

ANGAD INFRASTRUCTURE PRIVATE LIMITED
Balance Sheet as at 31st March, 2023
CIN-U70101DL2005PTC143003

		(Amount in Rupees)	
Particulars	Note No.	As at 31st March, 2023	As at 31st March, 2022
EQUITY AND LIABILITIES			
(1) Shareholder's Funds			
(a) Share Capital	2	100,000	100,000
(b) Reserves and Surplus	3	(6,379,000)	(6,324,800)
(2) Current Liabilities			
(a) Other Current Liabilities	4	201,218,800	201,223,800
(b) Short Term Provisions	5	300	300
(c) Short-Term Loans and Advances	6	43,276,700	43,276,700
TOTAL LIABILITIES		238,216,800	238,276,000
II. ASSETS			
(1) Current Assets			
(a) Inventories	7	196,531,700	196,531,700
(b) Short Term Loans & Advances	8	195,800	387,200
(c) Cash and Cash Equivalents	9	41,489,300	41,357,100
TOTAL ASSETS		238,216,800	238,276,000
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



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

[Signature]

[Darshan Singh Anand]
Resolution Professional
DIN:08229258

Place : New Delhi
Dated : 15/11/2023

ANGAD INFRASTRUCTURE PRIVATE LIMITED
Profit & Loss Statement for the year ended 31st March, 2023
CIN-U70101DL2005PTC143003

(Amount in Rupees)			
Particulars	-	Year Ended 31st March, 2023	Year Ended 31st March, 2022
	Note No.		
Revenue from Operations		-	-
II. Other Incomes			
Interest on FDR with Bank	10	1,958,479	1,802,223
Interest on Income Tax Refund		16,704	-
III. Total Revenue		<u>1,975,200</u>	<u>1,802,200</u>
Expenses:			
(Increase)/ decrease in inventories			
Inventories at the end of the year		196,531,700	196,531,661
Inventories at the beginning of the year		(196,531,700)	(196,531,661)
Other Expenses	11	2,029,400	2,494,100
Total Expenses		<u>2,029,400</u>	<u>2,494,100</u>
V. Profit/ (Loss) before Tax		(54,200)	(691,900)
VI. Tax Expense:			
(1) Current tax		-	-
(2) Deferred Tax		-	-
(3) MAT Credit Entitlement		-	-
VII. Profit/ (Loss) for the Period		<u>(54,200)</u>	<u>(691,900)</u>
VIII. Earnings Per Equity Share (of Rs. 10 each)			
(1) Basic		(5.42)	(69.19)
n int (2) Diluted		(5.42)	(69.19)

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)

CA. Harvinder Singh

Partner

M.No.525148

Place : New Delhi

Dated : 15/11/2023



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

[Darshan Singh Anand]

Resolution Professional

DIN:08229258

ANGAD INFRASTRUCTURE PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS AS ON 31st MARCH, 2023

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.



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ANGAD INFRASTRUCTURE PRIVATE LIMITED
Notes to the Financial Statements

2 Share Capital

S. No	Particulars	As at 31st March ,2023	As at 31st March ,2022
		Amount (Rs.)	Amount (Rs.)
a)	<u>Authorised Capital</u>		
	Of Rs. 10 Each	500,000	500,000
b)	<u>Issued, Subscribed and Paid up</u>		
	Of Rs. 10 Each, fully paid up	100,000	100,000

Recoi 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 ,2023		As at 31st March ,2022	
		No.	Amount (Rs.)	No.	Amount (Rs.)
a)	Shares outstanding at the beginning of the year	10,000	100,000	10,000	100,000
b)	Shares Issued during the year	-	-	-	-
1.4.	Shares outstanding at the end of the year	10,000	100,000	10,000	100,000

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 ,2023		As at 31st March ,2022	
		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 31.03.2023

Particular	31.03.2023	31.03.2022
-:- 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 ,2023	As at 31st March ,2022
Amount (Rs.)	Amount (Rs.)
(6,324,800)	(5,632,878)
(54,200)	(691,900)
<u>(6,379,000)</u>	<u>(6,324,800)</u>



Sandeep

ANGAD INFRASTRUCTURE PRIVATE LIMITED
Notes to the Financial Statements

4 Other Current Liabilities		
Advances from Holding Company	156,315,276	156,315,276
Statutory Dues	13,000	166,167
Creditor for Expenses	44,890,551	44,742,364
	<u>201,218,800</u>	<u>201,223,800</u>
5 Short Term Provisions		
Provision for Tax	255	255
	<u>300</u>	<u>300</u>
6 Short Term Loans & Advances (unsecured, considered good)		
Advances from Bidder	40,910,000	40,910,000
Advances from EDELWISS	2,366,709	2,366,709
	<u>43,276,700</u>	<u>43,276,700</u>
7 (Increase)/ decrease in inventories		
Inventories at the end of the year		
16.3625 Acre Land situated at Sector-3B	114,719,161	114,719,161
Bahadurgarh transferred from Adel Landmarks Ltd.		
Development, Construction Work In Progress	81,812,500	81,812,500
transferred from Adel Landmarks Ltd.		
	<u>196,531,700</u>	<u>196,531,700</u>
Inventories at the beginning of the year		
Land, Development and	-	-
Construction Work In Progress	-	-
	<u>-</u>	<u>-</u>
(Increase) /Decrease in Inventories	<u>(196,531,700)</u>	<u>(196,531,700)</u>
8 Short Term Loans & Advances	195,800	387,200
	<u>195,800</u>	<u>387,200</u>
9 Cash and Cash Equivalents		
Balance with Banks	575,319	443,180
Cash on Hand	4,000	3,925
FDR With Bank	40,910,000	40,910,000
	<u>41,489,300</u>	<u>41,357,100</u>
10 Revenue From Operation		
Interest on FDR with Bank	1,958,479	1,802,223
Interest on Income Tax Refund	16,704	-
	<u>1,975,200</u>	<u>1,802,200</u>
11 Other Expenses		
Auditors' Remuneration	12,980	12,980
Bank Charges	1,457	1,416
Consultancy Charges	2,006,000	2,471,732
Rates, Fees & Taxes	9,000	8,000
	<u>2,029,400</u>	<u>2,494,100</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 31.03.2023 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).

Ramniwas



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 ,2023	As at 31st March ,2022
-	-
196,531,700	196,531,661
-	-
As at 31st March ,2023	As at 31st March ,2022
156,315,276	156,315,276

Balance Due From
Holding Company

16 Earnings Per Share

Particulars

As at 31st March ,2023	As at 31st March ,2022
10,000	10,000
-	-
10,000	10,000
10,000	10,000
(54,200)	(691,900)
(5)	(69)

Opening Number of Equity Shares
Allotted during the Year
Outstanding Number of Shares at the year end.
Weighted number of Shares
Net Profit/ (Loss) after Tax (Rs.)
Earnings Per Share (Rs.10 each) Basic & Diluted

17 Payment to Auditors

Particulars

As at 31st March ,2023	As at 31st March ,2022
12,980	12,980

Audit Fees

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.

As at 31st March ,2023	As at 31st March ,2022
Nil	Nil
Nil	Nil

19 Particulars

Earning in Foreign Currency
Expenditure in Foreign Exchange

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 and on behalf of the
Infrastructure Pvt. Ltd.

Angad

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

CA. Harvinder Singh
Partner
M.No.525148

Place : New Delhi
Dated : 15/11/2023



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

ANGAD INFRASTRUCTURE PRIVATE LIMITED
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2023
CIN-U70101DL2005PTC143003

	(Amount in Rs.)	
	2022-23	2021-22
Cash Flow from Operating Activities		
Net profit/ (Loss) before taxation	(54,200)	(691,900)
Operating profit before working capital changes	(54,200)	(691,900)
Decrease(Increase) in Inventories	-	-
Decrease/ (Increase) in Other Current Assets	191,400	(202,000)
(Decrease)/ Increase in Other Current Liabilities	(5,000)	791,100
(Decrease)/ Increase in Short Term Loan & Advances	-	-
Cash generated from operations	132,200	(102,800)
Cash Flow from Operating Activities (A)	132,200	(102,800)
Net Cash Flow from Investing Activities (B)	-	-
Net Cash Flow from Financing Activities (C)	-	-
Net Increase in cash & cash equivalents (A+B+C)	132,200	(102,800)
Cash & Cash equivalents at beginning of year	41,357,100	41459900
Cash & Cash equivalents at end of year	41,489,300	41,357,100

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)

Harvinder
CA. Harvinder Singh
Partner
M.No.525148

Place : New Delhi
Dated : 15/11/2023



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

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

ANGAD INFRASTRUCTURE PRIVATE LIMITED
GROUPING AS ON 31.03.2023

	2023	2022
Particulars	Amount (Rs.)	Amount (Rs.)
Due to holding company		
Adel Landmarks Limited	156,315,276	156,315,276
	<u>156,315,276</u>	<u>156,315,276</u>
Balance with Banks		
AXIS BANK- ANGAD INFRA (913020024289130)	575,319	443,179.72
	<u>575,319</u>	<u>443,180</u>
Creditor for Expenses		
SANDEEP RAMNIWAS GUPTA & CO.	24,780	37,760
Creditors Petty Contractors		
ERA INFRA ENGINEERING LTD	40,436,250	40,436,250
EXPENSES PAYABLE	4,429,521	4,268,354
	<u>44,890,551</u>	<u>44,742,364</u>
Statutory Dues		
TDS Payable	-	-
- Professional & Legal Charges	13,000	166,167
	<u>13,000</u>	<u>166,167</u>
OTHER LOAN		
EDELWEISS	2,213,929	2,213,929
Bank of India	152,780	152,780
	<u>2,366,709</u>	<u>2,366,709</u>
Advances Receivable in cash or kind		
Interest accrued on FDR	-	66,016.00
TDS on Receipts	195,848	321,206.00
	<u>195,800</u>	<u>387,200</u>
Short Term Loans & Advances (unsecured, considered good)		
Advances from Bidder	40,910,000	40,910,000
Advances from EDELWIESS	2,366,709	2,366,709
	<u>43,276,709</u>	<u>43,276,709</u>



ANGAD INFRASTRUCTURE PRIVATE LIMITED
GROUPING AS ON 31.03.2023

	2023	2022
Particulars	Amount (Rs.)	Amount (Rs.)
Due to holding company		
Adel Landmarks Limited	156,315,276	156,315,276
	<u>156,315,276</u>	<u>156,315,276</u>
Balance with Banks		
AXIS BANK- ANGAD INFRA (913020024289130)	575,319	443,179.72
	<u>575,319</u>	<u>443,180</u>
Creditor for Expenses		
SANDEEP RAMNIWAS GUPTA & CO.	24,780	37,760
Creditors Petty Contractors		
ERA INFRA ENGINEERING LTD	40,436,250	40,436,250
EXPENSES PAYABLE	4,429,521	4,268,354
	<u>44,890,551</u>	<u>44,742,364</u>
Statutory Dues		
TDS Payable	-	-
- Professional & Legal Charges	13,000	166,167
	<u>13,000</u>	<u>166,167</u>
OTHER LOAN		
EDELWEISS	2,213,929	2,213,929
Bank of India	152,780	152,780
	<u>2,366,709</u>	<u>2,366,709</u>
Advances Receivable in cash or kind		
Interest accrued on FDR	-	66,016.00
TDS on Receipts	195,848	321,206.00
	<u>195,800</u>	<u>387,200</u>
Short Term Loans & Advances (unsecured, considered good)		
Advances from Bidder	40,910,000	40,910,000
Advances from EDELWIESS	2,366,709	2,366,709
	<u>43,276,709</u>	<u>43,276,709</u>



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ANGAD INFRASTRUCTURE PVT. LTD
DETAILS OF PURCHASE OF LAND AS ON 31-03-2023

S. NO	NAME	Sale Deed No.	DATE OF REGISTRY	AREA AS PER SALE DEED	AREA IN ACRE	AMOUNT	Stamp Papers	TREASURY STAMP	TOTAL
(A) PROJECT: BAHADURGARH SEC-3B									
1	RAM KARAN DALIP DAYANAND RAKESH	7775	20-Feb-06	2 KANAL 17 MARLA	0.3563	552,188 552,188 552,188 276,096 276,092 <u>2,208,752</u>	132,550	703	2,342,005
2	KHEMCHAND GANGASHAY	7871	20-Feb-06	17 KANAL 5 MARLA	2.1563	6,679,531 6,679,531 <u>13,359,062</u>	801,600	703	14,161,365
3	RAM KARAN DALIP DAYANAND KRISHNA VIJENDER RAKESH SUMAN	7776	20-Feb-06	13 KANAL 4 MARLA	1.6500	2,561,132 2,561,132 2,561,132 640,287 640,283 640,283 <u>10,244,531</u>	614,700	703	10,859,934
4	BHIM SINGH KRISHAN LAL RAM MEHAR	7825	24-Feb-06	12 KANAL 18 MARLA	1.6125	4,998,750 2,499,376 2,499,377 <u>9,997,502</u>	599,850	703	10,598,055
5	LAXMI CHARDRA SHRI BHAGWAN RISHAL SINGH MUDGAL NARENDER SURENDER HARENDER VIJENDER JOGENDER	7834	24-Feb-06	36 KANAL 9 MARLA	4.5563	9,416,250 931,292 9,416,249 1,696,992 1,696,992 1,696,992 1,696,992 <u>28,248,751</u>	1,694,950	703	29,944,404
6	RAM KUMAR KARAN SINGH RAJENDER PRASAD	7826	24-Feb-06	12 KANAL 12 MARLA	1.5750	3,255,000 3,255,000 3,255,000 <u>9,765,000</u>	585,900	703	10,351,603
7	NARAYAN DUTT JAGDISH SHRINIWAS NARESH	7914	28-Feb-06	4 KANAL 19 MARLA	0.6188	958,256 958,256 958,256 958,256 <u>3,833,022</u>	230,000	703	4,063,725
8	BALBIR SINGH RAGHBIR SHRI KRISHAN ANANT RAM SHIV NARAIN	7913	28-Feb-06	24 KANAL 14 MARLA	3.0875	3,833,021 3,833,021 3,833,021 3,833,021 3,833,021 <u>19,165,105</u>	1,150,000	703	20,315,808
9	MANNO DEVI MATU RAM SURAJ BHAN INDER SINGH HOSHIYAR SINGH	8020	06-Mar-06	6 KANAL	0.7500	340,031 558,000 1,255,450 1,255,450 1,255,450 <u>4,664,381</u>	279,900	703	4,944,984
Brokerage on Purchase of Land									7,020,000
Bank Charge									117,278
TOTAL (A)					16.3625	101,486,106	6,089,450	6,327	114,719,161
(B) Development Expenses									
									81,812,500
G TOTAL (A+B)					16.3625				196,531,661

Ramandeep

