

**INDEPENDENT AUDITOR'S REPORT**

To,  
The Members of **KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**

**Report on the Audit of Standalone IND AS Financial Statements**

**Opinion**

We have audited the accompanying standalone IND AS financial statements of **KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**, ("the company") which comprise the Balance sheet as at 31st March, 2022, the Statement of Profit and Loss (including other comprehensive income), statement of cash flows & statement of changes in equity for the year then ended and Notes to the standalone financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter collectively referred to as the "standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone 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 Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, and its loss, total comprehensive income & changes in equity and its cash flows for the year ended on that date.

**Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the standalone IND AS 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 standalone 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 on the standalone financial statements.



## **Information other than the Standalone Financial Statements and Auditor's Report thereon**

- The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board report, but does not include the financial statements and our auditor's report thereon.
- Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.
- In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, 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.

## **Responsibilities of Management and Those Charged with Governance 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 Standalone Ind AS 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 standalone IND AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone 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. The Board of Directors is also responsible for overseeing the Company's financial reporting process.

## **Auditor's Responsibility**

Our objectives are to obtain reasonable assurance about whether the standalone 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 standalone 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 standalone 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.
- 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 standalone 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 standalone 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 standalone 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 standalone 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.

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.

### **Report on the Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, we give in the Annexure A, a statement on the matters specified in the paragraph 3 and 4 of the order.
2. As required by Section 143(3) of the Act, we report, to the extent applicable, 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 Standalone financial statements.
  - b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid Standalone financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.
  - c) The Balance Sheet, Statement of Profit and Loss & Cash Flow Statement dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the financial statements.
  - d) In our opinion, the aforesaid financial statements comply with the Accounting Standards referred under Section 133 of the Act as applicable, read with Rule 7 of the Companies (Accounts) Rules, 2014.
  - e) On the basis of written representations received from the directors as on 31 March, 2022, taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 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, as per section 143(3)(i) of the Companies Act, 2013, the report on the same is not required.
  - 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 Company has paid remuneration to its director during the year in accordance with provisions of section 197 of the Act.
  - h) With respect to the other matters included in the Auditor's Report in accordance with Rule 11 of the companies (Audit and Auditors) Rules, 2014, and to the best of our information and according to the explanations given to us:

- i. The Company does not have any pending litigations which would impact its financial position in its financial statements
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

**For SPCM & ASSOCIATES**  
Chartered Accountants  
FRN:- 112165W

**CA Suhas P. Bora**  
Partner  
Mem. No. 039765  
UDIN : 22039765AJLTGR9120

Place : Pune  
Date : 23.05.2022

**“Annexure A” to the Independent Auditors’ Report**

Referred to in paragraph 1 under the heading ‘Report on Other Legal & Regulatory Requirement’ of our report of even date to the financial statements of the Company Kolte-Patil Lifespaces Private Limited for the year ended March 31, 2022:

**1) In respect of Fixed Assets:**

**Clause 3(i)(a)**

A) The company has generally maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment’s.

B) The company has generally maintained proper records showing full particulars of intangible assets.

**Clause 3(i)(b)**

(b) The company has a regular programme of physical verification of its Property, Plant and Equipment’s, by which all Property, Plant and Equipment’s are verified in a phased manner over a period of 2 years. In our opinion the periodicity of physical verification is reasonable having regard to the size of company and the nature of its assets. Pursuant to the program, certain Property, Plant and Equipment’s, were physically verified during the year by the management. According to the information and explanation given to us, no material discrepancies were noticed on such verification.

**Clause 3(i)(c)**

(c) The company does not have any immovable property as at 31/03/2022 and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3(i)(d)**

(d) The company has not revalued its Plant, Property and Equipment (including Right of Use assets) or Intangible Asset or both during the year and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3(i)(e)**

(e) No proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder and hence specific disclosure or reporting under this clause of the Order is not applicable.

2) **Clause 3(ii)(a)**

(a) The company does not hold any inventory, as on 31-03-2022, hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3(ii)(b)**

(b) The company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets at any point of time during the year, and hence specific disclosure or reporting under this clause of the Order is not applicable.

3) **Clause 3 (iii)(a)**

(a) The company has granted loans, unsecured to its related party DMK Infrastructure Private Limited.

Name of entity	Nature of Loan Granted	Relationship with the Company	Loans granted (Net) during the year	Bal outstanding as on 31/03/2022
DMK Infrastructure Private Limited	Unsecured Loan	Subsidiary	1,14,66,095/-	2,45,69,329/-

**Clause 3 (iii)(b)**

(b) The company has made an investment of Rs. 2,50,00,000/- in equity shares and Preference shares of DMK Infrastructure Private Limited and in AMCO Landmark Realty a Partnership firm of Rs. 1,75,53,026/- and as per the information provided to us such investments are not prejudicial to company's interest.

Sr. No.	Name of the Entity	Relationship with the Company	Amount (Rs)
1	DMK Infrastructure Private Limited	Subsidiary	2,50,00,000/-
2	AMCO Landmark Realty	Investment Entity	1,75,53,026/-
	<b>Total</b>		<b>4,25,53,026/-</b>

### Clause 3 (iii)(c)

(c) In respect of loan given to DMK Infrastructure Private Limited, the schedule of repayment of principal and payment of interest has not been stipulated, and same is repayable on demand, however interest is accrued on the loan granted as per mutual agreed terms between the parties.

### Clause 3 (iii)(d)

(d) The loans given by the company, to its subsidiary companies, firms, Limited Liability Partnerships or any other parties are repayable on demand and there is no overdue amount and hence specific disclosure or reporting under this clause of the Order is not applicable.

### Clause 3 (iii)(e)

(e) The company has given loans and advances to companies, limited liability partnerships and other parties but no such loans and advances has been renewed or extended or fresh loans granted to settle the overdue of existing loans and hence specific disclosure or reporting under this clause of the Order is not applicable.

### Clause 3 (iii)(f)

(f) The company has given loan which are repayable on demand or without specifying any terms or period of repayment and hence the details of the same are as under:

Type of borrower	Relationship with the company	Amount of loan or advance in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans
Subsidiary (DMK Infrastructure Private Limited)	Subsidiary	2,45,69,329.00/-	100%

### 4) Clause 3 (iv)

According to the information and explanation given to us, in respect to loans, investments made by the Company, provisions of sections 185 and 186 of the Companies Act, 2013 have been complied with.



5) **Clause 3 (v)**

According to the information and explanations given to us, the Company has not accepted any deposit or any amounts that are deemed to be deposits during the year and hence specific disclosure or reporting under this clause of the Order is not applicable.

6) **Clause 3 (vi)**

As informed to us, the maintenance of Cost Records has not been specified by the Central Government under sub-section (1) of Section 148 of the Act, in respect of the activities carried on by the company, and hence specific disclosure or reporting under this clause of the Order is not applicable.

7) **Clause 3 (vii)**

According to the information and explanations given to us and on the basis of our examination of the books of account, and records, in respect of statutory dues:

- a) The Company has been generally regular in depositing undisputed statutory dues including Provident Fund, Income-Tax, Goods & Services Tax; and any other statutory dues with the appropriate authorities. There were no undisputed amounts payable in respect of the above in arrears as at March 31, 2022 for a period of more than six months from the date on when they became payable.
- b) According to the information and explanation given to us, no undisputed amount payable in respect of Provident Fund, Income tax and other material statutory dues were outstanding, at the year end, for a period of more than six months from the date they become payable.

8) **Clause 3 (viii)**

According to the information and explanation given to us there are no such transactions that have been surrendered or disclosed as income under Income Tax Act, 1961 and same has not been recorded in the books of accounts, and hence specific disclosure or reporting under this clause of the Order is not applicable.

9) **Clause 3 (ix)(a)**

(a) The company has not defaulted in repayment of loans or other borrowings including interest thereon, to any lender as at the Balance Sheet date and hence specific disclosure or reporting under this clause of the Order is not applicable

### Clause 3 (ix)(b)

(b) As per the information provided to us the company has not been declared as wilful defaulter by any bank or financial institution or other lender and hence specific disclosure or reporting under this clause of the Order is not applicable.

### Clause 3 (ix)(c)

(c) As per the information provided, no term loans were taken or applied for, during the year and hence specific disclosure or reporting under this clause of the Order is not applicable.

### Clause 3 (ix)(d)

(d) As per the discussion with the management, no short-term funds were taken or applied for, during the year and hence specific disclosure or reporting under this clause of the Order is not applicable.

### Clause 3 (ix)(e)

(e) The company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures and hence specific disclosure or reporting under this clause of the Order is not applicable.

### Clause 3 (ix)(f)

(f) The company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies and hence specific disclosure or reporting under this clause of the Order is not applicable

## 10) Clause 3 (x) (a)

(a) Based upon the audit procedures performed and the information and explanations given by the management, the Company has not raised moneys by way of initial public offer / further public offer during the year, and hence specific disclosure or reporting under this clause of the Order is not applicable.

### Clause 3 (x) (b)

(b) According to the information and explanations given by the management and on an overall examination of the Balance Sheet, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review and hence specific disclosure or reporting under this clause of the Order is not applicable.

**11) Clause 3 (xi)(a)**

(a) Based upon the audit procedures performed, no material fraud by the Company and no material fraud on the Company by its officers or employees has been noticed or reported during the year and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3 (xi)(b)**

(b) The auditor has not filed any report under sub-section (12) of section 143 of the Companies Act in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3 (xi)(c)**

(c) In our opinion and according to the information and explanations given to us, no whistle-blower complaints have been received during the year by the company and hence specific disclosure or reporting under this clause of the Order is not applicable.

**12) Clause 3 (xii)**

The Company is not a Nidhi Company and hence specific disclosure or reporting under this clause of the Order is not applicable.

**13) Clause 3 (xiii)**

In our opinion, and according to the information and explanation given to us the Company is in compliance with Section 177 and 188 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards.

**14) Clause 3 (xiv)(a)**

(a) The company is not applicable for an internal audit and hence specific disclosure or reporting under this clause (xiv)(a) and (b) of the para 3 is not applicable.

**15) Clause 3 (xv)**

In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or

persons connected with them and hence specific disclosure or reporting under this clause of the Order is not applicable.

**16) Clause 3 (xvi)(a)**

(a) The nature of business and activities of the company are such that the company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3 (xvi)(b)**

(b) The company has not conducted any Non-Banking Financial or Housing Finance activities during the year and hence specific disclosure or reporting under this clause of the Order is not applicable.

**Clause 3 (xvi)(c)**

(c) The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India and hence specific disclosure or reporting under this clause of the Order is not applicable.

**17) Clause 3 (xvii)**

As per the reports, the company has not incurred any cash losses during the financial year.

**Clause 3 (xviii)**

As per the information provided to us, there has not been any resignation of the statutory auditors during the year and hence specific disclosure or reporting under this clause of the Order is not applicable.

**18) Clause 3 (xix)**

As per the auditor's report the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements have been disclosed briefly in the report. And as per the documents provided to us and explanation given to us no material uncertainty exists as on the date of the audit report that company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.

**19) Clause 3 (xx)**

The provisions of sub-section (5) and (6) of Section 135 of the Companies Act, 2013 are not applicable to the Company hence specific disclosure or reporting under this clause of the Order is not applicable.

**20) Clause 3 (xxi)**

The reporting under this clause is not applicable.

**For S P C M & Associates  
Chartered Accountants  
FRN - 112165W**

**CA Suhas P. Bora  
Partner  
M. No. 039765  
UDIN: 22039765AJLTGR9120  
Date: 23-05-2022  
Place: Pune**

**KOLTE-PATIL LIFESPACES PRIVATE LIMITED**  
**(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**  
**CIN: U70200PN2019PTC181159**  
**Balance sheet As at 31st March, 2022**

Particulars		Note No.	Amount (Rs in Hundreds)	
			As at March 31, 2022	As at March 31, 2021
<b>ASSETS</b>				
1	<b>Non-current assets</b>			
	(a) Property, Plant and Equipment		-	-
	(b) Intangible Assets		-	-
	(c) Financial Assets	3	-	-
	(i) Investments	3.1	4,25,530.26	2,87,626.56
	(ii) Loans Receivable	3.2	2,45,693.29	1,31,032.34
	(ii) Other Financial Assets		-	-
	(d) Deferred Tax Assets (Net)	4	-	19,257.83
	(e) Income Tax Assets (Net)	5	5,507.77	-
	(f) Other Non-Current Assets		-	-
	<b>Total Non - Current Assets</b>		<b>6,76,731.00</b>	<b>4,37,917.00</b>
2	<b>Current assets</b>			
	(a) Inventories		-	-
	(b) Financial Assets	6	-	-
	(i) Investments		-	-
	(ii) Trade Receivables		-	-
	(iii) Cash and Cash Equivalents	6.1	50,144.26	94,672.54
	(iv) Other Balances with Bank		-	-
	(v) Other Financial Assets		-	-
	(c) Other Current Assets	7	3,60,354.74	33,716.54
	<b>Total Current Assets</b>		<b>4,10,499.00</b>	<b>1,28,389.00</b>
	<b>Total Assets (1+2)</b>		<b>10,87,230.00</b>	<b>5,66,306.00</b>
<b>EQUITY AND LIABILITIES</b>				
1	<b>SHAREHOLDER'S FUNDS</b>			
	(a) Equity Share capital	8	1,000.00	1,000.00
	(b) Reserves and Surplus	9	12,517.53	(66,517.82)
	<b>Total Equity</b>		<b>13,518.00</b>	<b>(65,517.82)</b>
2	<b>LIABILITIES</b>			
	<b>Non-current liabilities</b>			
	(a) Long Term Borrowings		-	-
	(b) Long Term Provisions		-	-
	(c) Deferred Tax Liabilities (Net)		-	-
	(d) Other Long Term Liabilities		-	-
	<b>Total Non - Current Liabilities</b>		<b>-</b>	<b>-</b>
3	<b>Current liabilities</b>			
	(a) Financial Liabilities			
	(i) Short term borrowings	10A	9,51,566.51	5,43,330.20
	(i) Trade payables	11	-	-
	A. total outstanding dues of micro enterprises and small enterprises		-	-
	B. total outstanding dues of creditors other than micro enterprises and small enterprises		32,196.89	40,285.96
	(ii) Other financial liabilities	12	24,629.22	31,008.11
	(b) Other current liabilities	13	56,315.57	17,199.36
	(c) Provisions	14	9,004.60	-
	(d) Current Tax Liabilities (Net)		-	-
	<b>Total Current Liabilities</b>		<b>10,73,713.00</b>	<b>6,31,823.63</b>
	<b>Total Equity and Liabilities (1+2+3)</b>		<b>10,87,230.00</b>	<b>5,66,306.00</b>
	See accompanying notes to the financial statements	1-35	-	-

In terms of our report of even date attached  
For SPCM & Associates  
FRN 112165W  
Chartered Accountants

For and on behalf of Board of Directors

CA Suhas P Bora  
Partner  
M.No. 039765  
UDIN : 22039765AJLTGR9120  
Place : Pune  
Date: 23.05.2022

Yashvardhan Patil  
Director  
(DIN:06898270)

Nirmal Kolte  
Director  
DIN:05159986

**KOLTE-PATIL LIFESPACES PRIVATE LIMITED**  
**(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**  
**CIN: U70200PN2019PTC181159**

**Statement of Profit and Loss for the Period ended March 31, 2022**

Amount (Rs in Hundreds)

Particulars	Note No.	Period ended March 31, 2022	For the period ended March 31, 2021
I Revenue from operations	15	3,25,276.02	1,99,971.18
II Other Income	16	32,488.30	2,543.03
<b>III Total Revenue (I + II)</b>		<b>3,57,764.32</b>	<b>2,02,514.21</b>
<b>IV EXPENSES</b>			
(a) Cost of services, construction and land	17	1,27,925.57	83,374.03
(b) Employee benefits expense	18	8,250.60	59,231.36
(c) Finance costs	19	86,699.33	25,489.02
(d) Depreciation and amortisation expense		-	-
(e) Other expenses	20	29,621.04	64,348.10
<b>Total Expenses</b>		<b>2,52,496.54</b>	<b>2,32,442.51</b>
<b>V Profit before tax (III - IV)</b>		<b>1,05,267.78</b>	<b>(29,928.30)</b>
<b>VI Tax Expense</b>			
(1) Current tax		6,974.60	-
(2) Deferred tax charge/ (credit)		19,257.83	(19,257.83)
(3) Short / (Excess) provision for tax relating to prior years			-
<b>Total tax expense</b>		<b>26,232.43</b>	<b>(19,257.83)</b>
<b>VII Profit after tax (V - VI)</b>		<b>79,035.00</b>	<b>(10,670.47)</b>
<b>VIII Other comprehensive income/(loss)</b>			
(i) Items that will not be reclassified to profit or loss			
- Remeasurements of the defined benefit liabilities / (asset)			
(ii) Income tax related to items that will not be reclassified to statement of profit or loss			-
<b>Total Other Comprehensive Income/(loss) (Net)</b>			-
<b>IX Total Comprehensive income for the year (VII + VIII)</b>		<b>79,035.35</b>	<b>(10,670.47)</b>
<b>X Earnings per equity share (Face Value Rs. 10) in Rs. (Hundreds)</b>			
(1) Basic		7.90	(1.07)
(2) Diluted		7.90	(1.07)
<b>See accompanying notes to the financial statements</b>	1-35		

In terms of our report of even date attached

For SPCM & Associates

FRN 112165W

Chartered Accountants

CA Suhas P Bora

Partner

M.No. 039765

UDIN : 22039765AJLTGR9120

Place : Pune

Date: 23.05.2022

For and on behalf of the Board of Directors

Yashvardhan Patil

Director

(DIN:06898270)

Nirmal Kolte

Director

DIN:05159986

**KOLTE-PATIL LIFESPACES PRIVATE LIMITED**  
**(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**  
**CIN: U70200PN2019PTC181159**

**Cash Flow Statement for the Period ended March 31, 2022**

Amount (Rs in Hundreds)

Particulars	Period ended March 31, 2022	As at March 31, 2021
<b>A. CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net Profit before tax:	1,05,267.78	-29,928.30
<u>Adjustment for:</u>		0.00
Finance costs	86,699.33	25,489.02
Interest income	-32,488.30	-2,543.03
<b>Operating profit before Working Capital changes</b>	<b>1,59,478.81</b>	<b>-6,982.31</b>
<b>Adjustments for changes in Working capital</b>		
(Increase)/decrease in other financial assets - non-current & current	-1,14,660.95	-1,26,032.34
(Increase)/decrease in other non-current and current assets	-3,26,638.20	8,174.00
Increase/(decrease) in trade payables	-8,089.07	4,582.61
Increase/(decrease) in other current liabilities	41,741.92	35,524.57
<b>Cash generated from/ (used in) operations</b>	<b>-2,48,167.49</b>	<b>-84,733.47</b>
Income taxes refund/ (paid)	-19,25,783.00	6,490.76
<b>Net Cash from / (used in) operating activities (A)</b>	<b>-21,73,950.49</b>	<b>-78,242.71</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>		
Non Current Investments made	-1,37,903.70	-2,87,626.56
Interest income received	32,488.30	2,543.03
<b>Net Cash from/(used in) investing activities (B)</b>	<b>-1,05,415.40</b>	<b>-2,85,083.53</b>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceeds of Short term borrowings	4,08,236.31	4,77,943.97
Dividend (Including tax on dividend) paid	0.00	0.00
Finance cost paid	-86,699.33	-25,489.02
<b>Net Cash from/(used in) financing activities (C)</b>	<b>3,21,536.98</b>	<b>4,52,454.95</b>
<b>D. Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)</b>	<b>-19,57,828.91</b>	<b>89,128.71</b>
Cash and cash equivalents (Opening balance)	0.00	5,543.83
Cash and cash equivalents (Closing balance)	50,144.26	94,672.54
<b>NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>50,144.26</b>	<b>89,128.71</b>
Reconciliation of Cash and cash equivalents with Balance Sheet		
Cash and Cash equivalents as per Balance Sheet (Refer Note 9)	50,144.26	94,672.54
Cash and cash equivalents comprise of:		
Cash in hand	493.51	483.31
Balances with banks	0.00	
- In current accounts	49,650.75	94,189.23
<b>Total</b>	<b>50,144.26</b>	<b>94,672.54</b>

See accompanying notes forming part of the financial statements 1-35

In terms of our report of even date attached

**For SPCM & Associates**  
**FRN 112165W**  
**Chartered Accountants**

**For and on behalf of Board of Directors**

**CA Suhas P Bora**  
**Partner**  
**M.No. 039765**

**UDIN : 22039765AJLTGR9120**  
**Place : Pune**  
**Date: 23.05.2022**

**Yashvardhan Patil**  
**Director**  
**DIN:06898270**

**Nirmal Kolte**  
**Director**  
**DIN:05159986**



**KOLTE-PATIL LIFESPACES PRIVATE LIMITED**  
(FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)

CIN: U70200PN2019PTC181159

**Statement of Changes in Equity for the period ended March 31st, 2022**

**a) Equity share capital**

Amount (Rs in Hundreds)

Particulars	Amount
Balance as at April 1, 2021	1,000.00
Change for the year	-
<b>Balance as at March 31, 2021</b>	<b>1,000.00</b>
Change for the Period	-
<b>Balance as at March 31, 2022</b>	<b>1,000.00</b>

**b) Other Equity 20-21**

Amount (Rs in Hundreds)

Particulars	Reserves & Surplus			Total
	Debenture Redemption Reserve	Compulsorily Convertible Debentures pending conversion into Equity Shares	Retained Earnings	
Balance as at April 1, 2020	-	-	(55,847.35)	(55,847.35)
Profit for the year	-	-	(10,670.47)	(10,670.47)
<b>Balance as at March 31, 2021</b>	-	-	<b>(66,517.82)</b>	<b>(66,517.82)</b>

**c) Other Equity 21-22**

Amount (Rs in Hundreds)

Particulars	Reserves & Surplus			Total
	Debenture Redemption Reserve	Compulsorily Convertible Debentures pending conversion into Equity Shares	Retained Earnings	
Balance as at April 1, 2021	-	-	(66,517.82)	(66,517.82)
Profit for the year	-	-	79,035.35	79,035.35
<b>Balance as at March 31, 2022</b>	-	-	<b>12,517.53</b>	<b>12,517.53</b>

**Nature and Purpose of reserves**

**(A) Retained earnings**

Retained earnings, or accumulated earnings, are the profit/(Loss) that have been reinvested/incurred in the business instead of being paid out as dividends or otherwise. The number represents the total after-tax income that has been reinvested or retained or incurred over the life of the business.

In terms of our report attached

For SPCM & Associates

FRN 112165W

Chartered Accountants

For and on behalf of the Board of Directors

CA Suhas P Bora

Partner

M.No. 039765

UDIN : 22039765AJLTGR9120

Place : Pune

Date: 23.05.2022

Yashvardhan Patil

Director

DIN:06898270

Nirmal Kolte

Director

DIN:05159986

**KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)****Notes forming part of the standalone financial statements****Note 3.1 - Financial Assets - Investments**

Particulars	Amount (Rs in Hundreds)	
	As at March 31, 2022	As at March 31, 2021
<b>Unquoted Investments</b>		
<b>Investments in Partnership Firms</b>		
AMCO Landmark Realty	1,75,530.26	37,626.56
<b>Investment in Equity Shares</b>		
DMK Infrastructure Private Limited	-	
Class A Equity Shares (2,50,000 Equity Shares of Rs.100 each)	1,96,000.00	1,96,000.00
Class B Equity Shares (54000 Equity Shares of Rs.100 each)	54,000.00	54,000.00
<b>Total</b>	<b>4,25,530.26</b>	<b>2,87,626.56</b>

**Note 3.2 - Financial Assets - Loans Receivable**

Particulars	Amount (Rs in Hundreds)	
	As at March 31, 2022	As at March 31, 2021
<b>At amortised cost, unsecured considered good unless otherwise stated</b>		
Loans to related parties	2,45,693.29	1,31,032.34
<b>Total</b>	<b>2,45,693.29</b>	<b>1,31,032.34</b>

**KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**

**Notes forming part of the standalone financial statements**

**Note - 4 : Deferred Tax Assets / (Liabilities)**

**FY 2021-22**

**Amount (Rs in Hundreds)**

<b>Significant components of deferred tax assets and liabilities</b>	<b>Opening balance as on April 1, 2021</b>	<b>Recognized in the statement of profit or loss</b>	<b>Recognized in/ reclassified from other comprehensive income</b>	<b>Closing balance as on Mar 31, 2022</b>
<b>Deferred tax assets:</b>				
Employee Benefits		-		-
Brought forward losses	19,519.19	(19,519.19)		-
<b>Total deferred tax assets</b>	<b>19,519.19</b>	<b>(19,519.19)</b>	-	-
<b>Deferred tax liabilities:</b>				
Property, plant and equipment and intangible assets	-	-	-	-
Employee Benefits	(261.36)	(261.36)	-	-
Net gain arising on financial liability designated as at FVTPL	-	-	-	-
<b>Total deferred tax liabilities</b>	<b>(261.36)</b>	<b>(261.36)</b>	-	-
<b>Net Deferred tax assets/(liabilities)</b>	<b>19,257.83</b>	<b>(19,257.83)</b>	-	-

**KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**

**Notes forming part of the standalone financial statements**

**Note - 5 : Income Tax Assets**

<b>Particulars</b>	<b>Amount (Rs in Hundreds)</b>
TDS on PM Fees	2,246.27
Tds On Interest	3,261.50
	<b>5,507.77</b>

**KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)****Notes forming part of the standalone financial statements****Note - 6.1 : Cash and Cash Equivalents****Amount (Rs in Hundreds)**

<b>Particulars</b>	<b>As at March 31, 2022</b>	<b>As at March 31, 2021</b>
(a) Cash in hand	493.51	483.31
(b) Balances with banks - In current accounts	49,650.75	94,189.23
<b>Total</b>	<b>50,144.26</b>	<b>94,672.54</b>

**Note - 7 : Other Current Assets****Amount (Rs in Hundreds)**

<b>Particulars</b>	<b>As at March 31, 2022</b>	<b>As at March 31, 2021</b>
<b>Unsecured and considered good</b>		
(a) Advances to suppliers	6,075.00	5,750.00
(b) Advances to Employees	-	-
(b) Balances with government authorities	23,466.74	7,662.19
(c) Prepaid expenses	-	20,304.35
(e) Preliminary expenses	-	-
(d) Trade Receivables	3,30,813.00	-
<b>Total</b>	<b>3,60,354.74</b>	<b>33,716.54</b>

**KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**

**Notes forming part of the standalone financial statements**

**Note - 8 : Equity Share Capital**

**Amount (Rs in Hundreds)**

Particulars	As at	As at
	March 31, 2022	March 31, 2021
<b>Authorised:</b> 50,000 Equity Shares of Rs. 10/ each (As at March 31, 2022: 50,000 Equity Shares of ₹ 10/- each)	5,000.00	5,000.00
	<b>5,000.00</b>	<b>5,000.00</b>
<b>Issued, Subscribed and Fully Paid:</b> 10,000 Equity Shares of Rs. 10/ each (As at March 31, 2022: 10,000 Equity Shares of ₹ 10/- each)	1,000.00	1,000.00
<b>Total</b>	<b>1,000.00</b>	<b>1,000.00</b>

**Note 8A: Terms, rights and restrictions attached to equity shares**

The Company has only one class of equity shares having a face value of Rs. 10 per share. Accordingly, all equity shares rank equally with regards to dividends and share in the Company's residual assets. The equity shares are entitled to receive dividend as declared from time to time. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive the remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

**Note 8B: Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year**

**Amount (Rs in Hundreds)**

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number of shares	Amount	Number of shares	Amount
Shares at the beginning of year	100.00	1,000.00	100	1,000
Issued during the year	-	-	-	-
<b>Outstanding at the end of the period</b>	<b>100</b>	<b>1,000</b>	<b>100</b>	<b>1,000</b>

**Note 8C: Details of shares held by each shareholder holding more than 5% equity shares:**

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number of shares	% of Holdings	Number of shares	% of Holdings
Kolte-Patil Developers Limited	99.99	99.99%	99.99	99.99%

**Note 8D: Additional Information regarding equity share capital in the last 5 Years:**

- i) The Company has not issued any shares without payment being received in cash.
- ii) The Company has not issued any bonus shares.
- iii) The Company has not undertaken any buy-back of shares.

**Note 8E: Shares held by Holding Company**

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number of shares	Amount	Number of shares	Amount
Kolte-Patil Developers Limited	99.99	999.90	99.99	999.90

**KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**  
**Notes forming part of the standalone financial statements**

**Note - 9 : Reserves and Surplus**

Particulars	Amount (Rs in Hundreds)	
	As at March 31, 2022	As at March 31, 2021
<b>(i) Retained Earnings</b>		
Balance as at the beginning of the year	(66,517.82)	(55,847.35)
<b>Add :</b>		
Profit/(loss) for the year	79,035.35	(10,670.47)
<b>Balance as at the end of the period</b>	<b>12,517.53</b>	<b>(66,517.82)</b>
<b>Total</b>	<b>12,517.53</b>	<b>(66,517.82)</b>

**KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**  
**Notes forming part of the standalone financial statements**

**Note - 10 : Borrowings : Non Current**

**Note - 10A : Short term Borrowings:**

Particulars	Amount (Rs in Hundreds)	
	Period ended March 31, 2022	As at March 31, 2021
<b>Unsecured Borrowings</b>		
Inter Corporate Deposits	9,51,566.51	5,43,330.20
<b>Total</b>	<b>9,51,566.51</b>	<b>5,43,330.20</b>

**Inter Corporate Deposits (ICD):**

The ICD borrowings have been obtained from holding company "Kolte-Patil Developers Limited". The borrowings have been made at rate of 12% Per Annum. The borrowings have been obtained from time to time, repayable on demand.



**KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**  
**Notes forming part of the standalone financial statements**

**Note - 11 : Trade Payables**

Amount (Rs in Hundreds)

Particulars	Amount (Rs in Hundreds)	
	Period ended March 31, 2022	As at March 31, 2021
<b>Carried at amortised cost</b>		
(a) Total outstanding dues to micro enterprises and	-	-
(b) Total outstanding dues other than to micro enterprises and small enterprises	32,196.89	40,285.96
<b>Total</b>	<b>32,196.89</b>	<b>40,285.96</b>

**Trade payable ageing Schedule as at 31 March 2022**

Amount (Rs in Hundreds)

Particulars	Outstanding for following periods from due date of payment				Total
	<1 year	1-2 years	2-3 years	More than 3 years	
(i)MSME	-	-	-	-	-
(ii)Others	9,416.89	-	22,780.00	-	32,196.89
(iii) Disputed dues – MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
<b>Total</b>	<b>9,416.89</b>	<b>-</b>	<b>22,780.00</b>	<b>-</b>	<b>32,196.89</b>

**Trade payable ageing Schedule as at 31 March 2021**

Amount (Rs in Hundreds)

Particulars	Outstanding for following periods from due date of payment				Total
	<1 year	1-2 years	2-3 years	More than 3 years	
(i)MSME	-	-	-	-	-
(ii)Others	4,405.48	12,370.54	23,509.94	-	40,285.96
(iii) Disputed dues – MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
<b>Total</b>	<b>4,405.48</b>	<b>12,370.54</b>	<b>23,509.94</b>	<b>-</b>	<b>40,285.96</b>

**Note - 12 : Other Financial Liabilities -Current**

Amount (Rs in Hundreds)

Particulars	Amount (Rs in Hundreds)	
	Period ended March 31, 2022	As at March 31, 2021
<b>Carried at fair value</b>		
(a) Interest accrued but not due on borrowings	24,629.22	31,008.11
<b>Total</b>	<b>24,629.22</b>	<b>31,008.11</b>

**Note - 13 : Other Current Liabilities**

Amount (Rs in Hundreds)

Particulars	Amount (Rs in Hundreds)	
	Period ended March 31, 2022	As at March 31, 2021
(a) Others		
- Statutory dues (Contribution to PF, Withholding Taxes, GST, etc.)	56,315.57	17,199.36
<b>Total</b>	<b>56,315.57</b>	<b>17,199.36</b>

**Note - 14 : Provisions : Current**

Amount (Rs in Hundreds)

Particulars	Amount (Rs in Hundreds)	
	Period ended March 31, 2022	As at March 31, 2021
(a) Provision for Income tax	6,974.60	-
(b ) Other Provisions	2,030.00	-
<b>Total</b>	<b>9,004.60</b>	<b>-</b>

**KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**  
**Notes forming part of the standalone financial statements**

**Note - 15 : Revenue from Operations**

Particulars	Amount (Rs in Hundreds)	
	Period ended March 31, 2022	As at March 31, 2021
(a) Project Management Fees	3,25,276.02	2,00,019.09
(b) Profit from Partnership Firms (Net)	-	(47.91)
<b>Total</b>	<b>3,25,276.02</b>	<b>1,99,971.18</b>

**Note - 16 : Other Income**

Particulars	Amount (Rs in Hundreds)	
	Period ended March 31, 2022	As at March 31, 2021
(a) Interest Income		
(i) Others	31,449.83	2,543.03
(b) Others		
(ii) Miscellaneous income	1,038.47	-
<b>Total</b>	<b>32,488.30</b>	<b>2,543.03</b>

**Note - 17 : Cost of services, construction and land**

Particulars	Amount (Rs in Hundreds)	
	Period ended March 31, 2022	As at March 31, 2021
(a) Opening stock including raw materials, construction work-in-progress and completed properties	-	-
(a)	-	-
(b) Add: Cost incurred during the year		
Advertisement & Marketing Expenses	28,710.36	47,528.28
Commission & Brokerage Expenses	90,029.06	34,874.73
Other Expenses	9,186.15	971.02
Personnel costs		-
(b)	<b>1,27,925.57</b>	<b>83,374.03</b>
(c) Less : Closing stock including raw materials, construction work-in-progress and completed properties (C)	-	-
<b>Total (a+b-c)</b>	<b>1,27,925.57</b>	<b>83,374.03</b>

**KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**

**Notes forming part of the standalone financial statements**

**Note - 18 : Employee Benefits Expense**

**Amount (Rs in Hundreds)**

<b>Particulars</b>	<b>Period ended March 31, 2022</b>	<b>As at March 31, 2021</b>
(a) Salaries and wages	7,639.22	55,665.41
(b) Contribution to provident and other funds (Refer Note 22)	611.38	3,521.91
(c) Staff welfare expenses		44.04
<b>Total</b>	<b>8,250.60</b>	<b>59,231.36</b>

**Note - 19 : Finance Costs**

**Amount (Rs in Hundreds)**

<b>Particulars</b>	<b>Period ended March 31, 2022</b>	<b>As at March 31, 2021</b>
Interest expense on:		
(a) Inter corporate deposits	86,699.33	25,489.02
<b>Total</b>	<b>86,699.33</b>	<b>25,489.02</b>

**Note - 20 : Other Expenses**

**Amount (Rs in Hundreds)**

<b>Particulars</b>	<b>Period ended March 31, 2022</b>	<b>As at March 31, 2021</b>
(a) Advertisement, Promotion & Selling Expenses		45,000.00
(b) Insurance	304.35	518.52
(c) Rates and taxes	394.73	16,742.18
(e) Communication	-	-
(d) Travelling and Conveyance	-	-
(e) Legal and professional fees	2,799.61	331.50
(f) Payment to auditors (Refer Note 20)	1,300.00	1,750.00
(g) Loss from Partnership Firms (Net)	24,806.44	-
(h) Miscellaneous expenses	15.91	5.90
<b>Total</b>	<b>29,621.04</b>	<b>64,348.10</b>

**KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**

Notes forming part of Standalone Financial Statements for the year period March 31, 2022

**21 Particulars of loans given as required by clause (4) of section 186 of the Companies Act, 2013** **Amount (Rs in Hundreds)**

Sr. No.	Name of Party	Nature	As at 31.03.2021	As at 31.03.2020	Period	Rate of Interest	Purposes
1	DMK Infrastructure Pvt Ltd	Loan	2,45,693	1,31,032	Repayable on demand	12%	General Loan

**22 Auditors Remuneration (net of GST) towards:****Amount (Rs in Hundreds)**

Particulars	Period ended March 31, 2022	As at March 31, 2021
Statutory audit fees	1,300	1,750
<b>Total</b>	<b>1,300</b>	<b>1,750</b>

**23 Expenditure in Foreign currency**

Particulars	Period ended March 31, 2022	As at March 31, 2021
NA	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

**24 Employee Benefits:**

Details of employee benefits as required by the Ind AS 19 'Employee benefits' are as under:

**A. Defined Contribution Plan:**

Amount recognized as an expense in the Statement of Profit and Loss in respect of defined contribution plans (Provident funds) is Rs.(Hundreds) 611.38/- (Previous year Rs. (Hundreds) 3,521.91/-)

**B. Defined Benefit Plan:**

Gratuity is a defined benefit plan covering eligible employees. The plan provides for a lump sum payment to vested employees on retirement, death while in employment or termination of employment of an amount equivalent to 15 days salary for each completed year of service. Vesting occurs on completion of five years of service.

Disclosure as required under Ind AS 19 on "Employee Benefits" in respect of defined benefit plan is not applicable as no amount has been recognised in the Statement of Profit and Loss towards Gratuity expenses and the vesting conditions have not been completed yet. :

**C. Employee benefit plans**

Investment risk	The present value of the defined benefit plan liability (denominated in Indian Rupee) is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds.
Interest risk	A decrease in the bond interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's debt investments.
Longevity risk	The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
Salary risk	The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

No other post-retirement benefits will be provided to these employees.

In respect of the employee benefits plans in India, the most recent actuarial valuation of the plan assets and the present value of the defined benefit obligation were not carried out as at March 31, 2022 by an independent professional agency.

**KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**  
**Notes forming part of Standalone Financial Statements for the year period March 31, 2022**

**25 Segment Information**

Information reported to the chief operating decision maker (CODM) for the purposes of resource allocation and assessment of segment performance focuses on the types of goods and services delivered or provided. The Company is engaged in development of real estate property, operating in India, which in the context of Indian Accounting Standard 108 'Segment Information' represents single reportable business segment. This is the measure reported to the chief operating decision maker for the purposes of resource allocation and assessment of segment performance.

**26 Earnings per share:**

Particulars	Amount (Rs in Hundreds)	
	Period ended March 31, 2022	As at March 31, 2021
Nominal value of equity shares – (Rs. )	0.10	0.10
Net Profit/(Loss) attributable to shareholders (Rs.)	79,035.35	(10,670.47)
Weighted average number of equity shares for basic EPS (No.)	100.00	100.00
Basic earnings per share – Rupees	7.90	(1.07)
Net Profit attributable to shareholders on dilution (Rs.)	79,035.35	(10,670.47)
Weighted average number of equity shares for diluted EPS (No.)	100.00	100.00
Diluted earnings per share – Rupees	7.90	(1.07)

**27 Financial Instruments**

**I) Capital Management**

The company's capital management objectives are:

- to ensure the company's ability to continue as a going concern.
- to maximize the return to stakeholders through optimization of the debt and equity balance.

The Company monitors capital on the basis of the carrying amount of equity as presented on the face of the statement of financial position. The Company sets the amount of capital in proportion to its overall financing structure, i.e. equity and financial liabilities. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying Assets.

a) Gearing ratio:

The Gearing ratio at the end of the reporting period are as follows:

Particulars	Amount (Rs in Hundreds)	
	Period ended March 31, 2022	As at March 31, 2021
Debt* (a)	9,51,566.51	5,43,330.20
Cash & Bank Balances (b)	50,143.26	94,672.54
Net Debt (c=a-b)	9,01,423.25	4,48,657.66
<b>Total Equity (d)</b>	<b>13,517.53</b>	<b>(65,517.82)</b>
Net Debt to Equity Ratio (e=c/d)	0.67	(0.07)

\*Debt is defined as long-term and short-term borrowings.

b) The carrying value of financial instruments by categories as of March 31, 2022 is as follows:

Particulars	Amount (Rs in Hundreds)				
	Fair value through P&L	Fair value through OCI	Amortized cost	Total carrying value	Total Fair Value
<b>Assets:</b>					
Cash and cash equivalents	-	-	50,143.26	50,143.26	50,143.26
Other bank balances	-	-	-	-	-
Trade receivables	-	-	-	-	-
Investments	-	-	-	-	-
Other financial assets	-	-	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>50,143.26</b>	<b>50,143.26</b>	<b>50,143.26</b>
<b>Liabilities:</b>					
Trade and other payables	-	-	0.02	0.02	0.02
Borrowings	-	-	9,51,566.51	9,51,566.51	9,51,566.51
Other financial liabilities	-	-	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>9,51,566.53</b>	<b>9,51,566.53</b>	<b>9,51,566.53</b>

\* The fair value of cash and cash equivalents, other balances with banks, trade receivables, trade payables, borrowings and certain other financial assets and liabilities approximate their carrying amount, largely due to the short term nature of these instruments.

The carrying value of financial instruments by categories as of March 31, 2021 is as follows:

Particulars	Amount (Rs in Hundreds)				
	Fair value through P&L	Fair value through OCI	Amortized cost	Total carrying value	Total Fair Value

<b>Assets:</b>					
Cash and cash equivalents	-	-	94,672.54	94,672.54	94,672.54
Other bank balances	-	-	-	-	-
Trade receivables	-	-	-	-	-
Investments	-	-	-	-	-
Other financial assets	-	-	-	-	-
<b>Total</b>	-	-	<b>94,672.54</b>	<b>94,672.54</b>	<b>94,672.54</b>
<b>Liabilities:</b>					
Trade and other payables	-	-	40,285.96	40,285.96	40,285.96
Borrowings	-	-	5,43,330.20	5,43,330.20	5,43,330.20
Other financial liabilities	-	-	31,008.11	31,008.11	31,008.11
<b>Total</b>	-	-	<b>6,14,624.27</b>	<b>6,14,624.27</b>	<b>6,14,624.27</b>

\* The fair value of cash and cash equivalents, other balances with banks, trade receivables, trade payables, borrowings and certain other financial assets and liabilities approximate their carrying amount largely due to the short term nature of these instruments.

#### II) Financial Risk Management Objectives

In the course of its business, the Company is exposed primarily to fluctuations in interest rates, equity prices, liquidity and credit risk, which may adversely impact the fair value of its financial instruments. The Company assesses the unpredictability of the financial environment and seeks to mitigate potential adverse effects on the financial performance of the Company.

#### III) Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk such as equity price risk and commodity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. Future specific market movements cannot be normally predicted with reasonable accuracy.

##### Currency risk:

The Company does not have material foreign currency transactions. The company is not exposed to risk of change in foreign currency.

##### Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company is not exposed to the risk of changes in market interest rates as the Company does not have any long-term debt obligations with floating.

##### Other price risk:

The Company is not exposed to equity price risks arising from equity investments. Equity investments are held for strategic rather than trading purposes. The Company does not actively trade these investments.

#### IV) Interest risk management

The Company's interest rate exposure is mainly related to debt obligations. The Company obtains debt to manage the liquidity and fund requirements for its day to day operations. The rate of interest is fixed and thus there is no risk of interest rates fluctuating.

#### V) Credit risk management

Credit risk is the risk of financial loss arising from counterparty failure to repay or service debt according to the contractual terms or obligations. Credit risk encompasses of both, the direct risk of default and the risk of deterioration of creditworthiness as well as concentration of risks. Credit risk is controlled by analysing credit limits and creditworthiness of customers on a continuous basis to whom the credit has been granted after obtaining necessary approvals for credit.

Financial instruments that are subject to concentrations of credit risk principally consist of trade receivables, investments, derivative financial instruments, cash and cash equivalents, bank deposits and other financial assets. None of the financial instruments of the Company result in material concentration of credit risk.

#### VI) Liquidity risk

Liquidity risk refers to the risk that the Company cannot meet its financial obligations. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

The table below provides details regarding the contractual maturities of financial liabilities, including estimated interest payments as at March 31, 2022:

Financial liabilities	Carrying amount	Due in one Year	Amount (Rs in Hundreds)	
			Due after one Year	Total contractual cash flows
(a) Trade Payables				
-March 31, 2022	0.02	0.02	-	0.02
-March 31, 2021	40,285.96	40,285.96	-	40,285.96
(b) Borrowings and Interest thereon				
-March 31, 2022	9,51,566.51	9,51,566.51	-	9,51,566.51
-March 31, 2021	5,74,338.31	5,74,338.31	-	5,74,338.31
<b>Total</b>				
<b>-March 31, 2022</b>	<b>9,51,566.53</b>	<b>9,51,566.53</b>	<b>-</b>	<b>9,51,566.53</b>
<b>-March 31, 2021</b>	<b>6,14,624.27</b>	<b>6,14,624.27</b>	<b>-</b>	<b>6,14,624.27</b>

**KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**

Notes forming part of Standalone Financial Statements for the year period March 31, 2022

**28 Current tax and deferred tax**

The income tax expenses can be reconciled to the accounting profit as follows:

Particulars	Amount (Rs in Hundreds)	
	Period ended March 31, 2022	As at March 31, 2021
Profit/(Loss) before tax	1,05,267.78	(29,928.30)
Enacted tax rate	25.17%	25.17%
Income tax calculated at enacted rate	26,495.90	-
Deferred Tax Effect on carried forward losses	19,257.83	(19,257.83)
Tax Effects of expenses not deductible in determining tax profit	263.47	-
Tax Effects of income taxes related to prior years	-	-
Others	6,974.60	-
Tax expense recognised in statement of profit & loss	26,495.90	(19,257.83)

The tax rate used for the above reconciliation is the rate as applicable for the respective period payable by the entities in India on taxable profits under India tax laws.

**29 Disclosure as per Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006**

Particulars	Period ended March 31, 2022	As at March 31, 2021
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	-	-
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-
(iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
(iv) The amount of interest due and payable for the year	-	-
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
(vi) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	-	-

**30 Related Party Transactions:****A. List of related Parties**

Related Parties are classified as:

Description of relationship	Names of related parties
Holding Company	Kolte-Patil Developers Limited
Key Managerial Personnel	Yashvardhan Patil
Joint Venture Partnership	Amco Landmark Realty
Joint Venture Company	DMK Infrastructure Pvt Ltd

**KOLTE-PATIL LIFESPACES PRIVATE LIMITED (FORMERLY KNOWN AS ANISHA LIFESPACES PRIVATE LIMITED)**  
**Notes forming part of Standalone Financial Statements for the year period March 31, 2022**

**(ii) Related Party Transactions and Balance Outstanding**

**I. Transactions during the year:**

Type of Transactions	Name of the Party	Amount (Rs in Hundreds)	
		Period ended March 31, 2022	As at March 31, 2021
Remuneration to WTD	Yashvardhan Patil	7,000.00	26,637.42
Inter corporate deposits Received	Kolte-Patil Developers Limited	5,32,971.59	5,43,330.20
Inter corporate deposits Repaid	Kolte-Patil Developers Limited	1,01,159.63	-
Interest expense on Inter corporate deposits	Kolte-Patil Developers Limited	86,699.33	31,008.11
Reimbursements repayment	Kolte-Patil Developers Limited	23,575.66	-
Investment in Joint Venture Co. - Class A	DMK Infrastructure Pvt Ltd	-	1,96,000.00
Investment in Joint Venture Co. - Class B	DMK Infrastructure Pvt Ltd	-	54,000.00
Investment in Joint Venture Entity - Capital	Amco Landmark Realty	1,37,903.70	37,626.56
Loan to Joint Venture Co.	DMK Infrastructure Pvt Ltd	1,14,660.95	1,31,032.34
Interest on loan to Joint Venture Co.	DMK Infrastructure Pvt Ltd	27,899.85	-

**II. Balances at year & period end:**

Account Balances	Name of the Party	Amount (Rs in Hundreds)	
		Period ended March 31, 2022	As at March 31, 2021
Share Capital	Kolte-Patil Developers Limited	999.90	999.90
Interest on Inter corporate deposits	Kolte-Patil Developers Limited	24,629.22	31,008.11
Investment in Joint Venture Co. - Class A	DMK Infrastructure Pvt Ltd	1,96,000.00	1,96,000.00
Investment in Joint Venture Co. - Class B	DMK Infrastructure Pvt Ltd	54,000.00	54,000.00
Investment in Joint Venture Entity - Capital	Amco Landmark Realty	1,75,530.26	37,626.56
Loan to Joint Venture Co.	DMK Infrastructure Pvt Ltd	2,45,693.29	1,31,032.34
Reimbursement Payable	Kolte-Patil Developers Limited	-	23,575.66
Inter corporate deposits	Kolte-Patil Developers Limited	9,51,566.51	5,19,754.55

**31 Details of CSR expenditure:**

The provision of Sec135 (1) of the Companies Act ,2013 Corporate Social Responsibility provisions is not applicable.

**32 The Ministry of Corporate Affairs ("MCA") on 28th March 2018 notified Ind AS 115, Revenue from Contract with Customers with effect from 1st April 2018.**

Since the company has come in existence in year 2018-19, no effects are required to be given for the above.

**33 The financial statements for the year ended March 31, 2021 were approved by the Board of Directors and authorized for issue on 23<sup>th</sup> May, 2022.**

**34 Prior Period And Extra Ordinary Items**

There are no material changes or credit which arises in current period, on account of errors or omissions in the preparation of Standalone Financial Statements for one or more periods.

**35 Events Occurring After Balance Sheet Date**

No significant events which could affect the financial position as on 31st March, 2022, to a material extent have been reported by the assessee, after the Balance Sheet date till the signing of report

**For and on behalf of Board of Directors**

Place: Pune

**Yashvardhan Patil**                      **Nirmal Kolte**  
**Director**                                      **Director**  
**DIN:06898270**                              **DIN:05159986**