) The company has not raised moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, the provisions of clause 3 (ix) of the Order are not applicable to the Company and hence not commented upon.
- (b) The company has not made any preferential allotment or private placement of shares or convertible debentures during the year.
- (xi) (a) No fraud on or by the Company has been noticed or reported during the period covered by our audit.
- (b) During the year, no report under section 143(12) of the Companies Act, 2013 has been filed by auditors in form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules 2014 with the Central Government.
- (c) As represented to us by the Management, there are no whistle blower complaints received by the Company during the year.
- (xii) The Company is not a Nidhi Company as per the provisions of the Companies ACT, 2013. Therefore, the provisions of clause 3 (xii) of the Order are not applicable to the Company.
- (xiii) In our opinion, all transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 and the details have been disclosed in the Financial Statements as required by the applicable accounting standards.
- (xiv) a) The Company has an internal audit system commensurate with the size and nature of its business.
- b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit have been conserved by us.
- (xv) Based upon the audit procedures performed and the information





and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable to the Company and hence not commented upon.

(xvi) a) The provisions of Section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly reporting under clause 3(xvi)(a) of the order is not applicable to the Company.

b) The Company has not conducted any Non-Banking Financial or Housing Finance activities during the year. Accordingly reporting under clause 3(xvi)(b) of the order is not applicable to the Company.

c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly reporting under clause 3(xvi)(c) of the order is not applicable to the Company.

d) The Group do not have any Core Investment Company as a part of the Group.

(xvii) The company has not incurred cash losses in the financial year and in the immediately preceding financial year.

(xviii) There has been no resignation of statutory auditors during the year and accordingly requirement to report on clause 3(xviii) of the order is not applicable to the Company.

(xix) On the basis of the Financial ratios disclosed in note 12(j) to the financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of the balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future visibility of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx) a) There are no unspent amounts towards Corporate Social Responsibility (CSR) on other than ongoing projects requiring a





transfer to a Fund specified in Schedule VII to the Act in compliance with second proviso to sub-section (5) of section 135 of the Act. Accordingly reporting under clause 3(xx)(a) of the order not applicable to the Company.

- b) There are no ongoing project requiring transfer of unspent Corporate Social Responsibility (CSR) amount as at the end of the previous financial year to special account, hence reporting under clause 3(xx)(b) of the order is no applicable to the Company.

**FOR KPMR & ASSOCIATES**

Chartered Accountants

FRN: 002504N

  
Deepak Jain  
Partner

Membership No.090854

Date: September 26, 2022

Place: New Delhi

UDIN :





# NORTH STAR TOWERS PRIVATE LIMITED

CIN: U74899HR1995PTC068947

Plot No 77, Sector -44, Gurgaon -122003

## AUDITED BALANCE SHEET AS AT 31ST MARCH, 2022

PARTICULARS	NOTE	AMOUNT 31.03.2022	AMOUNT 31.03.2021
<b>Current Assets</b>			
a) Inventories	1	47,62,80,215	47,62,80,215
b) Financial Assets			
(i) Cash & Cash Equivalents	2	7,64,020	4,54,726
(ii) Other Financial Assets	3	2,94,39,764	2,91,02,454
(ii) Deferred Tax Assets		19,65,601	
Sub-Total- Current Assets		50,84,49,600	50,58,37,395
<b>TOTAL ASSETS</b>		50,84,49,600	50,58,37,395
<b>EQUITY &amp; LIABILITIES</b>			
<b>Equity</b>			
a) Equity Share Capital	4	5,00,000	5,00,000
b) Other Equity	5	6,15,00,382	5,87,55,818
Sub-Total - Shareholders Fund		6,20,00,382	5,92,55,818
<b>Non-Current Liabilities</b>			
a) Financial Liabilities			
i) Other non current Financial Liabilities	6	44,58,12,015	44,58,21,150
<b>Current Liabilities</b>			
a) Financial Liabilities			
i) Trade Payables		5,77,203	6,00,427
ii) Other Financial Liabilities	7	60,000	1,60,000
Sub-Total - Current Liabilities		6,37,203	7,60,427
<b>TOTAL EQUITY &amp; LIABILITIES</b>		50,84,49,600	50,58,37,395
		0	

SIGNIFICANT ACCOUNTING POLICIES  
AND OTHER NOTES ON ACCOUNTS

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AS PER OUR AUDIT REPORT OF EVEN DATE ANNEXED  
FOR KPMR & ASSOCIATES  
CHARTERED ACCOUNTANTS

*Deepak Jain*  
Deepak Jain  
PARTNER  
(M No 90854)  
PLACE : NEW DELHI  
DATE : 26/09/2022  
Firm Regn No: 002504N



*Dayawati*  
Mrs Dayawati  
(Director)  
DIN No. 01782838

*ASH*  
Mr Ashok Singh  
(Director)  
DIN No. 01472497

UDIN : 22090854 AxxAIK 9820



# NORTH STAR TOWERS PRIVATE LIMITED

CIN: U74899HR1995PTC068947

Plot No 77, Sector 44, Gurgaon -122003

## STATEMENT OF PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED ON 31ST MARCH, 2022

PARTICULARS	NOTE	AMOUNT 31.03.2022	AMOUNT 31.03.2021
Revenue from Operations	8	5,20,000	2,15,081
Other Income	9	4,94,780	4,53,146
Total Revenue		10,14,780	6,68,227
<u>Exenses :</u>			
Statutory Audit Fee		5,900	5,900
Professional Charges		-	53,350
Filing Fees		1,200	1,800
Misc Expenses		16	786
Bank Charges & Guarantee Commission		86,035	1,416
Total Expenses		93,151	63,252
Profit Before Tax		9,21,629	6,04,975
Tax expenses			
a) Current Tax		-	-
b) Deferred Tax		-(19,65,601)	-
c) Short provision Earlier Year		1,42,666	-
Profit/(Loss) for the period		27,44,564	6,04,975
Earning Per Equity Share - Basic		-	-

### SIGNIFICANT ACCOUNTING POLICIES AND OTHER NOTES ON ACCOUNTS



10

AS PER OUR AUDIT REPORT OF EVEN DATE ANNEXED  
FOR KPMR & ASSOCIATES

  
Deepak Jain  
PARTNER  
(M No 90854)



PLACE : NEW DELHI  
DATE : 26/09/2022

   
Mrs Dayawati      Mr Ashok Singh  
(Director)      (Director)  
DIN No. 01782838      DIN No. 01472497

UDIN : 22090854 AXxAIK 9820



**NORTH STAR TOWERS PRIVATE LIMITED**  
**NOTES TO FINANCIAL STATEMENTS**

PARTICULARS	AMOUNT 31.03.2022	AMOUNT 31.03.2021
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**NOTE - 1 - INVENTORIES**

Cost of land , Stamp Duty & Other Expenses	47,62,80,215	47,62,80,215
(Held as stock in trade, valued at cost or market price whichever is lower)		

**NOTE - 2 - CASH & CASH EQUIVALENTS**

Cash in hand	1,15,409	1,16,625
Kotak Mahindra Bank	6,29,720	2,58,175
State Bank of India	18,891	79,926
	7,64,020	4,54,726

**NOTE - 3 - OTHER FINANCIAL ASSETS**

Fixed Deposits with banks held as security against guarantees issued	94,81,185	90,43,318
Advances against land under collaborations	1,97,17,290	1,97,17,290
Rent Receivable	22,500	22,500
Advance For Plot Booking	50,000	50,000
Security with HPSCB	1,25,000	1,25,000
TDS Recoverable	43,789	1,44,346
	2,94,39,764	2,91,02,454

**NOTE -4-EQUITY SHARE CAPITAL**

<b>a) Authorized Share Capital</b>		
50,000 Equity Shares of Rs. 10/- each (Previous Year 50,000 shares)	5,00,000	5,00,000
	5,00,000	5,00,000
<b>b) Issued, Subscribed &amp; Fully Paid-up Capital</b>		
50,000 Equity Shares of Rs. 10/- each (Previous Year 50,000 shares)	5,00,000	5,00,000
	5,00,000	5,00,000

**c) Rights/preferences/restrictions attached to each class of share capital**

**i) Equity Share Capital**

The company has only one class of equity shares having a par value of Rs. 10/- per share. Each holder of equity share is entitled to one vote per share. In the event of liquidation of the company, the holders of equity share will be entitled to receive remaining assets of the company after distribution of all preferential amounts, if any. The distribution will be in proportion to the number of equity shares held by the shareholders.

<b>d) Share held by holding company and subsidiaries of holding company in aggregate</b>		
Holding Company - SS Group P Ltd		
Number of Shares held	49,800	49,800
Value of Shares held	4,98,000	4,98,000
<b>e) Shareholders holding more than 5% of Equity Share Capital</b>		
i) SS Group P Ltd	49,800	49,800
Value of Shares held	4,98,000	4,98,000

**NOTE -4A-PREFERNCE SHARE CAPITAL**

<b>a) Authorized Share Capital</b>		
9,500 Non-Commulative redeemable Preference Shares of Rs.1000/- each.	95,00,000	95,00,000
	95,00,000	95,00,000
<b>b) Issued, Subscribed &amp; Fully Paid-up Capital</b>		
Nil Non-Commulative redeemable Preference Shares of Rs.1000/- each.	-	-
	-	-



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# NORTH STAR TOWERS PRIVATE LIMITED

	AMOUNT 31.03.2022	AMOUNT 31.03.2021
<b><u>NOTE - 5 - OTHER EQUITY</u></b>		
a)Capital Reserve	53,00,000	53,00,000
Retained Earnings - Balance in Profit & Loss Account	5,62,00,382	5,34,55,818
Retained Earnings	6,15,00,382	5,87,55,818
<b><u>NOTE - 6 - OTHER NON CURRENT FINANCIAL LIABILITIES</u></b>		
SS Group P Ltd - Holding Company	14,42,86,150	14,42,61,150
Intercompany Deposits	30,15,25,865	30,15,60,000
	44,58,12,015	44,58,21,150
<b><u>NOTE - 7 - OTHER FINANCIAL LIABILITIES</u></b>		
Security Deposit	60,000	1,60,000
	60,000	1,60,000
<b><u>NOTE-8-REVENUE FROM OPERATIONS</u></b>		
Rent Received	5,20,000	2,15,081
	5,20,000	2,15,081
<b><u>NOTE-9- OTHER INCOMES</u></b>		
Interest Income	4,81,656	4,53,146
Amount W/Off	13,124	-
	4,94,780	4,53,146





## **NORTH STAR TOWERS PRIVATE LIMITED**

### **Note- 10- SIGNIFICANT ACCOUNTING POLICIES & OTHER NOTES ON ACCOUNT**

#### **1-Basis of Preparation of Financial Statements**

The company follows mercantile method of accounting. The financial statements are prepared in accordance with the Companies (Indian Accounting Standards) Rules 2015 ('Ind AS') issued by the Ministry of Corporate Affairs (MCA). The Company has uniformly applied the accounting policies during the period presented.

#### **2- Use of estimates**

The Preparation of financial statements requires management to make estimates and assumptions that effect the reported amounts of assets and liabilities, the disclosure of contingent liabilities on the date of financial statements and the reported income and expenses during the reporting period. The Management believes that the estimates used in preparation of financial statements are prudent and reasonable. Actual results could differ from those estimates. Any revision to estimates is recognized prospectively in current and future periods.

#### **3- Property, Plant & Equipment & Intangible Assets**

The Company does not have any Property, Plant & Equipment and Intangible Assets as at 31<sup>st</sup> March, 2022.

#### **4- Inventories**

- a) Building material and consumable stores are valued at cost.
- b) Land is valued at Cost which includes Cost of land, licence fees, development charges and cost of other development expenses.
- c) Construction work in progress is valued at cost. Cost includes material, services and other related overheads related to the project under construction.
- d) Completed real estate project for sale is valued at lower of cost or net realizable value. Cost includes Cost of material, construction cost and other related overheads.
- e) Projects in Progress is valued at cost. Cost includes cost Land, material, services, borrowing costs and other related overheads related to the project.

#### **5- Revenue Recognition**

The Company follows IND AS-115 for Revenue recognition. Revenue is measured at the fair value of the consideration received or receivable for goods supplied or services rendered, net of returns and discounts to customers.

Other incomes are recognized on accrual basis.





## **6- Accounting for Taxes on income**

i) Provision for Current tax is made based on the tax payable under the Income Tax Act 1961.

ii) Deferred tax on "timing difference" between taxable and accounting income is accounting for, using the tax rates and the tax laws enacted or substantially enacted as on the balance sheet dated. Deferred tax assets on unabsorbed tax losses and unabsorbed depreciation are recognized only when there is virtual certainty of their realisation. Other items are recognized only when there is reasonable certainty of their realization.

## **7- OTHER NOTES ON ACCOUNTS**

### **a- Calculation of EPS**

Particulars	2021-22	2020-21
Net Profit for the year after tax	Rs.27,44,564	Rs.6,04,975
Number of Equity Shares at the beginning of the year	50,000	50,000
Number of Equity Shares at the end of the year.	50,000	50,000
Weighted Average Number of Equity Shares	50,000	50,000
Basic & Diluted EPS	54.89	12.10
Nominal Value of Share	Rs. 10	Rs. 10

### **b- Segment Information:**

The company is primarily engaged in real estate business which as per provisions of Ind AS 108- 'Operating Segments' is considered to be only reportable business segment. The Company is primarily operating in India which is considered as a single geographical segment.

### **c- Contingent Liabilities:- Nil**

### **d- Expenditure in Foreign Currency paid during year: Nil**

### **e- Income in Foreign Currency: Nil**

### **f- Remuneration to Auditors**

Particulars	2021-22	2020-21
Audit fees including GST	Rs. 5,900/-	Rs.5,900/-





**g- Related Party Transactions:****(Rs. in Lacs)**

SL	Name of the transacting related party	Relationship with the Party	Nature of Transactions	Amount	Balance as on 31.3.2022
1	SS Group Pvt.Ltd	Holding Company	Receivable/ Adjustable	0.25(+)	1442.86 (Cr)
2	Shiva Profins Pvt. Ltd.	Common Director	Receivable/ Adjustable	-	50.00(Cr)
3	Alodie Estates Pvt.Ltd.	Common Director	Receivable/ Adjustable	-	474.50(Cr)
4	Dove Estate & Trading Pvt.Ltd.	Common Director	Receivable/ Adjustable	-	104.00(Cr)
5	Suruchi Towers Pvt.Ltd.	Common Director	Receivable/ Adjustable	0.34(-)	298.86(Cr)
6	Style Towers Pvt.Ltd.	Common Director	Receivable/ Adjustable	-	775.20(Cr)

Cr= Credit, Dr = Debit

**h- Trade Receivables ageing schedule:-**

There are no trade receivables as on Balance Sheet date.

**i- Trade Payable ageing schedule**

There are no trade payables as on Balance Sheet date.

**j- Disclosure regarding key financial ratios**

S.N o.	Ratio	Numerator	Denominator	Current Period	Previous period	% variance	Remarks, if any
(i)	Return on Equity Ratio	Net profit/ (loss) after tax	Total equity	4.43%	1.02%	334.31%	Due to increase in profitability.

*\*Other ratios required by Division-I of Schedule-III to the Companies Act are not applicable.*

**k- Disclosure of shareholding by promoters**

Shares held by Promoters at the year ending March 31st, 2022  
Equity shares of Rs.10/- each fully paid

Sl. No.	Name of Promoter	Class of Shares	No. of shares	%age of shares held	%age change during the year
1	Mr. Sukhbir Singh	Equity	100	0.20%	No change
2	Mrs. Dayawati	Equity	100	0.20%	No change
3	SS Group Pvt.Ltd.	Equity	49,800	99.60%	No change



Shares held by Promoters at the year ending March 31st, 2021  
Equity shares of Rs.10/- each fully paid

Sl. No.	Name of Promoter	Class of Shares	No. of shares	%age of shares held	%age change during the year
1	Mr. Sukhbir Singh	Equity	100	0.20%	No change
2	Mrs. Dayawati	Equity	100	0.20%	No change
3	SS Group Pvt.Ltd.	Equity	49,800	99.60%	No change

**l- Disclosure under Micro, small & Medium Enterprises Development Act, 2006:** There is no transaction with MSME vendors during the year.

**m- Details of CSR Expenditure:** Not applicable.

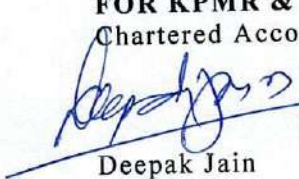
**n-** The company has not entered into any transaction with Struck Off Companies.

**o-** The Company has re-grouped/reclassified previous figures where necessary to conform to the current year's classification.

Note '1' to '10' form integral part of the Financial Statements.

**FOR KPMR & ASSOCIATES**

Chartered Accountants

  
Deepak Jain

Partner

M No 090854

Date: September 26, 2022

Place: New Delhi

UDIN :





Mrs. Dayawati

Director

DIN 01782838



Mr. Ashok Singh

Jaunapuria

Director

DIN 01472497