



SANDEEP RAMNIWAS GUPTA & CO.

Chartered Accountants
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INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF

M/S ANGAD INFRASTRUCTURE PRIVATE LIMITED

B-292, Chandra Kanta Complex, shop No. 8
New Ashok Nagar, New Delhi-110096

Corporate Insolvency Proceedings as per Insolvency and Bankruptcy Code, 2016 (IBC)

The Hon'ble national Company Law Tribunal , New Delhi admitted an insolvency and bankruptcy petition filed by a financial creditor against Angad Infrastructure Private Limited (" ANGAD INFRASTRUCTURE PRIVATE LIMITED") on 25/10/2018 and appointed Mr. Darshan Singh Anand to act as Interim Resolution Professional ("IRP") with direction to initiate appropriate action contemplated with extent provisions of the Insolvency and Bankruptcy Code ,2016 and other related rules.

Subsequently at the application of the committee of creditors (" COC") formed by IRP , the NCLT ,New Delhi, has appointed Mr. Darshan Singh Anand as Resolution Professional (RP) w.e.f 5th December, 2018.

Report on the audit of the standalone financial statements

Qualified Opinion

We have audited the accompanying financial statements of **M/S ANGAD INFRASTRUCTURE PRIVATE LIMITED.**, which comprise the Balance Sheet as at March 31, 2022 and the Statement of Profit and Loss Statement and Cash Flow Statement 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 standalone financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view (*except to points as mentioned in Basis of Qualified opinion Section*) in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022 and its Loss for the year ended and cash flows on that date.

Basis for Qualified opinion

1. Note no. 4 related to Other current Liabilities is subject to verification, reconciliation from the third parties. However as per the information provided by the company the RP has admitted the claim of Rs. 15,63,15,276/- on account of Advances from holding company.

We conducted our audit in accordance with the standards on auditing specified under section 143 (10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the auditor's responsibilities for the audit of the financial statements



section of our report. We are independent of the Company in accordance with the code of ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules there under, 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.

Key audit matters

Key audit matters 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.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

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

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the standalone financial statements and our auditor's report thereon.

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

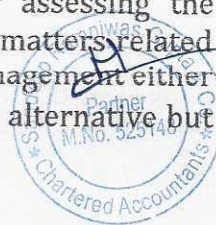
In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information we are required to report that fact. We have nothing to report in this regard.

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

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



The board of directors is also responsible for overseeing the Company's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the **Annexure** a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
- b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- c) The balance sheet, the statement of profit and loss, and the cash flow statement dealt with by this report are in agreement with the books of account;
- d) In our opinion, the aforesaid financial statements comply with the accounting standards specified under section 133 of the Act, read with rule 7 of the **Companies (Accounts) Rules, 2014**.
- e) On the basis of the written representations received from the directors as on March 31, 2022 taken on record by the board of directors, both of the directors are disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164 (2) of the Act;
- f) Since the Company's turnover as per last audited financial statements is less than Rs.50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs.25 Crores, the Company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls vide notification dated June 13, 2017 issued by the Ministry of Corporate Affairs, Government of India.
- g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us;
 - a. The Company is under insolvency and bankruptcy process which might impact its financial position;
 - b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
 - c. There were no amounts which were required to be transfer to the Investor Education and Protection Fund by the Company.

For Sandeep Ramniwas Gupta & Co.

Chartered Accountants

FRN.: 006406C

Harvinder
(Harvinder Singh)

Partner

M. No. 525148



Place: New Delhi

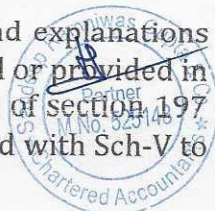
Date: 30/09/2022

UDIN: 22525148BCYODK5631

"Annexure-" 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 for the year ended March 31 2022:

- i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets;
 - (b) These fixed assets have been physically verified by the management at reasonable intervals there was no Material discrepancies were noticed on such verification.
 - (c) Total Assets of company includes Immovable property also and the title deeds of immovable properties are held in the name of the company.
- ii) Physical verification of inventory has been not conducted at reasonable intervals by the management and there might be discrepancies which are not determinable.
- iii) According to the information and explanations given to us, the Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013. Accordingly, the provisions of clause 3(iii)(a), (b) and (c) of the Order are not applicable to the Company and hence not commented upon.
- iv) In our opinion and according to the information and explanations given to us, the Company has not complied with the provisions of section 185 and 186 of the Companies Act, 2013 with respect to the investments made. Further there are guarantees, and securities granted in respect of which provisions of section 185 and 186 of the Companies Act 2013 are applicable.
- v) The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposit) Rules, 2015 with regard to the deposits accepted from the public are not applicable.
- vi) As informed to us, the Central Government has not prescribed maintenance of cost records under sub-section (1) of Section 148 of the Act, in respect of the activities carried on by the Company.
- vii) 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 or further public offer including debt instruments and term Loans. Accordingly, the provisions of clause 3 (ix) of the Order are not applicable to the Company and hence not commented upon.
- viii) Based upon the audit procedures performed and the information and explanations given by the management, we report that no fraud by the Company or on the company by its officers or employees has been noticed or reported during the year.
- ix) Based upon the audit procedures performed and the information and explanations given by the management, the managerial remuneration has been paid or provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act. Provisions of Sec-197 read with Sch-V to the Companies Act, 2013.



- x) In our opinion, the Company is not a Nidhi Company. Therefore, the provisions of clause 4 (xii) of the Order are not applicable to the Company.
- xi) In our opinion, all transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 and the details have been disclosed in the Financial Statements as required by the applicable accounting standards.
- xii) Based upon the audit procedures performed and the information and explanations given by the management, the company has not made any preferential allotment of shares during the year under review to parties covered in the register maintained under section 189 of the Act.
- xiii) Based upon the audit procedures performed and the information and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable to the Company and hence not commented upon.
- xiv) The Company is not required to be registered under section 45-I of the Reserve Bank of India Act, 1934.

For Sandeep Ramniwas Gupta & Co.

Chartered Accountants

FRN.: - 006406C


(Harvinder Singh)

Partner

M. No. 525148



Place: New Delhi

Date: 30/09/ 2022

UDIN: 22525148BCYODK5631

ANGAD INFRASTRUCTURE PRIVATE LIMITED
Balance Sheet as at 31st March, 2022
CIN-U70101DL2005PTC143003

		(Amount in Rupees)	
Particulars	Note No.	As at 31st March, 2022	As at 31st March, 2021
EQUITY AND LIABILITIES			
(1) Shareholder's Funds			
(a) Share Capital	2	1,00,000	1,00,000
(b) Reserves and Surplus	3	(63,24,783)	(56,32,878)
(2) Current Liabilities			
(a) Other Current Liabilities	4	20,12,23,807	20,04,32,695
(b) Short Term Provisions	5	255	255
(c) Short-Term Loans and Advances	6	4,32,76,709	4,32,76,709
TOTAL LIABILITIES		23,82,75,988	23,81,76,781
II. ASSETS			
(1) Current Assets			
(a) Inventories	7	19,65,31,661	19,65,31,661
(b) Short Term Loans & Advances	8	3,87,222	1,85,234
(c) Cash and Cash Equivalents	9	4,13,57,105	4,14,59,886
TOTAL ASSETS		23,82,75,988	23,81,76,781

Summary Of Significant Accounting Policies 1

The accompanying notes (1 -22) are an integral part of the financial statements

Auditors' Report

As per our report of even date attached

For Sandeep Ramniwas Gupta & CO.

Chartered Accountants

(Firm Registration No. 006406C)

Harvinder

CA. Harvinder Singh

Partner

M.No.525148



Place : New Delhi

Dated : 30/09/2022

For and on behalf of the
Angad Infrastructure Pvt. Ltd.

[Signature]
[Darshan Singh Anand]
 Resolution Professional
 DIN:08229258



[Pravindra Kumar]

Director
 DIN:02936138

ANGAD INFRASTRUCTURE PRIVATE LIMITED
Profit & Loss Statement for the year ended 31st March, 2022
CIN-U70101DL2005PTC143003

		(Amount in Rupees)	
Particulars	Note No.	Year Ended 31st March, 2022	Year Ended 31st March, 2021
Revenue from Operations		-	-
II. Other Incomes			
Interest on FDR with Bank	10	18,02,223	18,79,771
Interest on Income Tax Refund		-	4,810
III. Total Revenue		<u>18,02,223</u>	<u>18,84,581</u>
Expenses:			
(Increase)/ decrease in inventories			
Inventories at the end of the year		19,65,31,661	19,65,31,661
Inventories at the beginning of the year		(19,65,31,661)	(19,65,31,661)
Other Expenses	11	24,94,128	31,41,890
Total Expenses		<u>24,94,128</u>	<u>31,41,890</u>
V. Profit/ (Loss) before Tax		(6,91,905)	(12,57,309)
VI. Tax Expense:			
(1) Current tax		-	-
(2) Deferred Tax		-	-
(3) MAT Credit Entitlement		-	-
VII. Profit/ (Loss) for the Period		<u>(6,91,905)</u>	<u>(12,57,309)</u>
VIII. Earnings Per Equity Share(of Rs. 10 each)			
(1) Basic		(69.19)	(125.73)
(2) Diluted		(69.19)	(125.73)

Summary Of Significant Accounting Policies 1

The accompanying notes (1 -22) are an integral part of the financial statements

Auditors' Report

As per our report of even date attached

For Sandeep Ramniwas Gupta & CO.

Chartered Accountants
(Firm Registration No. 006406C)

Harvinder
CA. Harvinder Singh
Partner
M.No.525148



Place : New Delhi

Dated : 30/09/2022

For and on behalf of the
Angad Infrastructure Pvt. Ltd.

[Signature]
[Darshan Singh Anand]
Resolution Professional
DIN:08229258

[Signature]
[Pravindra Kumar]
Director
DIN:02936138



ANGAD INFRASTRUCTURE PRIVATE LIMITED
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2022
CIN-U70101DL2005PTC143003

	2021-22	2020-21
Cash Flow from Operating Activities		
Net profit/ (Loss) before taxation	(6,91,905)	(12,57,309)
Operating profit before working capital changes	(6,91,905)	(12,57,309)
Decrease(Increase) in Inventories	-	-
Decrease/ (Increase) in Other Current Assets	(2,01,988)	6,17,462
(Decrease)/ Increase in Other Current Liabilities	7,91,112	11,63,777
(Decrease)/ Increase in Short Term Loan & Advances	-	-
Cash generated from operations	(1,02,781)	5,23,930
Cash Flow from Operating Activities (A)	(1,02,781)	5,23,930
Net Cash Flow from Investing Activities (B)	-	-
Net Cash Flow from Financing Activities (C)	-	-
Net Increase in cash & cash equivalents (A+B+C)	(1,02,781)	5,23,930
Cash & Cash equivalents at beginning of year	4,14,59,886	4,09,35,956
Cash & Cash equivalents at end of year	4,13,57,105	4,14,59,886

Note :

The above Cash Flow Statement has been prepared under the " Indirect Method " as stated in Accounting Standard - 3.

This is the cash flow statement referred to in our report of even date

For Sandeep Ramniwas Gupta & CO.

Chartered Accountants
(Firm Registration No. 006406C)

CA. Harvinder Singh
Partner
M.No.525148



Place : New Delhi

Dated : 30/09/2022

For and on behalf of the
Angad Infrastructure Pvt. Ltd.

[Darshan Singh Anand]
Resolution Professional
DIN:08229258



[Pravindra Kumar]
Director
DIN:02936138

ANGAD INFRASTRUCTURE PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS AS ON 31st MARCH, 2022

1. Significant Accounting Policies

The financial statements have been prepared in accordance with applicable accounting standards issued by the Institute of Chartered Accountants of India and the relevant requirements of the Companies Act, 2013. Significant accounting policies applied in preparing and presenting these financial Statements are set out below:

1.1. Basis of accounting

The financial statements are prepared on a going concern basis under the historical cost convention on the accrual basis of accounting, in accordance with the Indian Generally Accepted Accounting Principles (GAAP) and comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014, to the extent applicable, as adopted consistently by the Company.

1.2. Revenue Recognition

- (i) Revenue in respect of transfer of rights in land is recognized when significant risk and rewards has been transferred
- (ii) Other incomes are accrued as earned except where the receipt of income is uncertain.

1.3. Taxation

- (i) Current Tax: Provision for Income Tax is made in accordance with the provisions of the Income Tax Act, 1961.
- (ii) Deferred Tax: Deferred Tax is recognized on timing difference between taxable and accounting income that originates in one period and is capable of reversal in one or more subsequent periods. The deferred tax asset is recognized and carried forward only to the extent there is reasonable certainty of its realization.

1.4. Contingent Liability

Contingent Liabilities are not provided for and generally disclosed by way of Notes to Accounts, if any.



BANAR



ANGAD INFRASTRUCTURE PRIVATE LIMITED
Notes to the Financial Statements

2 Share Capital

S. No	Particulars	As at 31st March ,2022 Amount (Rs.)	As at 31st March ,2021 Amount (Rs.)
a)	<u>Authorised Capital</u>		
	Of Rs. 10 Each	5,00,000	5,00,000
b)	<u>Issued, Subscribed and Paid up</u>		
	Of Rs. 10 Each, fully paid up	1,00,000	1,00,000

Reco Land and plots are valued at lower of cost/ approximate average cost, as revalued on conversion to stock and net realizable value.
Payments under collaboration agreements/ purchase of land/ constructed properties are valued at cost.

S. No	Particulars	As at 31st March ,2022		As at 31st March ,2021	
		No.	Amount (Rs.)	No.	Amount (Rs.)
a)	Shares outstanding at the beginning of the year	10,000	1,00,000	10,000	1,00,000
b)	Shares Issued during the year	-	-	-	-
1.4.	Shares outstanding at the end of the year	10,000	1,00,000	10,000	1,00,000

The Company has only one class of equity shares having par value of Rs. 10 per share . Each shareholder is entitled to one vote per share. The company declares and pays dividend in Indian Rupees. Dividend proposed by directors in Board Meeting is subject to approval of shareholders in ensuing Annual General Meeting.

In the The accompanying notes (1 -21) are an integral part of the financial statements of the company, after distribution of all preferential amounts. The distribution will be in proportion to the no. of equity shares held by the shareholders.

Particulars of Shares In The Company Held By Each Shareholder Holding More Than 5 Percent Shares

S. No	Name of The Shareholder	As at 31st March ,2022		As at 31st March ,2021	
		No.	% age of Holding	No.	% age of Holding
a)	Adel Landmarks Limited*(Formerly known as Era Landmarks Limited)	10,000	100%	10,000	100%
		10,000		10,000	

* Including 1 share held by nominee of Adel Landmarks Limited (Formerly known as Era Landmarks Limited).

As per records of the company, including its register of shareholders/ members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

Other detail of equity Share for a period of five years immediately preceding 31.03.2022

Particular	31.03.2022	31.03.2021
-: Aggregate number of Share allotted as fully paid up pursuant to contract without being received in cash	Nil	Nil
-: Aggregate number of Share allotted as fully paid bonus Share	Nil	Nil
-: Aggregate number of Share bought back	Nil	Nil

3 Reserves and Surplus

Surplus i.e. Balance in the Statement of Profit & Loss
As per last Balance Sheet
Deficit during the year

As at 31st March ,2022 Amount (Rs.)	As at 31st March ,2021 Amount (Rs.)
(56,32,878)	(43,75,569)
(6,91,905)	(12,57,309)
(63,24,783)	(56,32,878)



ANGAD INFRASTRUCTURE PRIVATE LIMITED
Notes to the Financial Statements

4 Other Current Liabilities		
Advances from Holding Company	15,63,15,276	15,63,15,276
Statutory Dues	1,66,167	84,167
Creditor for Expenses	4,47,42,364	4,40,33,252
	<u>20,12,23,807</u>	<u>20,04,32,695</u>
5 Short Term Provisions		
Provision for Tax	255	255
	<u>255</u>	<u>255</u>
6 Short Term Loans & Advances (unsecured, considered good)		
Advances from Bidder	4,09,10,000	4,09,10,000
Advances from EDELWIESS	23,66,709	23,66,709
	<u>4,32,76,709</u>	<u>4,32,76,709</u>
7 (Increase)/ decrease in inventories		
Inventories at the end of the year		
16.3625 Acre Land situated at Sector-3B	11,47,19,161	11,47,19,161
Bahadurgarh transferred from Adel Landmarks Ltd.		
Development, Construction Work In Progress	8,18,12,500	8,18,12,500
transferred from Adel Landmarks Ltd.		
	<u>19,65,31,661</u>	<u>19,65,31,661</u>
Inventories at the beginning of the year		
Land, Development and	-	-
Construction Work In Progress	-	-
	<u>-</u>	<u>-</u>
(Increase) / Decrease in Inventories	<u>(19,65,31,661)</u>	<u>(19,65,31,661)</u>
8 Short Term Loans & Advances	3,87,222	1,85,234
	<u>3,87,222</u>	<u>1,85,234</u>
9 Cash and Cash Equivalents		
Balance with Banks	4,43,180	5,45,961
Cash on Hand	3,925	3,925
FDR With Bank	4,09,10,000	4,09,10,000
	<u>4,13,57,105</u>	<u>4,14,59,886</u>
10 Revenue From Operation		
Interest on FDR with Bank	18,02,223	18,79,771
Interest on Income Tax Refund		4,810
	<u>18,02,223</u>	<u>18,84,581</u>
11 Other Expenses		
Auditors' Remuneration	12,980	12,980
Bank Charges	1,416	1,239
Consultancy Charges	24,71,732	31,22,671
Rates, Fees & Taxes	8,000	5,000
	<u>24,94,128</u>	<u>31,41,890</u>
12 Contingent Liabilities		

The company has given Corporate Guarantee/pledged its part of land in respect of loan of Rs. 553,00,00,000/- taken by others, balance outstanding as on 31.03.2022 Rs. 487,78,61,843/- (P.Y. Rs. 487,78,61,843/-)

- 13 Capital & Other Commitments**
Estimated amount of contracts remaining to be executed on Capital Accounts (Net of advances) Rs. NIL (P.Y. Nil).

- 14 Segment Reporting**
The company operates only in one segment, i.e., Real Estate. Hence the company has no segment as defined in Accounting Standard- 17 notified by the Companies (Accounting Standards) Rules, 2006 (as amended).



ANGAD INFRASTRUCTURE PRIVATE LIMITED
Notes to the Financial Statements

15 Related Party Transactions

15.1 Related Party Disclosures
Holding Company

Adel Landmarks Limited (Formerly known as Era Landmarks Limited)

15.2 Related Party Transactions

Holding Company

Advance Received
Land transferred Back
Repayment of Advance

As at 31st March ,2022 As at 31st March ,2021

19,65,31,661 19,65,31,661

Balance Due From

Holding Company

As at 31st March ,2022 As at 31st March ,2021

15,63,15,276 15,63,15,276

16 Earnings Per Share

Particulars

As at 31st March ,2022 As at 31st March ,2021

Opening Number of Equity Shares	10,000	10,000
Allotted during the Year	-	-
Outstanding Number of Shares at the year end.	10,000	10,000
Weighted number of Shares	10,000	10,000
Net Profit/ (Loss) after Tax (Rs.)	(6,91,905)	(12,57,309)
Earnings Per Share (Rs.10 each) Basic & Diluted	(69)	(126)

17 Payment to Auditors

Particulars

As at 31st March ,2022 As at 31st March ,2021

Audit Fees	12,980	12,980
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18 In the opinion of Board of Directors, all the current assets, loan & advances have a value on realization in the ordinary course of business at least equal to the amount at which they are stated, except those stated otherwise and that all known liabilities relating to the year have been provided for.

19 Particulars

As at 31st March ,2022 As at 31st March ,2021

Earning in Foreign Currency	Nil	Nil
Expenditure in Foreign Exchange	Nil	Nil

20 No dues are payable by the Company to the parties covered under Micro, Small & Medium Enterprises Development Act, 2006.

21 Parties balances are subject to confirmation from them.

22 Previous Year's Figures

Previous years figures have been regrouped/ rearranged , wherever applicable.

Auditors' Report

As per our report of even date attached

For Sandeep Ramniwas Gupta & CO.
Chartered Accountants
(Firm Registration No. 006406C)

CA. Harvinder Singh
Partner
M.No.525148

Place : New Delhi

Dated : 30/09/2022



For and on behalf of the
Angad Infrastructure Pvt. Ltd.

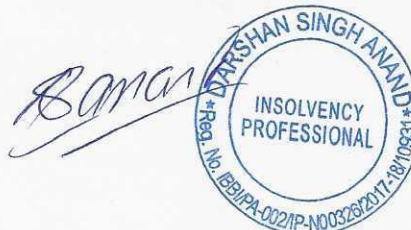
[Darshan Singh Anand]
Resolution Professional
DIN:08229258



[Prasindra Kumar]
Director
DIN:02936138

ANGAD INFRASTRUCTURE PRIVATE LIMITED
GROUPING AS ON 31.03.2022

	2022	2021
Particulars	Amount (Rs.)	Amount (Rs.)
Due to holding company		
Adel Landmarks Limited	15,63,15,276	15,63,15,276
	<u>15,63,15,276</u>	<u>15,63,15,276</u>
Balance with Banks		
AXIS BANK- ANGAD INFRA (913020024289130)	4,43,180	5,45,961
	<u>4,43,180</u>	<u>5,45,961</u>
Creditor for Expenses		
SANDEEP RAMNIWAS GUPTA & CO.	37,760	24,780
Creditors Petty Contractors		
ERA INFRA ENGINEERING LTD	4,04,36,250	4,04,36,250
EXPENSES PAYABLE	42,68,354	35,72,222
	<u>4,47,42,364</u>	<u>4,40,33,252</u>
Statutory Dues		
TDS Payable	-	-
- Professional & Legal Charges	1,66,167	84,167
	<u>1,66,167</u>	<u>84,167</u>
OTHER LOAN		
EDELWEISS	22,13,929	22,13,929
Bank of India	1,52,780	1,52,780
	<u>23,66,709</u>	<u>23,66,709</u>
Advances Receivable in cash or kind		
Interest accrued on FDR	66,016	44,251
TDS on Receipts	3,21,206	1,40,983
	<u>3,87,222</u>	<u>1,85,234</u>
Short Term Loans & Advances (unsecured, considered good)		
Advances from Bidder	4,09,10,000	4,09,10,000
Advances from EDELWIESS	23,66,709	23,66,709
	<u>4,32,76,709</u>	<u>4,32,76,709</u>



ANGAD INFRASTRUCTURE PRIVATE LIMITED
STATEMENT OF ASSESSABLE INCOME FOR THE ASSESSMENT YEAR 2022-23

INCOME FROM BUSINESS

Net Loss as per Profit & Loss Account	(6,91,905)
Net Taxable Income	<u>(6,91,905)</u>
Rounded off to	(6,91,910)
Tax Due	<u><u>-</u></u>