



MGMA & CO.
Chartered Accountants

H. O. : 125, 1st Floor, Vyapar Bhawan, Chanderpuri,
Navyug Market, Ghaziabad - 201001
B. O. : 411, Essel House, 10, Asaf Ali Road, New Delhi-2
Mob. : 9810557405 | e-mail : mukesh.cagzb@gmail.com

Ref. No.

INDEPENDENT AUDITOR'S REPORT

The Shareholders of

M/s EQUIBUILD REALTORS PRIVATE LIMITED

Report on the Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of **M/S EQUIBUILD REALTORS PRIVATE LIMITED** ("the Company" which comprise the Balance Sheet as at **31st March, 2022**, the Statement of Profit and Loss for the year then ended, and 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 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, 2022**, its Profit(or Loss) for the year ended on that date.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation and presentation of these financial statements that give a true and fair view of the financial position, financial performance 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 Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding of the assets of the Company and for preventing and detecting the 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 control, 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, 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 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. Since the company's turnover as per audited financial statement is less than Rs. 50 Crores and its borrowing from banks/FI is less than Rs. 25 Crores, the company is exempted from getting an audit opinion with respect to adequacy of internal controls over financial reporting of the company and the operating effectiveness of such control vide notification dated June 13, 2017. So, as per section 143(3)(i) of the Companies Act, 2013 read with notification dated June 13, 2017, we are not required to express our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



Equibond - 2020 - 21

Report on Other Legal and Regulatory Requirements

A. 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, is not applicable to the company.

B. 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 purpose of our audit;
- b. In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
- c) the Balance Sheet and the Statement of Profit and Loss dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of consolidated financial statements;
- d) In our opinion, aforesaid Financial Statements comply with the Accounting Standards specified under section 133 of the Act, read with rule 7 of the Companies (Accounts) Rules, 2014;
- e) On the basis of the written representations received from the directors as on **March 31, 2022**, taken on record by the Board of Directors, none of the director is disqualified as on **March 31, 2022**, from being appointed as a director in terms of section 164(2) of the Act;
- f) With respect to the adequacy of the internal financial control with respect to the financial statement of the company and operating effectiveness of such control, we give our separate report in "Annexure-1"
- g) In our opinion and to the best of our information and according to the explanations given to us, we report as under with respect to other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014:
 - i) the Company does not have any pending litigations in the said financial year impacting its financial position, in its financial statements;
 - ii) The Company has not maintained any provisions as per the required applicable law or accounting standards for material foreseeable losses, as the company does not have any long-term contracts including derivative contracts;
 - iii) The Company is not required to transfer any amount to Investors Education and Protection Fund.

PLACE: New Delhi
DATE : 27/05/2022

For M G M A & CO.

Chartered Accountants & CO.

FRN: 010479C

(C. A. Mukesh Gupta)

Partner

M.No. 096832



“ANNEXURE 1” REFERRED TO THE INDEPENDENT AUDITOR’S REPORT TO THE MEMBERS OF M/S EQUIBUILD REALTORS PRIVATE LIMITED ON FINANCIAL STATEMENTS FOR THE YEAR ENDED ON 31.03.2022.

(Report on the Internal Financial controls under clause (i) of section 143 (3) of the Companies Act, 2013)

We have audited the internal financial controls over financial reporting of **M/S EQUIBUILD REALTORS PRIVATE LIMITED** (the Company) as of **31 March, 2022** in conjunction with our audit of the financial statements of the company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal controls over financial reporting criteria established by the Company considering the essential components of internal controls stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting 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 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 Companies Act 2013 ("the Act").

Auditors’ Responsibility

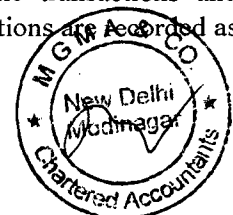
Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the 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 over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

Meaning Of Internal Financial Controls over Financial Reporting

A company's internal financial controls over financial reporting 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 controls over financial reporting 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 over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial controls over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

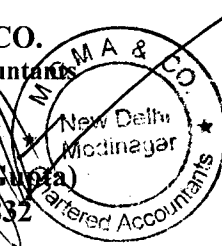
Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial control system over financial reporting and such internal financial controls over financial reporting were operating effectively as at **31 March 2022**, based on the internal controls over financial reporting criteria established by the Company considering the essential components of internal controls stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by ICAI.

PLACE: New Delhi
DATE : 27/05/2022

For **M G M A & CO.**
Chartered Accountants

(CA Mukesh Gupta)
M.No. 096832
Partner



EQUIBUILD REALTORS PRIVATE LIMITED
H.NO. 101, ADARSH COLONY, CIVIL LINES, RAMPUR-UP-244901
CIN : U70103UP2021PTC143294

BALANCE SHEET AS AT 31st MARCH 2022 Amount in Rs in thousand

PARTICULARS	Note no.	AS AT 31.03.2022
A EQUITY AND LIABILITIES		
1 Shareholders' Funds		
(a) Share Capital	1	100.000
(b) Reserve & Surplus	2	(27.066)
2 Share application money pending allotment		-
3 Non-Current Liabilities		
(a) Long-term borrowings		-
(b) Deffered Tax Liabilities		-
(c) Other Long-term liabilities	3	17,500.000
(d) Provisions		-
4 Current Liabilities		
(a) Short-term borrowings		-
(b) Trade payables -Advance-Others		-
(c) Other current-liabilities		-
(d) Short-term provisions	4	15.000
(e) Provisions		-
		17,587.935
B ASSETS		
1 Non-Current Assets		
(a) Fixed Assets		
(i) Tangible Assets		-
(ii) Intangible Assets		-
(iii) Capital Workin progress		-
(iv) Intangible assets under development		-
(v) Capital Assets held for sale		-
(b) Non-current investments		-
(c) Deffered Tax assets		-
(d) long-term loan and advances		-
(e) Other non-current assets	5	14,542.800
2 Current Assets		
(a) Current Investments		-
(b) Inventories		-
(c) Trade receivables		-
(d) Cash and cash equivalent s	6	3,036.224
(e) Short-term loans and advances		-
(f) Other current assets	7	8.911
		17,587.935

SIGNIFICANT ACCOUNTING POLICIES & NOTES ON ACCOUNTS

Schedules form an integral part of accounts
As per our report of even date Attached
for **M G M A & CO.**

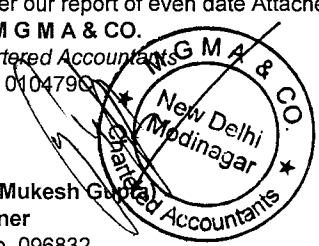
Chartered Accountants
FRN 0104790

(CA Mukesh Gupta)
Partner
M.No. 096832

Place: New Delhi
Date: 27/05/2022

UDIN 22096832AKHWAB3224

10



Hemant
Director
HEMANT KUMAR JAIN
DIN: 00521674

Singh
Director
DEVENDRA SINGH
DIN: 09102562

EQUIBUILD REALTORS PRIVATE LIMITED
H.NO. 101, ADARSH COLONY, CIVIL LINES, RAMPUR-UP-244901
CIN : U70103UP2021PTC143294
PROFIT & LOSS ACCOUNT FOR THE PERIOD ENDED 31ST MARCH, 2022

PARTICULARS	Note no.		YEAR ENDING 31.03.2022 Rs. In thousand
C INCOME			
Revenue from operations			-
Other Income	8		-
			-
D EXPENDITURE			
(a) Cost of material consumed			-
(b) Purchase of Stock in Trade			-
(c) Changes in Inventories			-
(d) Employee benefit cost			-
(e) Finance cost			-
(f) Depreciation			-
(g) Other Expenses	9		27.066
			27.066
Profit before Tax			(27.066)
Provision For tax			-
Profit after Tax			(27.066)

SIGNIFICANT ACCOUNTING POLICIES & NOTES ON ACCOUNTS

10

Schedules form an integral part of accounts
As per our report of even date Attached
for **M G M A & CO.**
Chartered Accountants
FRN 010479C

(CA Mukesh Gupta)
Partner
M.No. 096832



Place: New Delhi
Date: 27/05/2022

Memant
Director
MEMANT KUMAR
JAIN
DIN: 00521674

Devendra
Director
DEVENDRA
SINGH
DIN: 09102862

EQUIBUILD REALTORS PRIVATE LIMITED
H.NO. 101, ADARSH COLONY, CIVIL LINES, RAMPUR-UP-244901
CIN : U70103UP2021PTC143294
SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31ST MARCH, 2022
AND PROFIT & LOSS ACCOUNT FOR THE PERIOD ENDING 31ST MARCH, 2022

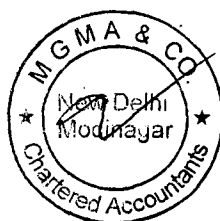
PARTICULARS	Note no.		AS AT 31.03.2022 Rs. In thousand
Authorised Share Capital A) 10000 Equity Shares of Rs.10/- each			100.000
Issued & Subscribed Equity Capital A) 10000 Equity Shares of Rs. 10/- each			100.000
Paid-up Capital A) 10000 Equity Shares of Rs. 10/- each	1		100.000
			100.000
(i) Reconciliation of shares outstanding at the beginning of the year and at the end of the reporting period.			
Equity Shares		No. of shares	
At beginning of the period			-
shares issued during the year	-	10,000	100.000
			-
Outstanding at the end of the year	-	10,000	100.000
(ii) Terms / rights attached to equity shares			
The company has only one class of equity shares. Each holder of equity share is entitled to one vote per share. The dividend proposed by the board is subject to approval by the shareholders in the following Annual General meeting.			
In the event of liquidation of the company , the holders of the equity shares shall be entitled to receive remaining assets of the company , after adjustment of all preferential payments.			
The distribution will be made in the proportion of holding of equity shares.			
Details of shares held by each shareholder holding more than 5% shares:			
As at 31st March 2022			
Name of Share Holders		No. of Share Held	% of Shares held
1 Radico Spiritz India Private Limited		9999	99.99%
2 Hemat Kumar Jain Jointly with Radico Spiritz India Pvt Ltd		1	0.01%
Details of shareholding of Promoters:			
As at 31st March 2022			
Name of Share Holders		No. of Share Held	% of Shares held
1 Radico Spiritz India Private Limited		9999	99.99%
2 Hemat Kumar Jain Jointly with Radico Spiritz India Pvt Ltd		1	0.01%
Reserve & Surplus	2		
Opening Balance			-
Profit/Loss During The Year			(27.066)
			(27.066)
Other Long term Liabilities	3		
Capital Advance from Radico Spiritz India Pvt Ltd for purchase of Land			17,500.000
			17,500.000
Short Term provisions	4		
Audit Fee payable			12.000
Professional Fee Payable			3.000
			15.000



EQUIBUILD REALTORS PRIVATE LIMITED
H.NO. 101, ADARSH COLONY, CIVIL LINES, RAMPUR-UP-244901
CIN : U70103UP2021PTC143294

SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31ST MARCH, 2022
AND PROFIT & LOSS ACCOUNT FOR THE PERIOD ENDING 31ST MARCH, 2022

PARTICULARS	Note no.	AS AT 31.03.2022 Rs. In thousand
Other Non-current Assets	5	
Capital Advance for purchase of Land:		
Advances for Land purchase		13,370.500
Advance stamp duty for Land purchase		1,172.300
		14,542.800
Cash and cash equivalents	6	
Cash in hand		100.000
Bank Balance		2,936.224
		3,036.224
Other Current Assets	7	
Preliminary Exp to the extent not written off		8.911
		8.911
Other Income		
Other Income	8	-
Other Expenses	9	
Audit Fee		12.000
Professional Fee		3.000
Bank Charges		12.066
		27.066



EQUIBUILD REALTORS PRIVATE LIMITED

SCHEDULE – 10

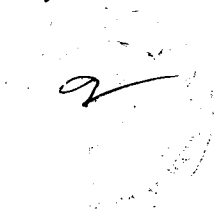
ACCOUNTING POLICIES & NOTES ON ACCOUNTS

(A) SIGNIFICANT ACCOUNTING POLICIES

1. **System of Accounting** : The Company follows the accrual concept and the same are prepared under the historical cost convention and in accordance with the applicable accounting standards except where otherwise stated.
2. **Retirement Benefits** : No retirement benefits are payable by the Company hence no provision for same has been made.
3. **Income Recognition** : All incomes are recognized on accrual basis.
4. **Fixed Assets:**
The company does not have any fixed assets.
5. **Depreciation:**
As Company does not have any Fixed Assets, no depreciation has been charges.

B. NOTES ON ACCOUNTS

1. No provision for gratuity has been made as no employee has put in qualifying period of service for entitlement to this benefit.
2. The Company has not accepted any deposit from public.
3. Current Assets, Loan & advances are realizable at least at the value indicated in the balance sheet.
4. Payment to Auditors for Statutory Audit Rs. 12000/- (P.Y. NA)
5. The company is incorporated on 11/03/2021. Balance sheet and profit and loss account are prepared for period one year and 21 days. Previous year figures are not applicable as this is first year of the company.



6. Related parties Disclosure (AS-18):
Details of Related parties

Related Party	Current year	Previous year
Holding Company	Radico Spritzs India Pvt ltd	NA
Subsidiary Company	NIL	NA
Key Mangement Personal & Directors	Hemant Kumar Jain Devender Singh	NA
Associate Company	Nil	NA
Private company in which director is member or Director	First Code Realty Pvt Ltd Binayah Builder Pvt Ltd	NA

Transaction with related parties
Capital Advance received from holding company

Amount (Rs.)
FY 2021-22
17500000/-

7. Earning Per Share (AS-20)
Particulars
Profit after tax
No. of Shares
EPS

Amount (Rs.)
FY 2021-22
(-) 27066/-
10000
(-)2.70

For M G M A & Co.

Chartered Accountants

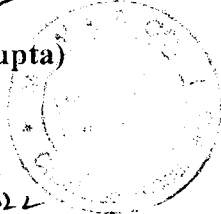
(CA Mukesh Gupta)

Partner

M.No. 096832

Place: New Delhi

Date: 27/05/2022



Hemant Kumar Jain
Director
DIN: 00521674

Devendra Singh
Director
DIN: 09102562