



### INDEPENDENT AUDITOR'S REPORT

To the Members of AUTHENTIC DEVELOPERS PRIVATE LIMITED.

#### Report on the Audit of the Financial Statements

##### Opinion

We have audited the accompanying financial statements of Authentic Developers Private Limited ("the Company"), which comprise the balance sheet as at March 31, 2023, the statement of profit and loss, and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013, as amended (the "Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, and its Profit 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 Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

##### Key Audit Matters

Key audit matters ('KAM') are those matters that, in our professional judgment, were of most significance in our audit of the Financial Statements of the current period. These matters were addressed in the context of our audit of the Financial Statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

##### Other Information

The Company's Board of Directors are responsible for the other information. The other information comprises the information included in the Company's Board of Director's Report but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

##### Responsibilities of Management and Those Charged with Governance 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 read with the Companies (Accounting Standards) Rules, 2021. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the management and the Board of Directors are 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 are also responsible for overseeing the company's financial reporting process.

##### Auditor's Responsibilities for the Audit of the Financial Statements

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





As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the adequacy and operating effectiveness of the company's internal 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 the management and Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Materiality is the magnitude of misstatement in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatement in the financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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

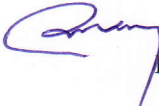
1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. 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 statement of cash flows 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 the Companies (Accounting Standards) Rules, 2021;
  - (e) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 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 with reference to Financial Statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls our financial reporting.
  - (g) With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act, in our opinion, and according to the information and explanation given to us, the provisions of section 197 read with Schedule V of the Act are not applicable to the Company since the Company has not paid/ provided for the remuneration to its directors during the year ended 31<sup>st</sup> March 2023.
  - (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
    - i. The Company have a no pending litigations which would impact its financial position.





- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were 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 have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company, 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 persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, 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 audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e) contain any material misstatement.
- v. The Company has neither declared nor paid any dividend during the year.
- vi. Reporting on Rule 11(g), As proviso to rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable for the company only w.e.f. April 1, 2023, reporting under this clause is not applicable.

For B MANNA & Co  
Chartered Accountants  
Firm's Registration No.0325326E

  
Biswanath Manna  
Proprietor  
Membership No.061940  
Place: Kolkata  
Date:30/05/2023  
UDIN: 23061940BGVGGR6413





**ANNEXURE A** to the Independent Auditor's Report referred to in paragraph 1 under the heading 'Report on Other Legal and Regulatory Requirements' of our report of even date on the financial statements of Authentic Developers Private Limited  
With reference to the Annexure A referred to in the Independent Auditors' Report to the members of the Company on the Financial Statements for the year ended March 31, 2023, we report the following:

- (i) (a) (A) The Company has proper records related to full particulars including quantitative details and situation of Property, Plant and Equipment.  
(B) The Company has proper records related to full particulars of Intangible assets.
- (b) The Company has a program of verification of all the items of Property, Plant and Equipment in a phased manner which in our opinion, is reasonable having regard to the size of the Company and the nature of its Property, Plant and Equipment. Pursuant to the program, items of Property, Plant and Equipment were physically verified by the management at reasonable intervals. According to the information and explanations given to us, no material discrepancies were noticed on such verification during the year.
- (c) According to the information explanation given to us and on the basis of our examination of title deeds / sale deeds / transfer deeds / conveyance deeds / possession letters / allotment letters and other relevant records evidencing title / possession provided, we report that the title deeds of the immovable properties (other than properties where the company is the lessee and the lease agreement are duly executed in favour of the lessee) are held in the name of the company so far as applicable
- (d) According to the information explanation given to us, the company has not revalued its Property, Plant and Equipment (including Right of Use Assets) or intangible assets during the year ended 31<sup>st</sup> March 2023.
- (e) According to the information explanation given to us, no proceedings have been initiated during the year 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.
- (ii) (a) The Company is a service Company, primarily rendering service and not involved in any manufacturing operations, accordingly it does not hold any physical inventories of materials. Thus paragraph (ii) (a) of the Order is not applicable to the company.
- (b) According to the information and explanation given to us and based on our examination of the records of the company, the company has not been sanctioned working capital limits from bank or financial institutions, in excess of five crore rupees, in aggregate, on the basis of security of current assets at any point of time during the year.
- (iii) According to the information explanation given to us and on the basis of our examination of the records of the company, the company has not made any investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Therefore, the provisions of sub clauses of clause 3(iii) of the said Order are not applicable to the company.
- (iv) According to the information explanation given to us and on the basis of our examination of the records of the company, the company has not made any loans, investments, provided any guarantees and security on which provisions of section 185 and 186 of the Companies Act 2013 are applicable.
- (v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from public within the meaning of Section 73 to 76 of the Companies Act, 2013 and the rules framed thereunder. Accordingly, the provisions of Clause 3(v) of the order are not applicable to the Company.
- (vi) According to the information's and explanation given to us, the Central Government has not prescribed the maintenance of cost records under sub-section (1) of Section 148 of the Companies Act, 2013 in respect of the products sold or services rendered by the Company.
- (vii) (a) According to the information's and explanation given to us and based on our examination of records of the Company, the Company is generally regular in depositing undisputed statutory dues including Provident Fund, Employees State Insurance, Income tax, Sales Tax, Wealth tax, Service tax, Duty of Customs, duty of Excise, Value Added Tax, GST, Cess and other statutory dues with the appropriate authorities to the extent applicable to it. There are no undisputed amounts payable in respect of income tax, wealth tax, service tax, sales tax, value added tax, duty of customs, duty of excise or cess which have remained outstanding as at March 31, 2023 for a period of more than 6 months from the date they became payable.
- (b) According to the information and explanations given to us, there are not any statutory dues referred in sub- clause (a) which have not been deposited on account of any dispute.
- (viii) In our opinion and 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 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.





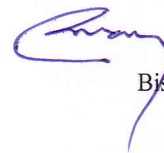
- (ix) (a) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of any loan or other borrowings or any interest due thereon to any lender. Accordingly, the requirement to report on clause 3(ix) of the Order is not applicable to the Company.
- (b) In our opinion and according to the information and explanations given to us, the company has not been a declared wilful defaulter by any bank or financial institution or other lender.
- (c) In our opinion and according to the information and explanations given to us, the loans were applied for the purpose for which the loans were obtained.
- (d) In our opinion and according to the information and explanations given to us, and the procedure performed by us, there are no funds raised on short term basis which have been utilized for long term purposes.
- (e) In our opinion and according to the information and explanations given to us, 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.
- (f) In our opinion and according to the information and explanations given to us and on overall examination by us, the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- (x) (a) In our opinion and according to the information's and explanation given to us, the Company has not raised money by way of initial public offer, private placement of equity or preference shares during the period under reporting.
- (b) In our opinion and according to the information and explanations given to us, the company has not made preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3 (x) (b) of the order is not applicable.
- (xi) (a) During the course of our examination of the books and records carried out in accordance with the generally accepted auditing practices and according to the information and explanations given to us, we have not noticed any case of fraud by the company or any fraud on the Company by its officers or employees during the year. The management has also not reported any case of fraud during the year.
- (b) According to the information explanation given to us and on the basis of our examination of the records of the company, no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As reported to us by the management, there are no whistle- bower complaints received by the Company during the year.
- (xii) According to the information explanation given to us, the company is not a Nidhi Company. Accordingly, the provisions of Clause (xii) of paragraph 3 of the order are not applicable to the Company.
- (xiii) As per the information and explanations given to us and based on our examination of records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of Companies Act, 2013 where applicable, and the details have been disclosed in the financial statements, as required by the applicable accounting standards. Identification of related parties were made and provided by the management of the company.
- (xiv) (a) Based on information and explanations provided to us and our audit procedures, in our opinion, the company has internal audit system commensurate with the size and nature of its business and has appointed internal auditor in compliance with section 138 of the Act and applicable rule.
- (b) We have considered the internal audit report of the company issued till date for the period under audit.
- (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 directors or persons connected with him for the year under review. Accordingly, the requirement to report on Clause 3(xv) of the Order are not applicable to the Company.
- (xvi) (a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934). Accordingly, the requirement to report on Clause 3(xvi) (a), (b) and (c) of the Order are not applicable to the Company.
- (b) The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.
- (c) As per the information and explanations received, the group does not have any Core Investment Company (CIC) as part of the group.
- (xvii) According to the information explanation given to us, and based on our examination of records of the company, the company has not incurred cash loss in current financial year or in immediately preceding financial year.





- (xviii) There has been no resignation of the previous statutory auditors during the year.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, the auditor's 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 the Company is not 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. We however, state that this is not an assurance as to the future viability 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) In our opinion and according to the information and explanations given to us, there is not liability of the company under the provisions of section 135 of the Companies Act, relating to Corporate Social Responsibility. Accordingly, the requirement to report on Clause 3(xx) (a) and (b) of the Order are not applicable to the Company

FOR B MANNA & CO  
Chartered Accountants  
FRN:325326E



Biswanath Manna  
(Proprietor)  
M.No. 061940  
Place: Kolkata  
Date:30/05/2023

UDIN: 23061940BGVGGR6413





**Annexure B" to the Independent Auditors' Report**

(Referred to in paragraph 2(A) (f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date of **Authentic Developers Private Limited**)

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

**Opinion**

We have audited the internal financial controls with reference to Financial Statements of **Authentic Developers Private Limited** ("the Company") as of 31 March 2023 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date. In our opinion, the Company has, in all material respects, an adequate internal financial controls system with reference to Financial Statements and such internal financial controls with reference to Financial Statements were operating effectively as at 31 March 2023, based on the internal control with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI

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

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control with reference to financial statements 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 (the "Guidance Note") issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the 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.

**Auditor's Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with 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 ICAI. 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 with reference to financial statements 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 control system with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system with reference to financial statements.

**Meaning of Internal Financial Controls with reference to Financial Statements**

A company's internal financial control with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) 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 financial statements.

**Inherent Limitations of Internal Financial Controls with reference to Financial Statements**

Because of the inherent limitations of internal financial controls with reference to financial statements, 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 with reference to financial statements to future periods are subject to the risk that the internal financial control with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

FOR B MANNA & CO  
Chartered Accountants  
FRN:325326E



Biswanath Manna  
(Proprietor)  
M.No. 061940  
Place: Kolkata  
Date:30/05/2023

UDIN : 23061940BGVGGR6413







**AUTHENTIC DEVELOPERS PVT LTD**  
**BALANCE SHEET AS AT 31ST MARCH, 2023**

CIN U70109DL2010PTC198524

Particulars	Note No.	As at 31st March, 2023 Rs.In Lakhs	As at 31st March, 2022 Rs.In Lakhs
<b>I. EQUITY AND LIABILITIES</b>			
<b>(1) Shareholders' Funds</b>			
(a) Share Capital	1(a)	88.29	88.29
(b) Reserves & Surplus	1(b)	144.04	125.87
<b>(2) Non-current Liabilities</b>			
(a) Long-term borrowings	2(a)	23.03	20.00
(b) Deferred tax liabilities(Net)	2(b)	41.51	48.54
(c) Other Long-term Liabilities		-	-
(d) Long-term provisions		-	-
<b>(3) Current Liabilities</b>			
(a) Short-term borrowings	3(a)	44.00	44.00
(b) Trade payables	3(b)	405.45	619.78
(c) Other current liabilities	3(c)	72.65	35.90
(d) Other non current liabilities	3(d)	471.95	469.95
(e) Short-term provisions	3(e)	9.10	7.60
<b>TOTAL</b>		<b>1,300.02</b>	<b>1,459.94</b>
<b>II. ASSETS</b>			
<b>(1) Non-current assets</b>			
(a) Property Plant & Equipments and Intangible assets			
(i) Property Plant & Equipments	4(a)	608.11	599.62
(ii) Intangible assets		-	-
(iii) Capital Work-in-progress	4(a 1)	65.20	65.20
(iv) Intangible assets under development		-	-
(b) Non- current investments		-	-
(c.) Dferred tax assets (Net)		-	-
(d) Long-term loans and advances	4(b)	234.19	245.24
(e) Other non current assets		6.03	5.78
<b>(2) Current assets</b>			
(b) Inventories	5(a)	339.92	464.84
(c) Trade Receivables	5(b)	4.96	2.80
(d) Cash and cash equivalents	5(c)	22.53	59.24
(e) Short-term loan and advances	5(d)	19.07	17.21
(f) Other current assets		-	-
<b>TOTAL</b>		<b>1,300.02</b>	<b>1,459.94</b>

Note 11(a) & (b) : Significant Accounting Policies and Notes on Account forming integral part of this balance sheet

As per our audit report of even date attached herewith  
**FOR B MANNA & CO.**  
Chartered Accountants  
FRN:0325326E

For & On Behalf of Board of Directors  
**AUTHENTIC DEVELOPERS PRIVATE LIMITED**

Biswanath Manna  
(Proprietor)  
M No.061940  
UDIN:23061940BGVGGR6413

Sanjay Kumar Pathak  
Director  
DIN:00912040

Sandeep Kumar Jha  
Director  
DIN:01982698

Place: New Delhi  
Date: 30/05/2023







**AUTHENTIC DEVELOPERS PVT LTD.**  
**PROFIT & LOSS STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2023**

CIN U70109DL2010PTC198524

Particulars	Note No.	As at 31st March, 2023 Rs.In Lakhs	As at 31st March, 2022 Rs.In Lakhs
I. Revenue from Operations	6	161.13	262.93
II. Other Income	7	2.01	-
III. Total Revenue		<b>163.13</b>	<b>262.93</b>
IV. EXPENSES:			
Cost of Materials Consumed		-	-
Purchases of Stock in Trade		-	-
Changes in inventories of finished goods, work in progress and stock in trade		-	-
Employee benefits expenses	8	23.85	25.65
Finance costs	9	-	10.41
Depreciation & amortization expenses	4(a)	10.69	12.03
Other expenses	10	113.54	194.87
Total Expenses		<b>148.08</b>	<b>242.96</b>
V. Profit/(Loss) before exceptional and extraordinary items and tax(III-IV)		15.05	19.97
VI. Exceptional Items		-	-
VII. Profit/(Loss) before extraordinary items and tax(V-VI)		15.05	19.97
VIII. Extraordinary Items		-	-
IX. Profit/(loss) before tax(VII-VIII)		15.05	19.97
X. Tax Expense:			
(1) Current tax provision		3.91	5.19
(2) Deferred tax liability		(7.03)	7.03
XI. Profit/(loss) for the period from continuing operations(IX-X)		18.16	7.74
XII. Profit/(loss) from discontinuing operations		-	-
XIII. Tax expense of discontinuing operations		-	-
XIV. Profit/(loss) from discontinuing operations(XII-XIII)		-	-
XV. Profit/(Loss) for the period		18.16	7.74
XVI. Earning per equity share:			
(1) Basic		2.06	0.88
(2) Diluted		2.06	0.80

Note 11(a) & (b) : Significant Accounting Policies and Notes on Account forming integral part of this Profit & Loss Statement.

As per our audit report of even date attached herewith  
**FOR B MANNA & CO.**  
Chartered Accountants  
FRN:0325326E

Biswanath Manna  
(Proprietor)  
M No.061940  
UDIN:23061940BGVGGR6413

For & On Behalf of Board of Directors  
**AUTHENTIC DEVELOPERS PRIVATE LIMITED.**

Sanjay Kumar Pathak  
Director  
DIN:00912040

Sandeep Kumar Jha  
Director  
DIN:01982698

Place: New Delhi  
Date: 30/05/2023







**CASH FLOW STATEMENT**  
**Of AUTHENTIC DEVELOPERS PVT. LTD.**  
**FOR THE YEAR ENDING 31ST MARCH, 2023**

Rs. In Lakhs

GF-22, Hans Bhawan  
1, Bahadur Shah Zafar Marg,  
New Delhi-110002  
Phone : 23378813, 41534010  
Fax : 011-23378812  
Rs. In Lakhs

Particulars	FY 2022-23 Amounts	FY 2021-22 Amounts
<b>Cash flows from operating activities</b>		
Profit before taxation	15.05	19.97
<b>Adjustments for:</b>		
Depreciation	10.69	12.03
Interest income	(2.00)	-
Interest Paid	-	10.41
<b>Changes in Working Capital:</b>		
(Increase) / Decrease in Trade Receivables	124.92	(215.60)
(Increase) / Decrease in Other Current Assets	(1.86)	(7.31)
Increase / (Decrease) in Trade Payables	(214.33)	359.92
Increase / (Decrease) in Short term Provisions	1.50	5.19
Increase / (Decrease) in Other Current Liabilities	36.75	(11.78)
Increase / (Decrease) in Other non Current Liabilities	2.00	-
Cash generated from operations	(27.28)	172.83
Income taxes paid/ Adjustment	(3.91)	(6.77)
<b>Net cash from operating activities</b>	<b>(31.19)</b>	<b>166.06</b>
<b>Cash flows from investing activities</b>		
Purchase/sales of property, plant and equipment	(19.18)	(2.53)
(Increase) / Decrease from other non current assets	(0.25)	-
(Increase) / Decrease in Long Term Loans And Advances	11.05	(16.10)
(Increase) / Decrease in Short Term Loans And Advances	36.70	(36.44)
Interest income	2.00	-
<b>Net cash used in investing activities</b>	<b>30.33</b>	<b>(55.07)</b>
<b>Cash flows from financing activities</b>		
Increase / (Decrease) in short-term borrowings	-	(108.25)
Increase / (Decrease) in long-term borrowings	3.03	(10.41)
Interest Paid	-	-
<b>Net cash used in financing activities</b>	<b>3.03</b>	<b>(118.65)</b>
<b>Net increase in cash and cash equivalents</b>	<b>(2.16)</b>	<b>(7.66)</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>2.80</b>	<b>10.46</b>
<b>Cash and cash equivalents at end of period</b>	<b>4.96</b>	<b>2.80</b>

The cash flow statement has been prepared as per indirect method prescribed by Accounting Standard - 3

Signed in terms of our separate report of even date

For & on behalf of the Board

Sanjay Kumar Pathak  
Director  
DIN:00912040

Sandeep Kumar Jha  
Director  
DIN:01982698

For & on behalf of  
**B MANNA & CO.**  
Chartered Accountants  
FRN:0325326E

Biswanath Manna  
(Proprietor)  
M No.061940  
UDIN:23061940BGVGGGR6413

Place: New Delhi  
Date:30/05/2023





AUTHENTIC DEVELOPERS PVT LTD.						
NOTES TO ACCOUNTS FORMING AN INTEGRAL PART OF BALANCE SHEET.						
Note No.	1(a) SHARE CAPITAL	As at 31st March, 2023 Rs.In Lakhs		As at 31st March, 2022 Rs.In Lakhs		
		Nos	Value Rs.	Nos	Value Rs.	
1.a.i)	Authorised Share Capital					
	Equity Shares of Rs 10 each	1000000	100.00	1000000	100.00	
1.a.ii)	Issued, subscribed & fully paid up:		0.00		0.00	
	Equity Shares of Rs 10 each	882870	88.29	882870	88.29	
1.a.iii) During the year under reporting no shares allotted by the Company as fully paid up or partly paid up pursuant to contract(s) without payment being received in cash.						
		As at 31st March, 2023 Rs.In Lakhs		As at 31st March, 2022 Rs.In Lakhs		
1.a.iv)	Reconciliation of number of shares outstanding at the beginning and at the end of the reporting period.	No. of Shares	Value in Rs.	No. of Shares	Value in Rs.	
	Equity Shares at the beginning of the year	882870	88.29	882870	88.29	
	Shares Bought back during the year	-	-	0	-	
	Equity Shares allotted during the year	882870	88.29	882870	88.29	
	Equity Shares at the end of the year					
		As at 31st March, 2023 Rs.In Lakhs		As at 31st March, 2022 Rs.In Lakhs		
1.a.v)	Shares Holding Patterns in respect of each class of shares:	No. of Shares Held	% of total shares	No. of Shares Held	% of total shares	
Each Equity Shareholders holding more than 5% shares						
	Rajib Ranjan	52750	5.97	52750	5.97	
	Sanjay Kumar Pathak	32850	3.72	32850	3.72	
	Sunil Kumar Rai	32850	3.72	32850	3.72	
	Reliable Data Services Ltd.	742920	84.15	742920	84.15	
	<b>Total</b>	<b>861370</b>	<b>97.56</b>	<b>861370</b>	<b>97.56</b>	
		As at 31st March, 2023 Rs.In Lakhs		As at 31st March, 2022 Rs.In Lakhs		
1.a.vi)	Shares held by Holding Company	No. of Shares Held	% of total shares	No. of Shares Held	% of total shares	
	Reliable Data Services Ltd.	742920	84.15	742920	84.15	
		As on 31/03/2023		As on 31/03/2022		
1.a.vii)	Disclosure of Share Holding Promoters	No. of Shares Held	% of total shares	No. of Shares Held	% of total shares	Change in Equity
	Share Holding Promoters					
	Sanjay Kumar Pathak	32850	3.72	0	32850	3.72
	Reliable Data Services Ltd.	742920	84.15	0	742920	84.15
The Company has only one class of shareholders, i.e. equity share per value of Rs.10/-. Each shareholder is entitled to vote in case of poll, one share have one vote. Equity share holders are entitled to get dividends in case it is declared by the company on recommendation of the Board. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the company after distribution of all preferential dues, in proportion to their shareholding.						
Note No.	1(b) RESERVES & SURPLUS	As at 31st March, 2023 Rs.In Lakhs		As at 31st March, 2022 Rs.In Lakhs		
	i) Security Premium Account					
	Opening Balance		100.75		100.75	
	<b>Sub Total:</b>		<b>100.75</b>		<b>100.75</b>	
	ii) Surplus/Deficit(-) i.e. Balance in Profit & Loss Account					
	Opening Balance in profit & loss account		25.13		18.97	
	Add: Profit/(Loss) for the period		18.16		7.74	
	Add: Excess IT Provision				0.42	
	Add: Excess Provision of DTL in earlier years(F.Y. 2016-17)				(2.00)	
	Less:-Joint Venture Share				25.13	
	<b>Sub Total:</b>		<b>43.29</b>		<b>25.13</b>	
	<b>Grand Total :</b>		<b>144.04</b>		<b>125.87</b>	
		As at 31st March, 2023 Rs.In Lakhs		As at 31st March, 2022 Rs.In Lakhs		
2(a)	LONG TERM BORROWINGS					
	Secured Long-Term Borrowings:					
	HDFC Bank					
	(Secured Against C- 69 & C-70 Noida Plot repayable within next 95 months)		3.03		20.00	
	Loans and Advances From Others		20.00		-	
	<b>Total</b>		<b>23.03</b>		<b>20.00</b>	





AUTHENTIC DEVELOPERS PVT LTD.					
		23.00			
Note No.	2(b) DEFERRED TAX LIABILITY (NET)	As at 31st March, 2023 Rs. In Lakhs	As at 31st March, 2022 Rs. In Lakhs		
	Net Deferred Tax Liability at the beginning of the year	48.54	41.51		
	Deferred Tax Liability for the year	(7.03)	7.03		
	<b>Net Deferred Tax Liability</b>	<b>41.51</b>	<b>48.54</b>		
Note No.	3(a) SHORT TERM BORROWINGS	As at 31st March, 2023 INR	As at 31st March, 2022 Rs. In Lakhs		
	<b>i) Unsecured:</b>				
	Loans and Advances From Related Parties	44.00	14.00		
	Loans and Advances From Others		30.00		
	<b>Total</b>	<b>44.00</b>	<b>44.00</b>		
3(b) TRADE PAYABLES					
Ageing for trade payables outstanding as at March 31, 2023 is as follows					
Outstanding for following period from due date of payment					
Particulars		less than 1 year	1-2 years	2-3 years	more than 3 years Total
Trade Payables					
MSME					405.45
Other		399.65	5.80		
Disputed due- MSME					
Disputed due- Others					
The Company has not received any memorandum (as required to be filed by the suppliers with the notified authority under the Micro, Small & Medium Enterprises Development Act 2006) claiming their status as micro, small or medium enterprises. Consequently the amount paid/payable to these parties during the year is NIL.					
Ageing for trade payables outstanding as at March 31, 2022 is as follows					
Outstanding for following period from due date of payment					
Particulars		less than 1 year	1-2 years	2-3 years	more than 3 years Total
Trade Payables					
MSME					619.78
Other		613.06	6.52	0.20455	
Disputed due- MSME					
Disputed due- Others					
The Company has not received any memorandum (as required to be filed by the suppliers with the notified authority under the Micro, Small & Medium Enterprises Development Act 2006) claiming their status as micro, small or medium enterprises. Consequently the amount paid/payable to these parties during the year is NIL.					
Note No.	3(c) OTHER CURRENT LIABILITIES	As at 31st March, 2023 Rs. In Lakhs	As at 31st March, 2022 Rs. In Lakhs		
	Audit Fees payable	0.10	0.03		
	Salary Payable	0.99	1.01		
	Current Maturity of Long Term Borrowings	62.50	-		
	GST Payable	8.45	31.95		
	TDS Payable	0.62	2.92		
	<b>Total</b>	<b>72.65</b>	<b>35.90</b>		
Note No.	3(d) OTHER NON CURRENT LIABILITIES	As at 31st March, 2023 Rs. In Lakhs	As at 31st March, 2022 Rs. In Lakhs		
	C-70 Joint Venture Account	471.95	469.95		
	<b>Total</b>	<b>471.95</b>	<b>469.95</b>		
Note No.	3(e) SHORT TERM PROVISIONS	As at 31st March, 2023 Rs. In Lakhs	As at 31st March, 2022 Rs. In Lakhs		
	a) Provision For Taxation for F.Y. 2020-21		2.41		
	Provision For Taxation for F.Y. 2022-22	5.19	5.19		
	Provision For Taxation for F.Y. 2022-23	3.91			
	<b>Total</b>	<b>9.10</b>	<b>7.60</b>		
Note No.	4(b) LONG TERM LOANS & ADVANCES:	As at 31st March, 2023 Rs. In Lakhs	As at 31st March, 2022 Rs. In Lakhs		
	Trade Advance	188.25	224.55		
	MAT Credit Entitlement	45.94	4.59		
	<b>Total</b>	<b>234.19</b>	<b>229.14</b>		
Note No.	Other current assets	As at 31st March, 2023 Rs. In Lakhs	As at 31st March, 2022 Rs. In Lakhs		
4 C	Security Deposit	6.03	5.78		
	<b>Total</b>	<b>6.03</b>	<b>5.78</b>		





AUTHENTIC DEVELOPERS PVT LTD.						
Notes 5a	TRADE RECEIVABLES					
Ageing for trade receivables-Current outstanding as at March 31, 2023 is as follows						
Outstanding for following periods from due date of payment						
Particulars	Less than 6 Month	6 month -1year	1-2 years	2-3 years	more than 3 years	Total
Trade receivables-Billed						
Un disputed trade receivables-considered good	211.42	128.50			-	339.92
Un disputed trade receivables-considered doubtful						
Disputed trade receivables-considered good						
Disputed trade receivables-considered doubtful						
Trade receivables-Un-billed						
Total						
Ageing for trade receivables-Current outstanding as at March 31, 2022 is as follows						
Outstanding for following periods from due date of payment						
Particulars	Less than 6 Month	6 month -1year	1-2 years	2-3 years	more than 3 years	Total
Trade receivables-Billed						
Un disputed trade receivables-considered good	215.60	219.32	29.93	0	-	464.84
Un disputed trade receivables-considered doubtful						
Disputed trade receivables-considered good						
Disputed trade receivables-considered doubtful						
Trade receivables-Un-billed						
Total						
Note No.	5(b)	CASH AND CASH EQUIVALENTS		As at 31st March, 2023 Rs.In Lakhs	As at 31st March, 2022 Rs.In Lakhs	
		a) Balances with Banks				
		Bank of India A/c 603020110000230		0.06	0.14	
		Bank of India A/c 603027110000037		-	0.23	
		b) Cash on hand		4.89	2.43	
		Total		4.96	2.80	
Note No.	5(c)	SHORT TERM LOANS & ADVANCES		As at 31st March, 2023 Rs.In Lakhs	As at 31st March, 2022 Rs.In Lakhs	
		Trade Advance/Gst paid to party		12.48	49.00	
		Staff Advance Imprest		0.25	0.29	
		Staff Advance		9.80	9.94	
		Total		22.53	59.24	
Note No.	5(d)	OTHER CURRENT ASSETS:		As at 31st March, 2023 Rs.In Lakhs	As at 31st March, 2022 Rs.In Lakhs	
		Balance With Revenue Authority			8.95	
		TDS Receivable 2020-21		10.49	8.27	
		TDS Receivable 2022-22		8.58		
		TDS Receivable 2022-23		19.07	17.21	
		Total				





AUTHENTIC DEVELOPERS PVT LTD.			
NOTES TO ACCOUNTS FORMING AN INTEGRAL PART OF PROFIT & LOSS STATEMENT.			
Note No.		As at 31st March, 2023 INR	As at 31st March, 2022 Rs. In Lakhs
<b>6</b>	<b>REVENUE FROM OPERATIONS</b>		
	Revenue From Operations	161.13	262.93
	<b>Total</b>	<b>161.13</b>	<b>262.93</b>
<b>7</b>	<b>OTHER INCOME</b>		
	Interest income	2.01	-
	<b>Total</b>	<b>2.01</b>	<b>-</b>
<b>8</b>	<b>EMPLOYEE BENEFIT EXPENSES</b>		
	(a) Salaries and incentives	11.80	16.03
	(b) Staff welfare expenses	12.06	9.62
	<b>Total</b>	<b>23.86</b>	<b>25.65</b>
<b>9</b>	<b>FINANCE COST</b>		
	Interest Paid	-	10.41
	Interest on loan taken	-	10.41
	<b>Total</b>	<b>-</b>	<b>10.41</b>
<b>10</b>	<b>OTHER EXPENSES:</b>		
	Audit Fee	0.10	0.10
	Bank Charges	0.08	0.07
	Rent	9.00	8.29
	Conveyance	3.49	0.77
	Printing & Stationery	1.76	2.83
	Electricity Expenses	34.96	27.45
	Telephone and Internet Expenses	2.33	2.14
	Insurance Expenses	1.52	2.48
	Office & Misc Expenses	17.65	114.85
	Legal & Professional Expenses	9.10	9.05
	Computer Expenses	0.20	0.24
	Security Expenses	5.12	4.42
	Rate & Taxes	1.38	0.67
	Services Charges	19.57	15.57
	Fuel Expenses	5.29	5.92
	Joint Venture Expenses	2.00	-
	<b>Total</b>	<b>113.54</b>	<b>194.87</b>

NOTES TO ACCOUNTS FORMING AN INTEGRAL PART OF PROFIT & LOSS STATEMENT.

Note No.		As at 31st March, 2023 Rs. In Lakhs	As at 31st March, 2022 Rs. In Lakhs
<b>11 (a)</b>	<b>OTHER NOTES TO ACCOUNTS</b>		
(i)	Contingent liabilities and commitments (to the extent not provided for)		
	(I) Contingent Liabilities		
	(a) Claims against the company not acknowledged as debt	Nil	Nil
	(b) Guarantees	Nil	Nil
	(c) Other money for which the company is contingently liable	Nil	Nil
	(II) Commitments		
	(a) Estimated amount of contracts remaining to be executed on capital account and not provided for	Nil	Nil
	(b) Uncalled liability on shares and other investments partly paid	Nil	Nil
	(c) Other commitments (specify nature)	Nil	Nil
(ii)	DEPRECIATION	10.69	12.03
	Depreciations	10.69	12.03
(iii)	Payments to the auditor as	0.10	0.10
	a. Audit Fees	0.10	0.10
	<b>Total</b>	<b>0.10</b>	<b>0.10</b>





**AUTHENTIC DEVELOPERS PVT LTD.**

- (iv) Authentic Developers Pvt. Ltd entered into a Joint Venture with Reliable Data Services Ltd., Mr. Rajib Ranjan and Mr. Sanjay Kumar Pathak for the purpose of purchasing a plot and further developing it for the construction of a building at C-70, Sector-2, Noida. The building is to be utilized for providing facility Management services. The amount contributed by other Co-Ventures are-
1. Rajib Ranjan: Rs. 62 Lacs
  2. Reliable Data Services Ltd.: Rs. 147.5 Lacs
  3. Sanjay Kumar Pathak: 55.90 Lacs, aggregating to Rs. 265.4 Lacs which has been transferred to C-70 JV Account
- Further total loan amount from M/s India bulls is 150.59 Lacs, out of which Rs. 50 Lacs being share/Liability of Sanjay Kumar Pathak has been transferred to C-70 JV Account till 31/03/2015.
4. In previous year a sum of Rs. 1,02,39,237 was contributed to the joint venture and
5. A further sum of Rs. 50 lacs and 52.15 lacs have been contributed by Mr. Rajib Ranjan & Mr. Sanjay Kumar Pathak respectively in previous years.

(v) **Disclosure pursuant to requirement as per Companies Act, 2013**

a)	CIF Value of Imports		
	i) Raw materials	Nil	Nil
	ii) Components & Spare Parts	Nil	Nil
	iii) Capital Goods	Nil	Nil
b)	Expenditure in foreign Currency on account of royalty, know-how, professional and consultation fees, interest, and other matters	Nil	Nil
c)	Consumption of imported materials and spare parts and components	Nil	Nil
d)	Amount remitted during the year in foreign currency on account of dividends	Nil	Nil
e)	Earnings in Foreign Exchanges		
	I. Export of Goods calculated on FOB Basis	Nil	Nil
	II. Royalty etc	Nil	Nil
	III. Interest & Dividend	Nil	Nil
	IV. Other Income	Nil	Nil

(vii)

Name Of Related Parties	Nature Of Relation
Sanjay Kumar Pathak	Director
Anil Jha	Director
Sandeep Kumar Jha	Director
Reliable Data Services Ltd.	Holding Company
Kandarp Digi Smart BPO Limited	Subsidiary of Holding Company
Sharp Eagle Investigation Pvt. Ltd	Subsidiary of Holding Company
Authentic Healthcare Services Pvt. Ltd.	Subsidiary of Holding Company
Ascent Keyboardlabs Technologies Pvt. Ltd.	Subsidiary of Holding Company
Factoring Management Services Pvt. Ltd.	Subsidiary of Holding Company
Klass Gateways Travel Private Limited	Associates of Holding Company

(viii)

Quantum Of transaction with related parties during the F.Y 2022-23 and 2021-22			
Name of Related Parties	Nature of Transactions	2022-23	2021-22
Reliable Data Services Ltd.	Services given for facility charges	120.82	57.69
Reliable Data Services Ltd.	Services taken for man power	119.60	31.69
Kandarp Digi Smart BPO Limited	Services given	232.49	152.17
Sharp Eagle Investigation Pvt. Ltd	Services given	18.22	33.96
Authentic Healthcare Services Pvt. Ltd.	Services given	4.12	8.62
RDS Allied Services Private Limited	Services Taken	1.35	
RDS Allied Services Private Limited	Services given		1.38

(ix)

Particulars of amount payable/(receivable) to/from related parties as at 31 March 2023			
Name of Related Parties	payable/(receivable)	2022-23	2021-22
Reliable Data Services Ltd.	payable	88.84	134.98
Reliable Data Services Ltd.	payable	304.89	351.33
RDS Allied Services Private Limited	payable	1.75	1.25
Reliable Agri Project Private Ltd.	payable	0.10	0.10
Kandarp Digi Smart BPO Limited	receivable	49.49	239.06
Sharp Eagle Investigation Pvt. Ltd	receivable	95.65	69.00
Authentic Healthcare Services Pvt. Ltd.	receivable	37.57	20.40
Ascent Keyboardlabs Technologies Pvt. Ltd.	receivable	0.22	0.22
Klass Gateways Travel Private Limited	receivable		0.39





**AUTHENTIC DEVELOPERS PVT LTD.**

**Note No. 11(b) SIGNIFICANT ACCOUNTING POLICIES:**

**Basis of Accounting:** The financial statements of the Company have been prepared in accordance with generally accepted accounting principles in India (Indian GAAP), in order to comply in all material respects with the Accounting Standards notified by Companies (Accounting Standards) Rules, 2021, (as amended) and the relevant provisions of the Companies Act, 2013. The financial statements have been prepared under the historical cost convention on an accrual basis and going concern basis. The accounting policies have been consistently applied by the company are consistent with those used in the previous year

**Accounting Policies:** Accounting policies are the specific accounting principles and the methods of applying those principles adopted by an enterprise in the preparation and presentation of financial statements.

**Use of Estimates:** The preparation of the financial statements in conformity with the Indian GAAP requires the Management to make estimates and assumptions considered in the reported amounts of income, expense and assets and liabilities (including contingent liabilities) at the end of the reporting period. Although these estimates are based on management's best knowledge of current events and actions, uncertainty about the assumptions and estimates could result in the outcomes resulting a material adjustment to the carrying amount of assets and liabilities in future periods

The Management believes that the estimates and assumptions used in the presentation of financial statements are prudent and reasonable. Actual result could differ from these estimates.

**a) Property, Plant & Equipment**

An item is recognised as an assets, if and only if, it is probable that economic benefits associated with the item will flow to the Company and its cost can reliably be measured. PPE are initially recognised at cost. The initial cost of PPE comprises its purchase price (including non refundable duties and taxes but excluding any trade discounts and rebates), any directly attributable cost of bring the asset to its present working conditions and locations for its intended use.

Subsequent to initial recognition, PPE are stated at cost less accumulated depreciation and impairment losses. When significant parts of PPE are required to be replaced in regular intervals, the Company recognises such parts as separate component of assets. When an item of PPE is replaced, then its carrying amount is de-recognised from the balance sheet and cost of the new item of PPE is recognised.

The expenditure that are incurred after the item of PPE are ready for its intended use, such as repairs and maintenance, are normally charged against the revenue in the profit & loss statement in the period in which costs are incurred. However, in situations where such expenditure incurred can be measured reliably, and is probable that economic benefits associated with it will flow to the Company, it is included in the assets carrying value or as a separate asset, as appropriate.

b) Depreciation is provided based on Written Down value method over the useful life of respective fixed assets in accordance with Schedule-II (Section 123) of Companies Act, 2013. The Residual value of all fixed assets has been prescribed at 5% of their original cost.

The cost and accumulated depreciation for PPE sold, discarded or otherwise disposed off are derecognised from balance sheet and the resulting loss or gains are included in the statement of profit and loss within other expenses / other income.

c) **Investments:** Carrying value of Investments is nil

d) **Valuation of Inventories:** Inventory / WIP as on the balance sheet date is valued at cost .

e) **Revenue Recognition:** Revenue from facility management services are recognized on performance of the service agreement, on the basis of completed service contract method and to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured, and no significant uncertainty exists regarding the amount of consideration that will be derived. Revenue from interest are recognized on time proportion basis taking into account the amount outstanding and at the rate applicable.

f) **Taxation:** Tax expenses comprises current and deferred tax. Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with The Income Tax Act, 1961 enacted in India. Deferred Income Tax reflects the impact of timing differences between taxable income and accounting income originating during the current year and reversal of timing difference for the earlier year. Deferred tax is measured using the tax rate and the tax law enacted or substantively enacted at the reporting date. Deferred tax liabilities are recognized for all taxable timing difference. deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available to realize these assets. Provision for current tax made due to loss as per the Income tax Act. Deferred tax liability is carried as per the provision of AS-22.

g) **Provision, Contingent Liabilities and Contingent Assets:** A provision is recognized when the company has a present obligation as a result of past event and is probable that an outflow of resources will be required to settle the obligation, in respect of which reliable estimates can be made. Provisions are determined based on best estimates required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates. Contingent liabilities are not recognized in the financial statement. A contingent assets is neither recognized nor disclosed in the financial statements.

h) **Borrowing Cost:** Borrowing costs that are attributable to the acquisition or construction of qualifying assets are capitalized as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use.

i) **Other Accounting policies:** Other Accounting Policies which are not covered here in above are consistent with generally accepted accounting principles

As per our audit report of even date attached herewith

**FOR B MANNA & CO.**  
Chartered Accountants  
FRN:0325326E

Biswanath Manna  
(Proprietor)  
M No.061940

UDIN:23061940BGVGG6413  
Place: New Delhi  
Date:30/05/2023

For & On Behalf of Board of Directors

**AUTHENTIC DEVELOPERS  
PRIVATE LIMITED**

Sanjay Kumar Pathak  
Director  
DIN:00912040

Sandeep Kumar Jha  
Director  
DIN:01982698





Note No. 4(a)

**AUTHENTIC DEVELOPERS PRIVATE LIMITED**  
**CLASSIFICATION AND RECONCILIATION OF TANGIBLE ASSETS**

Description	Gross Block			Depreciations			Net Block	
	As at 01-04-2022	Additions/ Adjustment	Deductions/ Adjustments	As at 31-03-2023	As at 01-04-2022	For the Year	Deduction Adjustment	As at 31-03-2023
Office Equipment	29.53	-	-	29.53	24.94	1.68	26.62	2.90
Air Conditioner	6.68	0.22	-	6.91	6.03	0.25	6.28	0.62
Furniture & Fixtures	12.76	-	-	12.76	9.08	0.95	10.03	2.73
Building Noida	140.59	-	-	140.59	22.29	2.08	24.37	116.22
Building Kolkata	36.00	-	-	36.00	5.85	0.48	6.32	29.68
Building C-70 Noida	304.29	18.96	-	323.24	22.65	4.45	27.10	296.15
Land C-70 Noida	157.50	-	-	157.50	-	-	-	157.50
Leasehold Property Dadri Toi	65.20	-	-	65.20	-	-	-	65.20
(Distt Jhajjar) - CWIP	0.44	-	-	0.44	0.42	-	0.42	0.02
Computer	7.95	-	-	7.95	4.85	0.80	5.65	2.30
Soler Panel								
<b>TOTAL:</b>	<b>760.94</b>	<b>19.18</b>	<b>-</b>	<b>780.12</b>	<b>96.12</b>	<b>10.69</b>	<b>106.81</b>	<b>673.32</b>
								<b>664.83</b>





**AUTHENTIC DEVELOPERS PRIVATE LIMITED**

AUTHENTIC DEVELOPERS PRIVATE LIMITED											
Particulars of Depreciations Allowable under the Income Tax Act in respect of each class/ description of Assets											
Particulars	WDV As at 01/04/2022	Additions/(deductions) during the		Adjustments on a/c of Vat/ excise	Date of additions/ deductions	Total	Depreciations		for the year	WDV As at 31/03/2023	
		>180 days	<180 days				Rate%	>180 days <180 days			
Buildings-Noida-freehold	61.72	-	-			61.72	10%	6.17	-	6.00	56.00
Buildings-Kolkata-leasehold	13.73	-	-			13.73	10%	1.37	-	1.00	13.00
Building-C-70-Noida	193.71	8.96	10.00			212.67	10%	20.27	0.50	21.00	192.00
C-70 Joint Venture - Land	157.50	-	-			157.50			-	-	158.00
Leasehold Property Dadri Toi (Distt Jhajjar) - CWIP	65.20	-	-			65.20		-	-	-	65.00
Office Equipment	17.21	-	-			17.21	15%	2.58	-	3.00	14.00
Air conditioner	1.59	0.22	-			1.81	15%	0.27	-	-	2.00
Furniture & Fixtures	8.17		-			8.17	10%	0.82	-	1.00	7.00
Computer	0.03					0.03	40%	0.01	-	-	-
Solar Panel	7.15					7.95	15%	1.07	-	1.00	7.00
						-					
TOTAL	526.01	9.18	10.00	-	-	545.99		32.57	0.50	33.00	514.00

**Deferred Tax**

As Per Company Act	10.69
As Per Income Tax Act	33.00
	(27.03)
<b>Deferred Tax Liability</b>	<b>-7.03</b>





(4 a (1))

Capital work in progress (CWIP)					Rs.In Lakhs
CWIP	Amount in CWIP for a period of				Total
	Less Than 1Year	1-2 years	2-3 Years	More than 3 Years	
Leasehold Property Dadri Toi (Distt Jhajjar) - CWIP				65.2	65.2





(J)

**Note : Other Regulatory Information**

(i) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.

(ii) The Company did not have any transactions with Companies struck off under Section of Companies Act 2013 or Section 560 of Companies Act 1956 considering the information

(iii) The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

(iv) The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.

(v) The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the

(a) 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

(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries

(vi) The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries,

(vii) The Company have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax

(viii) Section 135 of the Companies Act 2013 is not applicable to the company and hence requirements of providing information regarding CSR activities is not applicable here.

(ix) The Company has not granted any loan or advance in nature of loan to promoters, directors, KMPs and other related parties that are repayable on demand or without specifying any terms or period of repayment.

(x) The Company did not carry out transactions with group companies beyond the prescribed number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of layers ) Rule 2017 is not applicable for the year under consideration.





# Analytical Ratios

Analytical Ratios			2022-23		2021-22	
			CA	CL	Ratio	Ratio
1	Current Ratio	Current Assets/Current Liabiltie	386.49	1,003.15	0.39	0.46
			CA		CA	
			544.09		1,177.23	

				2022-23		2021-22		
		Total Debt	Shareholder's E	Ratio	Total Debt	Shareholder's E	Ratio	
2	Debt-Equity Ratio	Total Debt/Shareholder's Equity	554.23	232.33	2.39	727.28	214.17	3.40

		2022-23		2021-22				
		Earning for Debt Service	Ratio	Earning for Debt Service	Ratio			
3	Debt Service Coverage Ratio	Earning Available For Debt Service/Debt Service	25.74	44.00	0.59	42.41	54.41	0.78

2022-23					2021-22			
		Profit available for Eq. Shareholders	Avg. shareholder equity	Ratio	Profit available for Eq. Shareholders	Avg. shareholder equity	Ratio	
4	Return on Equity	PAT-Pref. Div/Average Shareholder's Equity	18.16	223.25	0.08	7.75	211.08	0.04

		Sales	2022-23 Average Inventory	Ratio	Sales	2021-22 Average Inventory	Ratio
5	Inventory Turnover Ratio	Sales/Average inventory	-	-	Not Applicable	-	Not Applicable

			2022-23			2021-22		
			Credit sale	Avg. Debtors	Ratio	Credit sale	Avg. Debtors	Ratio
6	trade Receivable turnover ratio	Net Credit Sale/Avg. Account Receivable	161.13	402.38	0.40	262.93	357.04	0.74

		Credit Purchases	2022-23 Avg. Creditors	Ratio	Credit Purchases	2021-22 Avg. Creditors	Ratio
7	trade Payable turnover ratio	Net Credit Purchases/Avg. Account Payable	-	-	Not Applicable	-	Not Applicable

		2022-23			2021-22			
		Net Sales	Avg. Working Capital	Ratio	Net Sales	Avg. Working Capital	Ratio	
8	Net Capital turnover ratio	Net Sales/Avg. Working Capital	161.13	(624.90)	(0.26)	262.93	(582.32)	(0.45)

		2022-23			2021-22			
		Net Profit	Net Sales	Ratio	Net Profit	Net Sales	Ratio	
9	Net Profit ratio	Net Profit/Net Sales	18.16	161.13	0.11	7.75	262.93	0.03

		2022-23			2021-22		
		Earning Before Interest and taxes	Capital Employed	Ratio	Earning Before Interest and taxes	Capital Employed	Ratio
Earning Before Interest and taxes/Capital Employed							
10	Return on Capital Employed	15.05	296.87	0.05	30.38	282.70	0.11

			2022-23			2021-22	
11	Return on Investment		-	Not Applicable	-	-	Not Applicable

