

**INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF TRANSCORP ESTATES PRIVATE LIMITED
Report on the Audit of the standalone Financial Statements**

Opinion

We have audited the accompanying standalone financial statements of Transcorp Estates Private Limited, which comprise the Balance Sheet as at March 31, 2021, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date, including a summary of the 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 (herein referred after as "the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the standalone state of affairs(financial position) of the Company as at March 31, 2021, the standalone Profit/ loss and total comprehensive income/loss (financial performance), standalone changes in equity and its standalone cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the standalone financial statements 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 (ICAI) together with the independence requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

Emphasis of Matter

As more particularly described in Note No.26(XVII) assessing the impact of global pandemic Covid 19 coupled with its new variants, company has considered the internal and external informations upto the date of this report in respect of recoverability of receivables and investments at their carrying value as well as taking various steps to improve liquidity . The eventual outcome of the pandemic may be different from that estimated in assessing the recoverability of these assets

Information Other than the Standalone Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the Board's Report including Annexures to Board's Report, but does not include the 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 is 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, total comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone 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 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 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 financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system with reference to standalone financial statements 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 standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the 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 Section 143(3) of the Act, based on our audit 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 including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account.
 - d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read

with Companies (Indian Accounting standards) Rules, 2015 as amended.

- e) On the basis of the written representations received from the directors as on March 31, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2021 from being appointed as a director in terms of Section 164 (2) of the Act.
- f) With respect to the adequacy of the internal financial controls over financial reporting with reference to standalone financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in **“Annexure A”**.
- g) With respect to the other matters to be included in the Auditor’s Report in accordance with the requirements of section 197(16) of the Act, as amended:
In our opinion and to the best of our information and according to the explanations given to us, as the company is a private limited company , provisions of section 197 of the Act are not applicable to the company.
- 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, as amended in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements. Refer note no. 26 to the financial statements.
 - ii. The Company did not have material foreseeable losses, if any, on long-term contracts including derivative contracts.
 - iii. The Company had no amounts to be transferred to Investor Education and Protection Fund and consequently there has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

2.As required by the Companies (Auditor’s Report) Order, 2016 (“the Order”) issued by the Central Government in terms of Section 143(11) of the Act, we give in “Annexure B” a statement on the matters specified in paragraphs 3 and 4 of the Order.

For ANAND JAIN & CO.
Chartered Accountants
Firm’s Registration No. 01857C

(ANAND PRAKASH JAIN)
Proprietor
M.no.071045
UDIN 21071045AAAAAO9275
Place : Jaipur
Date:23/04/2021

ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 1(f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report to the Members of Transcorp Estates Private Limited of even date)

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

We have audited the internal financial controls over financial reporting of Transcorp Estates Private Limited (“the Company”) as of March 31, 2021 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 Board of Directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting 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 issued by the Institute of Chartered Accountants of India. 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 respective 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.

Auditor's Responsibility

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Company 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") issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. 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 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 internal financial controls system over financial reporting of the Company.

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control 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 control 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.

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 control 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, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2021, based on the internal control over financial reporting 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 issued by the Institute of Chartered Accountants of India.

For ANAND JAIN & CO.

Chartered Accountants

Firm's Registration No. 01857C

(ANAND PRAKASH JAIN)

Proprietor

M.No.071045

Place : Jaipur

Date: 23/04/2021

ANNEXURE 'B' TO THE INDEPENDENT AUDITOR'S REPORT (Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Transcorp Estates Private Limited of even date)**i. In respect of the Company's fixed assets(Property, Plant and Equipments):**

- (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets. However such records showing full particulars including quantitative details and situation of certain fixed assets are being updated.
 - (b) The Company has a program of verification to cover all the items of fixed assets in a phased manner over a period of three years. Pursuant to the program, certain fixed assets were physically verified by the management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.
 - (c) In our opinion, this periodicity of physical verification, is reasonable having regard to the size of the Company and the nature of its assets
 - (d) According to the information and explanations given to us, the records examined by us and based on the examination of the conveyance deeds / registered sale deed provided to us, we report that, the title deeds, of immovable properties are not held in the name of the Company excepting for Rs.3209334/- being the land at Udaipur, title deeds of which are in the name of the company.
- ii. a) Inventory being land has been physically verified during the year by the management and in our opinion the frequency of verification is reasonable.
b) According to the information and explanations given to us, no material discrepancies were noticed on physical verification of the above items referred in (a) above as compared to book records.
 - iii. According to the information and explanations given to us, the Company has granted loans, secured or unsecured to body corporates listed in the register maintained under section 189 of the Companies Act, 2013 and
 - a) In our opinion, the rate of interest and other terms and conditions on which the loans have been granted to the bodies corporate listed in the register maintained under Section 189 of the Companies Act,2013 were not prima facie prejudicial to the interests of the company.
 - b) Schedule of repayment of principal and payment of interest has not been stipulated as loans have been granted on current account basis. Repayments and receipts of interest are regular whenever demanded.
 - c) There were no overdue amounts in respect of loan granted to the bodies corporate listed in the register maintained under Section 189 of the Act.
 - iv. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Act with respect to grant of loans, making investments, giving guarantees and providing securities, to the extent applicable.
 - v. The Company has not accepted deposits during the year and does not have any unclaimed deposits as at March 31, 2021. As per the information & explanations given to us no order has been passed by Company Law Board, or National Company Law Tribunal or Reserve Bank of India or any Court or any other tribunal in this respect and hence question of its compliance does not arise.
 - vi. The maintenance of cost records has not been specified by the Central Government under section 148(1) of the Companies Act, 2013 for the business activities carried out by the Company. Thus reporting under clause 3(vi) of the order is not applicable to the Company.
 - vii. (a) According to the information and explanations given to us, and on the basis of our examination of the records of the Company, Company has generally been regular in depositing with appropriate authorities amount deducted/ accrued in the books of accounts in respect of undisputed statutory dues including Provident Fund, Employees' State Insurance, Income Tax, Goods and Service Tax, Customs Duty, Cess and other material statutory dues as are applicable to it.
(b) According to the information and explanations given to us, there were no material arrears of undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income Tax, Goods and Service Tax, Customs Duty, Cess and other material statutory dues as at March 31, 2021 for a period of more than six months from the date they became payable.
(c) According to the information and explanations given to us, there were no material dues of income tax, Sales tax/

value added tax/ service tax/ goods and service tax, or Customs Duty

which have not been deposited with the appropriate authorities as at March 31, 2021 on account of dispute .

- viii. The Company has not defaulted in repayment of loans or borrowings from financial institutions, bank , government or dues to debentureholders during the year. Accordingly paragraph 3(ix) of the order is not applicable.
- ix. The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) during the year . In our opinion term loans were applied for the purpose for which loans were obtained by the Company.
- x. To the best of our knowledge and according to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the year.
- xi. As the company is a private limited company , hence provisions of Section 197 of the Act are not applicable in respect of the payment of managerial remuneration made by the company.
- xii. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company and hence reporting under clause 3 (xii) of the Order is not applicable to the Company.
- xiii. In our opinion and according to the information and explanations given to us, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- xiv. As per the information provided to us , during the year Company has not made any preferential allotment or private placement of shares or fully or partly paid convertible debentures and hence reporting under clause 3 (xiv) of the Order is not applicable to the Company.
- xv. In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its Directors or persons connected to its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.
- xvi. In our opinion and based on the explanations given to us by the management the Company is not required to get itself registered under section 45-IA of the Reserve Bank of India Act, 1934.

For ANAND JAIN & CO.

Chartered Accountants

Firm's Registration No. 01857C

(ANAND PRAKASH JAIN)

Proprietor

M.No.071045

Place: Jaipur

Date: 23/04/2021

TRANSCORP ESTATES PRIVATE LIMITED

(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)

Standalone Balance Sheet as at 31st March, 2021

Rs. in laksh

	Particulars	Note No.	As at 31st March, 2021	As at 31st March, 2020
	ASSETS			
1)	Non-current assets			
	(a) Property, Plant and Equipment	2	0.22	0.34
	(b) Capital work-in-progress		278.80	278.80
	(c) Investment Property	3	1,822.26	1,921.68
	(d) Investment in associate	4	601.58	600.31
	(e) Financial Assets			
	(i) Investment	4	1,409.31	996.81
	(ii) Others	5	-	-
	(f) Other non current assets	6	0.29	0.46
2)	Current assets			
	(a) Inventories -Land		195.71	391.30
	(b) Financial Assets			
	(i) Trade Receivable	7	2.03	6.66
	(ii) Cash and cash equivalents	8	1.43	0.91
	(iii) Bank balances other than			
	(ii) above	9	-	21.81
	(v) Loans	10	146.01	134.28
	(c) Current Tax Assets (Net)		11.33	5.80
	(d) Other current assets	11	0.18	0.24
	Total Assets		4,469.15	4,359.40

EQUITY AND LIABILITIES				
	Equity			
	(a) Equity Share capital	12	100.00	100.00
	(b) Other Equity	13	2,359.47	2,323.75
	LIABILITIES			
1)	Non-current liabilities			
	(a) Financial Liabilities			
	(i) Other financial liabilities	14	-	-
	(b) Deferred tax liabilities (Net)		54.07	8.97
	(c) Other non-current liabilities			
	(d) Deferred Revenue			
2)	Current liabilities			
	(a) Financial Liabilities			

(i) Borrowings	15	1,911.19	1,875.86
(ii) Trade payable			
a) Total outstanding dues of micro enterprises & small enterprises			
b) Total outstanding dues of creditors other than micro enterprises & small enterprises		-	-
(iii) Other financial liabilities	16	33.74	37.23
(b) Other current liabilities	17	10.68	13.59
(c) Current Tax Liabilities (Net)	18	-	-
Total Equity and Liabilities		4,469.15	4,359.40

UDIN 20071045AAAAAP6105

Significant Accounting Policies

1

The accompanying notes are an integral part of financial statements 1-26

As per our report of even date

For ANAND JAIN & CO.,
 CHARTERED ACCOUNTANTS
 FRN 001857C

FOR AND ON BEHALF OF BOARD OF DIRECTORS

(ANAND PRAKASH JAIN)
 PROPRIETOR
 M.NO. 071045
 DATE: 23/04/2021
 PLACE: JAIPUR

RAJENDRA SINGH
SHEKHAWAT
 DIRECTOR
 DIN:03140517

AVANI KANOI
 DIRECTOR
 DIN:03121949

DILIP KUMAR
MORWAL
 GROUP COMPANY
 SECRETARY
 ACS 17572

TRANSCORP ESTATES PRIVATE LIMITED

(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)
STANDALONE STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31st March, 2021

		Year ended 31.3.2021	Year ended 31.3.2020
	PARTICULARS	Amount (RS lakhs)	Amount (RS lakhs)
I	Revenue from operations	128.82	51.53
II	Other income	15.12	18.31
III	Total Income (I + II)	143.94	69.84
IV	Expenses:		
	Purchase of Stock in Trade - Transfer fees	7.65	-
	(Increase)/Decrease in Inventories of Stock in Trade	195.59	-
	Unrealised gains on fair value conversion of investments (net)(Net of tax impact)	-327.31	95.42
	Employee benefits expense	18.53	3.71
	Finance costs	204.75	195.36
	Depreciation	6.67	8.07
	Other expenses	26.75	57.09
	Total expenses (IV)	132.63	359.65
	Profit(Loss) before share of profit(loss) of an associate and exceptional items	11.31	(289.81)
	Share of profit(loss) from associate	(0.58)	(0.84)
V	Profit before exceptional items & tax(III-IV)	10.73	(290.65)
VI	Exceptional Items	-	-
VII	Profit/(loss) before tax (V-VI)	10.73	(290.65)
VIII	Tax expense:	-	-
	Current tax	-	-
	Income tax for earlier year(Net)	-	2.60
	Total Tax Expenses	-	2.60
IX	Profit/(loss) for the period from continuing operations (VII-VIII)	10.73	(293.25)
X	Profit/(Loss) from discontinued operations		
XI	Tax expense of discontinued operations		
XII	Profit/(Loss) from discontinued operations (after tax) (X-XI)		
XIII	Profit/(loss) for the period (IX+XII)	10.73	(293.25)
XIV	Other Comprehensive Income		
	A(i) Items that will not be reclassified to profit or loss		
	Changes in the fair value of FVOCI Equity Instruments	29.26	-122.05
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-4.27	23.50
	B(i) Items that will be reclassified to profit or loss	0.00	0.00

	(ii) Income tax relating to items that will be reclassified to profit or loss	0.00	0.00
XV	Total Comprehensive Income for the period (XIII+X-IV) (Comprising Profit(Loss) and Other Comprehensive Income for the period) -	35.72	-391.80
XVI	Earnings per equity share (for continuing operation):		
	(1) Basic	1.07	-29.33
	(2) Diluted	1.07	-29.33

UDIN 20071045AAAAAP6105

Significant Accounting Policies

The accompanying notes are an integral part of financial statements 1-26

As per our report of even date

For ANAND JAIN & CO.,

CHARTERED ACCOUNTANTS

FRN 001857C

FOR AND ON BEHALF OF BOARD OF DIRECTORS

(ANAND PRAKASH JAIN)

PROPRIETOR

M.NO. 071045

DATE: 23/04/2021

PLACE: JAIPUR

RAJENDRA SINGH

DIRECTOR

DIN:03140517

AVANI KANOI

SHEKHAWAT

DIRECTOR

DIN:03121949

DILIP KUMAR

MORWAL

GROUP COMPANY SECRETARY

ACS 17572

TRANSCORP ESTATES PRIVATE LIMITED

(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)

Standalone Cash flow statement for the year ended 31st March,2021

Rs in lakhs

	Particulars	31.3.2020	31.3.2021
I	Cash flows from operating activities		
	Net profit before tax and extraordinary items	-290.65	10.73
	Adjustments for :	0.00	0.00
	Depreciation	8.07	6.67
	Interest expense	195.36	204.75
	Loss(+)/Profit(-) on transfer of fixed asset	40.61	-0.63
	Share in(profit) /loss of partnership firm	0.84	0.58
	Dividends/ income from investments	-2.53	0.00
	Unrealised gain on fair value conversation of investment	95.42	-327.31
	Interest received	-15.77	-14.49
	Operating profit before working capital changes	31.34	-119.70
	Adjustments for :		
	Trade and other receivables	-2.47	4.62
	Inventories	0.00	195.59
	Trade and other payables	0.00	0.00
	Other non current financial liabilities	0.00	0.00
	Other current / financial liabilities	-3.27	13.60
	Short term loans and advances	-32.22	-11.73
	Other non current assets	0.18	0.18
	Other current assets	-0.05	0.06
Cash generated from operations	-6.49	82.62	
	Direct taxes paid	3.52	-5.53
	Net cash flow from operating activities	-2.97	77.09
II	Cash flows from investing activities		
	Purchase of PPE(including capital work in progress)	0.00	0.00
	(Purchase)/ sale of Investment Property	0.00	0.00
	Proceeds from transfer of Investment Property to holding co.	12.75	93.5
	Earnest money advance	20.00	-20
	Sale of investment in listed shares	12.91	0.00
	Investment in capital of partnership firm	0.00	-1.85
	Investment in preference shares	-3.00	-5.00
	Investment in Mutual funds/AIF's	-40	0.00
	Investment in unlisted shares	-4.80	-10.10
	Investment in fixed deposit	-3.75	21.81
	Interest accrued	2.41	0.00
	Interest received	15.77	14.49
	Dividends/income from AIF's	2.53	0.00

	Net cash flow from investing activities	14.82	92.85
III	Cash flows from financing activities		
	Proceeds from issue of share capital/warrants/premium		
	Proceeds from short term borrowings(Net of repayments)	235.43	35.33
	Proceeds from long term borrowings(Net of Repayments)		
	Interest expense	-195.36	-204.75
	Net cash flow from financing activities	40.07	-169.42
	Net increase /(decrease)in cash and cash equivalents	51.92	0.52
	Cash and cash equivalents (opening)	-51.01	0.91
	Cash and cash equivalents (closing)	0.91	1.43
	Components of Cash and Cash Equivalents		
	Cash in hand	0.00	0.00
	Bank balances in current accounts	0.91	1.43
	Bank deposits with maturity less than 3 months	0.00	0.00
	0.91	1.43	

Notes:

1. The above cash flow statement has been compiled from and is based on the balance sheet as at 31.03.2021 and the related statement of profit and loss for the year ended on that date.
2. The above cash flow statement has been prepared as per the indirect method as set out in Accounting Standard-3 on Cash flow statement .
3. Cash and cash equivalents for the purpose of cash flow statement comprises cash at bank and short-term investments with an original maturity of three months or less.
4. Effects of non cash items viz unrealised gains/loss on present value conversion and others, on the investment and financial activities cash flows, is included above by separately showing the same in operating activities .

As per our annexed report of even date

For ANAND JAIN & CO.
FRN 001857C
Chartered Accountants

FOR AND ON BEHALF OF BOARD OF DIRECTORS

(ANAND PRAKASH JAIN)
PROPRIETOR
M.No. 071045

RAJENDRA SINGH
SHEKHAWAT

AVANI KANOI

DILIP KUMAR
MORWAL

PLACE: JAIPUR
DATE: 23/04/2021

DIRECTOR
DIN:03140517

DIRECTOR
DIN:03121949

GROUP COMPANY SECRETARY
ACS 17572

TRANSCORP ESTATES PRIVATE LIMITED
(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)
Statement of Changes in Equity for the year ended 31st March, 2021

(Amount in Rupees)

Balance as at April 1, 2020	Changes in equity share capital during the year	Balance as at 31st March, 2021	Balance as at April 1, 2019	Changes in equity share capital during the year	Balance as at 31st March, 2020
100	-	100	100	0	100

B. Other Equity

Particulars	Share application money pending allotment	Equity component of compound financial instruments	Reserve and surplus				Debt instruments through Other Comprehensive income	Equity Instruments through Other Comprehensive income	Other items of Other Comprehensive Income (specify nature)	Money received against share warrants	Total
			Capital Reserve	Securities Premium Reserve	General Reserve	Retained Earnings					
Balance as at 1.4.2019	-	-	-	2,752.20	-	-147.24	-	127.89			2,732.85
Transfer to retained earnings on sale of shares				-	-	0.11	-	-0.11			-
Total Comprehensive Income for the year			0.00	0.00		-293.25		-98.55			-391.80
Rectification relating to earlier year (Freehold land)						-17.30					-17.30
Balance as at 31.03.2020	-	-	-	2,752.20	-	-457.68	-	29.23	-	-	2,323.75
Total Comprehensive Income for the year			0.00	0.00		10.73		24.99	0.00	0.00	35.72
Balance as at 31.03.2021			-	2,752.20	-	-446.95	-	54.22	-	-	2,359.47

TRANSCORP ESTATES PRIVATE LIMITED

(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)

Balance Sheet as at 31st March, 2021 and Statement of Profit and Loss for the year ended on that date.

Note No. 1 - Corporate Information and Significant Accounting Policies**A. Corporate Information**

Transcorp Estates Private Limited ("the company") is a private limited company domiciled in India (CIN: U45201R-J2010PTC032864), having its registered office at "Transcorp Towers", 5th floor, Moti Doongri Road, Jaipur-302004. Company is engaged in the business of renting of properties. It has also made some investments directly into Equity and Debts instruments of listed and unlisted companies, mutual and alternative investment funds and has also contributed to capital of partnership firm being an associate of the company. The company is a wholly owned subsidiary of Transcorp International Limited.

B. Basis of Preparation**1. Statement of Compliance**

Ministry of Corporate Affairs notified roadmap to implement Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by Amendment Rules notified from time to time. As per the said roadmap, Parent company, M/s Transcorp International limited, is required to apply Ind AS starting from financial year beginning on or after 1st April, 2017. As Transcorp Estates Private Limited is wholly owned subsidiary of Parent company, M/s Transcorp International Limited, hence it is also required to apply Ind AS from Financial Year beginning on or after 1st April, 2017. Accordingly, these financial statements of the Company have been prepared in accordance with the Ind AS.

These standalone financial statements are prepared on accrual basis of accounting on going concern assumption and comply with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 and subsequent amendments thereto, the Companies Act, 2013 (to the extent notified and applicable) and applicable provisions of Companies Act, 1956. These financial statements were authorized for issue by Board of Directors on 23rd April, 2021.

2. Basis of measurement

The financial statements have been prepared on historical cost convention except for revalued costs in respect of certain financial assets and liabilities viz. Investments etc. which have been measured at fair value as required by IND AS.

3. Functional and Presentation Currency

These financial statements are presented in Indian Rupees (INR), which is the Company's functional currency. All amounts have been rounded off to the nearest lakhs.

4. Current and Non Current Classification

The company presents assets and liabilities in the balance sheet based on current/non-current classification.

An asset is classified as current when it is:

- o Expected to be realized or intended to be sold or consumed in normal operating cycle,
- o Held primarily for the purpose of trading,
- o Expected to be realized within twelve months after the reporting period, or
- o Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is classified as current when it is:

- o Expected to be settled in normal operating cycle,
- o Held primarily for the purpose of trading,
- o Due to be settled within twelve months after the reporting period, or
- o There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

The Operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. Deferred tax assets and liabilities are classified as Non-Current assets and liabilities.

C. Significant Accounting Policies

A summary of the accounting policies applied in the preparation of the financial statements are as given below. These accounting policies have been applied consistently to all periods presented in the financial statements.

On transition to Ind AS, the company had elected to utilize the option under Ind AS 101 by not applying the provisions of Ind AS 16 and Ind AS 40 retrospectively and continue to use the previous GAAP carrying amount as a deemed cost under Ind AS at the date of transition to Ind AS. Therefore, the carrying amount of property, plant and equipment and investment property as per the previous GAAP as at 1st April 2016, i.e.; the Company's date of transition to Ind AS, were maintained on transition to Ind AS.

1. Property, Plant and Equipment**Initial recognition and measurement**

An item of PPE is recognised as an asset if and only if it is probable that future economic benefits associated with them will flow to the company and the cost of item can be measured reliably.

An item of Property, Plant and Equipment is carried at cost less accumulated depreciation and any accumulated impairment losses. Cost includes any cost directly attributable to bringing the asset to the location and operating condition like installation and assembly cost. Any trade discounts and rebates are deducted in arriving at the cost. All cost related to acquisition and installation are capitalized.

Items of Property, Plant and Equipment having different useful lives are recognized separately.

Subsequent cost

Subsequent expenditure is added to the book value only if it increases the future economic benefits from the existing asset.

Depreciation

Assets are depreciated using straight line method over the estimated useful life of the asset as specified in Part "C" of Schedule II of Companies Act, 2013 after retaining residual life of 5% of original cost. Assets residual values and useful lives are reviewed at each financial year end considering the physical condition of the assets.

De-recognition

An item of Property, plant and Equipment is derecognized when no future economic benefits are expected from their use or upon their disposal. Gains or losses on disposal/ transfer/ de-recognition of item of property, plant and Equipment are determined as difference between net sale proceeds and the carrying amount of Property, Plant and Equipment and is recognized in statement of profit and loss.

2. Investment Property**Initial Recognition**

Investment property comprises portions of freehold land, leasehold land and office buildings that are held for long-term rental yields and/or for capital appreciation. Investment properties are initially recognized at cost and subsequently recognized at cost less accumulated depreciation and accumulated impairment losses.

Depreciation

The depreciation on building is calculated using the straight line method over the estimated useful life as specified in Schedule II to the Companies Act, 2013. The residual values, useful lives and depreciation method of investment properties are reviewed, and adjusted on prospective basis as appropriate, at each financial year end. The effects of any revision are included in the statement of profit and loss when the changes arise.

De-recognition

Investment properties are derecognized when either they have been disposed off or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its use. The difference between the net sale proceeds and the carrying value of the investment property is recognized in the statement of profit and loss as gain or loss on sale of investment property.

3. Borrowing Costs

Borrowing costs specifically relating to the acquisition of qualifying assets that necessarily takes a substantial period of time to get ready for its intended use are capitalized (net of income on temporarily deployment of funds) as part of the cost of such assets. Borrowing cost consists of interest and other cost that the company incurs in connection with the borrowing funds.

All other borrowing costs are recognized in the Statement of Profit and Loss as expense in the period in which they are incurred.

4. Taxation

Income tax expense represents the sum of current tax and deferred tax (including MAT). Current tax expense is recognized in the statement of profit and loss except to the extent that it relates to items recognized directly in other comprehensive income or equity, in which case it is recognized in OCI or equity.

Current tax provision is made in accordance with the relevant tax regulations applicable to the company. Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted and as applicable at the reporting date, and any adjustment to tax payable in respect of previous years. Current income taxes are recognized under 'Income tax payable' net of payments on account, or under 'Tax receivables' where there is a debit balance.

Deferred tax is recognised on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax base used in the computation of taxable profit and are accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences, and deferred tax assets are generally recognised for all deductible temporary differences, carry forward tax losses and allowances to the extent that it is probable that future taxable profits will be available against which those deductible temporary differences, carry forward tax losses and allowances can be utilised. However no deferred tax asset is recognized in respect of current year losses considering prudence and absence of virtual certainty .

Deferred tax is recognized in the statement of profit and loss except to the extent that it relates to items recognized directly in OCI or equity, in which case it is recognized in OCI or equity.

Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

MAT paid in the year is charged to the statement of profit and loss as current tax. MAT credit available is recognized as a deferred tax asset only when and to the extent, there is convincing evidence that the company will pay normal income tax during the specified period i.e. the period for which MAT credit is allowed to be carried forward. The company reviews the MAT credit entitlement at each balance sheet date and writes down the carrying value of MAT credit entitlement to the extent that there is no longer convincing evidence to the effect that company will pay normal tax during the specified period.

5. Cash Flow Statement

Cash flow statement is prepared in accordance with the indirect method prescribed in IND AS 7 "Statement of Cash Flows".

6. Earnings per Share

Basic earning per share is calculated by dividing net profit or loss for the period attributable to the equity shareholders by weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for the events such as bonus issue, bonus element in a right issue, share split and reverse share split that have changed the number of equity shares outstanding, without a corresponding change in resources.

7. Provisions and Contingencies

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at reporting date, taking into account the risks and uncertainties surrounding the obligation. When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, the receivable is recognized as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost. Provisions are reviewed at each balance sheet date and are adjusted to reflect the current best estimate.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company or a present obligation that arises from past events where it is either not probable that outflow of resources will be required to settle or a reliable estimate of the amount cannot be made. Information on contingent liability is disclosed in the notes to the financial statements. Contingent liabilities are disclosed on the basis of judgment of management/ independent experts. These are reviewed at each balance sheet date and are adjusted to reflect the current management estimate.

Contingent Assets are possible assets that arise from past events and whose existence will be continued only by occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company. Contingent assets are disclosed in the financial statements when inflow of economic benefits is probable on the basis of judgement of management. These are assessed continually to ensure that developments are appropriately reflected in financial statements.

8. Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand, demand deposits with banks and short-term deposits with an original maturity of three months or less, that are readily convertible into known amount of cash and are subject to an insignificant risk of changes in value.

9. Inventory

Inventories are valued at the lower of cost and net realizable value. Cost includes cost of purchase, cost of conversion and other costs incurred in bringing the inventories to their present location and condition.

10. Financial Instruments**a) Financial Assets**

Company's financial assets include investments, fixed deposits being not part of cash equivalents, inventories, trade receivables, security deposits, advances, cash and cash equivalents and short term loans and advances.

Initial Recognition and measurement

All financial assets are recognized initially at fair value. However, in the case of financial assets not recorded at fair value through profit or loss, at fair value plus transaction costs that are attributable to the acquisition or issue of the financial asset.

Subsequent measurement**i. Financial Instruments at Amortised Cost**

The Financial Instrument is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

ii. Equity Investments

All equity investments in scope of IND AS 109 are measured at fair value. Equity instruments which are held for trading are generally classified as at FAIR VALUE THROUGH PROFIT AND LOSS (FVTPL). For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit and loss (FVTPL). The Company makes such election on an instrument by instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at fair value through other comprehensive income, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity.

The company has decided to measure its investment in Equity Instruments at FVTOCI.

iii. Mutual Funds/ AIF's

All Mutual funds/ AIF's in scope of IND AS 109 are measured at Fair Value through Profit and Loss.

De-recognition of Financial Assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily de-recognised (i.e. removed from the Company's balance sheet) when:

- The rights to receive cash flows from the asset have expired, or
 - The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either
- (a) The Company has transferred substantially all the risks and rewards of the asset, or
- (b) The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of Financial Assets

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on following financial assets:

Trade Receivables:

Impairment is made on the expected credit losses, which are the present value of the cash shortfalls over the expected life of financial assets. However company's trade receivables are of short term nature, hence no expected credit loss is provided.

Other financial assets:

For recognition of impairment loss on other financial assets and risk exposure, the company determines whether there has been a significant increase in the credit risk since initial recognition and if credit risk has increased significantly, impairment loss is provided.

The estimated impairment losses are recognized as a separate provision for impairment and the impairment losses are recognized in the Statement of Profit and Loss under the head other expenses and if significant by a separate line item in statement of profit and loss.

b) Financial Liability

The company's financial liabilities mainly include borrowings including deposits, trade payable and other payables.

Initial Measurement

All financial liabilities other than fair value through profit and loss are recognised initially at fair value less transaction costs that are attributable to the issue of financial liability. Transaction costs of financial liabilities that are carried at fair value through profit and loss is expensed in statement of Profit and Loss.

Subsequent Measurement

These liabilities include borrowings and deposits. Subsequent to initial recognition, these liabilities are measured at amortised cost using effective interest method. Amortised cost is calculated by taking in to account any discount or premium on acquisition and fees or costs that are integral part of EIR. The EIR amortisation is included as finance cost in the statement of profit and loss. This category generally applies to borrowings. Since there are only short term borrowings repayable on demand with no or immaterial transaction cost, EIR has not been calculated.

De-recognition of financial liabilities

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another, from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

11. Impairment of non-financial assets

The carrying amounts of the Company's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment considering the provisions of Ind AS 36 'Impairment of Assets'. If any such indication exists, then the asset's recoverable amount (higher of its fair value less costs to disposal or its value in use) is estimated.

An impairment loss is recognized if the carrying amount of an asset or its Cash Generating Unit (CGU) exceeds its estimated recoverable amount. Impairment losses are recognized in profit or loss.

Impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount which is only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

12. Fair Value measurement

In determining the fair value of its financial instruments, the Entity uses a variety of methods and assumptions that are based on market conditions and risks existing at each reporting date. These methods used to determine fair value includes discounted cash flow analysis, available quoted market prices, dealer quotes and other appropriate methods. All methods of assessing fair value result in general approximation of value, and such value may never actually be realized.

For financial assets and liabilities maturing within one year from the Balance Sheet date and which are not carried at fair value, the carrying amounts approximate fair value due to the short maturity of these instruments.

13. Revenue

Company's revenue is arising from renting of properties. For all operating leases rental income is recognized on the basis of contracts. Revenue from sale of services is recognized on rendering of services. Company collects service tax/GST on behalf of the government and therefore, it is not an economic benefit flowing to the company. Hence, it is excluded from revenue. Revenue from other income comprises interest on bank deposits and loans and advances, dividend/ other income from investments, Profit on transfer of fixed assets, unrealized gains on fair value conversion of investments other than equity instruments. Share of profit/loss from investment in partnership firm being associate is recognized and disclosed separately in Statement of profit and loss.

Interest Income

Interest income is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable.

Dividend/ other Income

Dividend / other income on investment is accounted for as and when the right to receive the same is established.

14. Dividends

Dividends and interim dividends payable to the Company's shareholders are recognized as changes in equity in the period in which they are approved in the shareholders' meeting and the Board of Directors respectively. Company has not declared or proposed any dividend payable to shareholders.

15. Employee Benefits

a) **Short term Employee Benefits-** Short term employee benefits like salaries, non-vesting compensated absences and various incentives that fall due within twelve month from the end of the year in which the employee provide the services are recognized as expenses in year of incurring the expenditure as employee provides the services to the entity by reference to which the benefits are payable.

These are recognized as an expense in the statement of profit and loss for the year in which the related services are rendered.

- b) **Long Term Benefit Plans-** Provident fund and Gratuity liability will be accounted for on applicability of the statute.

16. Use of Estimates and Management judgments

The preparation of financial statements requires management to make judgments, estimates and assumptions that may impact the application of accounting policies and the reported value of assets, liabilities, income, expenses and related disclosures concerning the items involved as well as contingent assets and liabilities at the balance sheet date. The estimates and management's judgments are based on previous experience and other factors considered reasonable and prudent in the circumstances. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

a) Useful life of Property, Plant and Equipment

The estimated useful life of property, plant and equipment is based on a number of factors including the effects of obsolescence, demand, competition and other economic factors (such as the stability of the industry and known technological advances) and the level of maintenance expenditures required to obtain the expected future cash flows from the asset. Useful life of assets is determined in accordance with Schedule II of the Companies Act, 2013. The Company reviews at the end of each reporting date the useful life of property, plant and equipment.

b) Recoverable amount of Property, Plant and Equipment

The recoverable amount of Property, plant and equipment is based on estimates and assumptions regarding in particular the expected market outlook and future cash flows associated with the property, plant and equipment. Any changes in these assumptions may have a material impact on the measurement of the recoverable amount and could result in impairment.

c) Impairment of Financial assets

The impairment Provisions for financial assets are based on assumptions about risk of default and expected loss rates. The company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

d) Provisions and Contingencies

The assessments undertaken in recognizing provisions and contingencies have been made in accordance with IND AS 37, 'Provisions, Contingent Liabilities and Contingent Assets'. The evaluation of the likelihood of the contingent events require best judgment by management regarding the probability of exposure to potential loss. If circumstances change following unforeseeable developments, then this likelihood could alter.

e) Income Taxes

Management judgment is required for the calculation of provision for income taxes and deferred tax assets and liabilities. The Company reviews at each balance sheet date the carrying amount of deferred tax assets/liabilities. The factors used in estimates may differ from actual outcome which could lead to significant adjustment to the amounts reported in financial statements.

f) Fair value Measurement of Financial Instruments

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument. Management uses the best information available. Estimated fair values may vary from the actual prices that would be achieved in an arms length transaction at the reporting date.

TRANSCORP ESTATES PRIVATE LIMITED

(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)

Notes to financial statements as at 31st March, 2021

Note 3**Investment Property**

Rs in lakhs

Particulars	As at 31.03.2021	As at 31.03.2020
FREEHOLD LAND		
At the beginning of the year	1,297.92	1,364.27
Additions/ (Disposals)	-	(49.05)
Acquisitions	-	-
Disposals	-	-
Reclassification from/to held for sale	-	-
Other Adjustments(specify)(rectification relating to earlier year)	-	(17.30)
At the end of the year	1,297.92	1,297.92
	-	-
Accumulated impairment as at the beginning of the year	-	-
Disposals	-	-
Impairment/(reversal) of impairment	-	-
Reclassification from/to held for sale	-	-
Other Adjustments(specify)	-	-
Accumulated impairment as at the end of the year	-	0.00
Net carrying amount as at the end of the year (A)	1,297.92	1297.92
LEASEHOLD LAND		
At the beginning of the year	232.81	232.81
Additions/ (Disposals)	-	-
Acquisitions	-	-
Disposals	-	-
Reclassification from/to held for sale	-	-
Other Adjustments(specify)	-	-
Additions/(Disposals)	-	-
At the end of the year	232.81	232.81
Accumulated impairment as at the beginning of the year	-	-
Disposals	-	-
Impairment/(reversal) of impairment	-	-
Reclassification from/to held for sale	-	-
Other Adjustments(specify)	-	-
Accumulated impairment as at the end of the year	-	-

Net carrying amount as at the end of the year (B)	232.81	232.81
BUILDINGS		
At the beginning of the year	421.06	425.70
Additions/ (Disposals)	-101.10	-4.64
Acquisitions		0.00
Disposals		0.00
Reclassification from/to held for sale		0.00
Other Adjustments(specify)		0.00
At cost or fair value at the end of the year	319.96	421.06
Accumulated depreciation and impairment as at the beginning of the year	30.11	22.50
Depreciation for the year	6.55	7.93
Disposals	-8.23	-0.33
Impairment/(reversal) of impairment		
Reclassification from/to held for sale		
Other Adjustments(specify)		
Accumulated depreciation and impairment as at the end of the year	28.43	30.11
Net carrying amount as at the end of the year (C)	291.53	390.95
Investment property under Construction (D)		
Total (E)= (A)+(B)+(C)+(D)	1,822.26	1,921.68

- Useful life of investment property as per Schedule II to Companies Act, 2013
Building - 60 Years
- Assets yet to be transferred in the name of company excepting for Rs. 32.09 lacs
- Some of the immovable properties are mortgaged for loan/other facilities availed from bank by holding company for Rs.1600 lacs(Previous year Rs.1800 lacs)

TRANSCORP ESTATES PRIVATE LIMITED

(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)

Notes to financial statements as at 31st March, 2021

Note: 4
Non Current Financial Assets - Investments

(Rs in lakhs)

Particulars	As at 31.3.2021	As at 31.03.2020
Equity instruments (Fully paid-up)		
Quoted		
At FVOCI		
TCI Industries Ltd. No. of Shares	24,000	24,000
Face value each share	10	10
Value	189.00	139.44
Unquoted		
At FVOCI		
Bhoruka Investment Ltd. No. of Shares	500,000	500,000
Face value each share	10	10
Value	83.65	84.00
Transcorp Enterprises Ltd. No. of Shares	320000	219005
Face value each share	10	10
Value	32.00	41.85
TCI Bhoruka Projects Ltd. No. of Shares	50000	50000
Face value each share	10	10
Value	0	0
	115.65	125.85
Total(equity instruments)	304.65	265.29
Preference Shares (Fully paid-up)		
Unquoted		
At FVTPL(At amortised cost)		
TCI Industries Ltd.	280.79	255.53
Total (Preference Shares)	280.79	255.53
Capital in partnership firm		
At Cost , adjusted for share in profit/loss		
UTKARSH*	601.58	600.31
Total(partnership firm)	601.58	600.31
MUTUAL FUNDS EQUITY/AIFS (At FVTPL) (under lien for loan taken from IIFL Wealth Finance Limited)	793.87	445.98
Total Mutual funds	793.87	445.98

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Convertible Promissory Note- Food Cloud P Ltd	30.00	30.00
Total Investments	2,010.89	1,597.12
Total Non-Current Investments		
(a) Aggregate amount of quoted investments and market value thereof	189.00	139.44
(b) Aggregate amount of unquoted investments	1,821.89	1,457.68
(c) Aggregate amount of impairment in value of quoted investments	0.00	78.96

***Name of Firm - UTKARSH**

(Rs in lakhs)

Name of Partners	Capital as on 31.03.2021	Capital as on 31.03.2020
Shri Ashok Kumar Agarwal	0.00	0.00
Shri Ashish Agarwal	0.16	0.16
Shri Kiran Shetty	304.39	303.82
Shri Nikhil Kaul	101.32	101.12
Shri Ayan Agarwal	69.20	69.07
Ashok Kumar & Sons HUF	71.84	71.72
Transcorp Estates Private Limited	601.58	600.31
Log Lab Ventures Private Limited	121.33	121.17
Mrs. Teena Dani	17.82	17.76
Mr. Sanjay Gupta	31.03	30.99
Mr. Umang Saxena	31.11	31.06
Mr. Neelam Mehrotra	17.82	17.76
Mr. Sitesh Prasad	32.82	32.80
Mr. Rachna Todi	26.30	26.28
Mr. Vikas Agaral	26.25	26.23
Ms. Kanika Agarwal	15.02	15.01
Total Capital of Firm	1,468.00	1,465.25

Note 5 - Other Financial assets

(Rs in lakhs)

Particulars	As at 31.03.2021	As at 31.03.2020
Other Financial Assets	0.00	0.00

TRANSCORP ESTATES PRIVATE LIMITED
(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)

Notes to financial statements as at 31st March, 2021

Note 6**Other Non Current Assets**

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Prepaid Expenses	0.19	0.37
Electricity Security Deposit	0.10	0.10
Total	0.29	0.46

Note7**Current Financial Assets-Trade Receivables**

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Unsecured, Considered good	2.03	6.66
Total	2.03	6.66

Note8**Cash and Cash Equivalents**

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Balances with banks		
In current accounts	1.43	0.91
Cash in hand	0.00	0.00
Total	1.43	0.91

Note9**Bank balances other than cash and cash equivalents**

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Encumbered FDR with bank	0.00	21.25
Interest accrued on above	0.00	0.56
Total	0.00	21.81

Note 10**Current Financial Assets- Loans**

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Loans to related party- TCI Bhoruka Projects Ltd	95.71	95.71
- Transcorp Fincap P Ltd	43.12	38.57
Interest receivable - TCI Bhoruka Projects Ltd	7.18	0.00
Total	146.01	134.28

Note 11**Other Current Assets**

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Unsecured, considered good		
Prepaid expenses	0.18	0.24
Total	0.18	0.24

TRANSCORP ESTATES PRIVATE LIMITED
(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)
Notes to Financial Statement as at 31st March, 2021

Note12

a) Share Capital

PARTICULARS	As at 31st March, 2021	As at 31st March, 2021	As at 31st March, 2020	As at 31st March, 2020
	No.	Rs. in lakhs	No.	Rs. in lakhs
Authorised				
Equity Shares of Rs. 10/- each	1,000,000	100.00	1,000,000	100.00
Subscribed & Paid up		-		-
1 Equity Shares of Rs. 10/- each fully paid	1,000,000	100.00	1,000,000	100.00
Total	1,000,000	100.00	1,000,000	100.00

b) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period

PARTICULARS	As at 31st March, 2021	As at 31st March, 2021	As at 31st March, 2020	As at 31st March, 2020
	NO.	RS.	NO.	RS.
Equity Shares outstanding at the beginning of the year	1,000,000	100.00	1,000,000	100.00
Equity Shares Issued during the year	-	-	-	-
Equity Shares bought back during the year	-	-	-	-
Equity Shares outstanding at the end of the year	1,000,000	100.00	1,000,000	100.00

c) The Company has only one class of shares having a par value of Rs.10/- per share. Each holder of equity shares is entitled to one vote per share. The company declares and pay dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to approval of the shareholders in the annual general meeting.

In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by shareholders

d) 1000000 Equity Shares (Previous year 1000000 Equity shares) of Rs. 10/ each are held by Transcorp International Ltd., the holding company.

e) Shareholder holding more than 5% of shares

NAME OF SHAREHOLDER	As at 31st March, 2021		As at 31st March, 2020	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Equity shares of Rs.10 each fully paid up				
Transcorp International Ltd.	1,000,000	100%	1,000,000	100%

As per records of the Company, including its register of shareholders/members and other declarations received above shareholding represents both legal and beneficial ownership of shares

TRANSCORP ESTATES PRIVATE LIMITED

(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)

Notes to Financial Statement as at 31st March, 2021**Note13****Other Equity**

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Securities Premium Account	2,752.20	2,752.20
Retained Earnings	-446.95	-457.68
Other Reserves- FVTOCI Reserves	54.22	29.23
Total Other equity	2,359.47	2,323.75

Note14**Non Current Financial Liabilities- Others**

Rs in lakhs

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Secured		
Security Deposits	0.00	0.00
Total	0.00	0.00

Note15**Current Financial Liabilities- Borrowings**

Rs in lakhs

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Loans from related parties (Repayable on demand)		
Transcorp International Ltd - Holding Company	74.01	375.76
Bhoruka Investment Limited	716.05	500.79
Ayan Fintrade Private Limited	215.74	143.31
Loan from other parties		
From Others - Repayable on demand		
Bhabani Pigments Pvt Ltd	600.00	600.00
Interest accrued but not due on above(net of ITDS)	9.22	9.23
TCI India Limited(including interest accrued (Net of TDS Rs.10644)	50.10	0.00
IIFL Wealth Finance Limited	246.07	246.77
(Against security of investment in mutual funds by marking lien)		
Total	1,911.19	1,875.86

Transcorp Estates Private Limited

(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)

Notes to financial statements as at 31st March, 2021

Note16

Other Financial Liabilities

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Other Liabilities- Expenses payable(including Rs.1843580/- previous year Rs NIL payable to Holding Company)	20.30	3.29
Earnest money advance	0.00	20.00
Rent Security Deposit	9.75	10.25
Rent Security deposit - From Holding Co.	3.69	3.69
Total	33.74	37.23

Note17

Other Current Liabilities

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
ITDS payable	9.94	12.70
GST payable	0.74	0.89
Total	10.68	13.59

Note18

Current Tax Liabilities

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Provision for Taxation	0	0
Total	-	-

TRANSCORP ESTATES PRIVATE LIMITED

(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)

Notes to financial statements for the year ended 31st March, 2021**Note No. 19 -Revenue from operations**

(Rs in lakhs)

PARTICULARS	Year ended 31.3.2021	Year ended 31.3.2020
Rent Received	54.82	51.53
Sale of property	74.00	0.00
TOTAL	128.82	51.53

Note No. 20 -Other Income

(Rs in lakhs)

PARTICULARS	Year ended 31.3.2021	Year ended 31.3.2020
Interest on short term loan and advances	14.22	13.49
Interest on Bank FDR	0.27	1.49
Interest on Income tax refund	0.00	0.80
Income from AIF	0.00	2.53
Profit on sale of investment property	0.63	0.00
TOTAL	15.12	18.31

Note No. 21 - Increase / Decrease in stock

(Rs in lakhs)

PARTICULARS	Year ended 31.3.2021	Year ended 31.3.2020
Opening stock	391.30	391.30
Closing Stock	195.71	391.30
Increase / Decrease in stock	195.59	0.00

Note No. 22 - Employee benefits expense

(Rs in lakhs)

PARTICULARS	Year ended 31.3.2021	Year ended 31.3.2020
Salaries and allowances	18.53	3.68
Staff Welfare	0.00	0.03
TOTAL	18.53	3.71

Note No. 23 - FINANCE COST

(Rs in lakhs)

PARTICULARS	Year ended 31.3.2021	Year ended 31.3.2020
Interest	204.75	195.36
Other borrowing cost	0.00	0.00
TOTAL	204.75	195.36

Note No. 24 - DEPRECIATION

(Rs in lakhs)

PARTICULARS	Year ended 31.3.2021	Year ended 31.3.2020
On Property, plant & equipment	0.12	0.14
On Investment Property	6.55	7.93
Total	6.67	8.07

Note No. 25 - OTHER EXPENSES

(Rs in lakhs)

PARTICULARS	Year ended 31.3.2021	Year ended 31.3.2020
Advertisement	0.09	0.00
Rates and Taxes	2.15	1.15
Building Repair & Maintenance	4.70	2.58
Conveyance Expenses	0.01	0.24
Travelling Expenses	1.09	0.15
Security Charges	6.13	6.63
Legal & Professional Expenses	1.28	2.12
Consultancy Charges	0.00	0.36
Directors sitting fees	0.15	0.00
Electricity and Water	1.71	0.00
Repair & Maintenance	2.58	0.00
Miscellaneous Expenses	1.40	0.44
Bank Charges	0.03	0.02
Insurance Expenses - Building	0.06	0.22
Insurance expenses - Medical	1.93	0.00
Telephone Expenses.	1.42	0.06
Loss on transfer of Investment property to holding company	0.00	40.61
Payment to Auditors- For Audit fee	1.34	1.71
- Limited review	0.47	0.55
- For Taxation matters	0.21	0.25
Total	26.75	57.09

TRANSCORP ESTATES PRIVATE LIMITED
(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)
NOTES TO STANDALONE FINANCIAL STATEMENTS AS AT 31ST MARCH,,2021

Note No. 26 Other Explanatory Information

- I Company is engaged in business in India only, which in the context of Ind AS 108 “Operating Segments” is considered the only geographical segment.
- II Legal and professional charges includes Rs.0.56 lacs (Previous year-1.00lacs) paid to auditors for other attestation services.
- III In view of availability of unabsorbed loss/ depreciation as per Income Tax Act, deferred tax liability is deemed to be adjusted from deferred tax asset and as such is not provided. Deferred tax asset over and above deferred tax liability also has not been provided considering prudence. Deferred tax asset on brought forward and current losses has not been provided in the absence of virtual certainty and considering prudence ,Deferred tax liability/asset has been provided in respect of unrealised gains/losses consequent upon conversion of value of financial instruments through FVOCI and FVTPL.
- IV **Disclosure as per Ind AS 23: Borrowing Costs**
Borrowing costs capitalized during the year is Nil (Previous year Rs.NIL)
- V **Disclosure as per Ind AS 12: Income Taxes**

Income Tax Expense
(i) Income Tax recognised in the statement of profit and loss

(Rs in lakhs)

Particulars	31-Mar-20	31-Mar-21
Current Tax expense		
Current Year	-	-
Adjustment for earlier years	2.60	-
Total current Tax Expense	2.60	-
Deferred Tax Expense		
Origination and reversal of temporary differences		
Less: Deferred Tax asset for Deferred Tax Liability	-	-
Total deferredTax Expense	-	-
Total Income Tax Expense	2.60	-

Deferred tax Expense in respect of unrealised gains or losses upon conversion of value of financial instruments through FVTPL is directly adjusted in the gains or losses

(ii) Income Tax recognised in other comprehensive income

(Rs in lakhs)

Particulars	31-Mar-20			31-Mar-21		
	Before tax	(Tax expense) / benefit	Net of Tax	Before tax	(Tax expense) / benefit	Net of Tax
Net gains/(losses) fair value of Equity Instruments	-122.05	23.50	-98.55	29.26	-4.27	24.99
Total	-122.05	23.50	-98.55	29.26	-4.27	24.99

(iii) Reconciliation of Tax Expense and the accounting profit multiplied by India's domestic tax rate

(Rs in lakhs)

Particulars	As at 31-Mar-20	As at 31-Mar-21
Profit before tax	-290.65	10.73
Tax using company's domestic tax rate 25.168%(P.Y. 26%)	-	2.70
MAT credit adjustments		
Add: Earlier Year tax	2.60	-
Add : Others - MAT being not applicable in new scheme of taxation us/ 115BAA		-2.70
Tax as per Statement of Profit & Loss	2.60	0.00
Effective Rate of Tax	-	-

VI Disclosure as per Ind AS 24: Related Parties

Related Party disclosures

1. Holding Company

Transcorp International Limited

2. Fellow subsidiary of holding company

Ritco Travels and Tours Private Limited

3. Associates/Investing Party

- Boruka Investment Ltd.
- TCI Infrastructure Finance Limited
- Transcorp Enterprises Limited
- Utkarsh

4. Relatives of person exercising significant influence in holding company

Ayan Agarwal

5. Concern over which key managerial personnel or their relatives of holding company is having significant influence

- Ayan Fintrade Private Limited
- Transcorp Fincap Pvt. Ltd.
- TCI Boruka Projects Ltd.

Transaction with the above related parties for the year ended 31 march 2021 are as follows:

(Rs in lakhs)

S. No.	Particulars	Holding Company	Asso- ciates/ Investing Party	Fellow subsid- iary of holding co.	Relatives of person exercis- ing significant influence in Holding Co.	Concern over which KMP or their relatives of holding Co. is having signifi- cant influence
1	Loan given					
	a) Maximum Amount	Nil	Nil	Nil	Nil	138.83
	b) Year End Balance	Nil	Nil	Nil	Nil	138.83
	c) Loans given	Nil	Nil	Nil	Nil	0.25
	d) Repayment received	Nil	Nil	Nil	Nil	-
	e) Interest receivable	Nil	Nil	Nil	Nil	7.18

2	Short term borrowings					
	a) Maximum Amount	443.43	716.05	Nil	Nil	235.14
	b) Year End Balance	74.01	716.05	Nil	Nil	215.74
	c) Loans received	74.94	533.85	Nil	Nil	532.00
	d) Repayment Given	107.50	382.08	Nil	Nil	473.92
3	Rent Received	6.71	1.94		Nil	Nil
	Outstanding Balance	Nil	-0.20	Nil	Nil	Nil
4	Expenses Shared(paid/provided)	17.67	Nil	Nil	Nil	Nil
	Amount payable at year end	18.43	Nil	Nil	Nil	Nil
5	Interest Paid/ credited gross	25.81 (TDS Rs.1.94)	68.64 (TDS Rs.5.15)	Nil	Nil	15.50 (TDS Rs 1.16)
6	Interest Received/ debited gross	Nil	(TDS Rs)	Nil	Nil	14.22 (TDS Rs.0.53)
7	Security Deposit Received	Nil	Nil	Nil	Nil	Nil
	Balance at year end	3.69	Nil	Nil	Nil	Nil
8	Purchases/ Services taken	Nil	Nil	0.73	Nil	Nil
9	Mortgage of properties for secur- ing the loan/ other facilities taken from bank by holding co.	1,600.00	Nil	Nil	Nil	Nil
10	Share subscription given during the year	Nil	10.10	Nil	Nil	Nil
11	Transferring of Immovable Prop- erty	93.50	Nil	Nil	Nil	Nil
12	Capital Contribution in Utkarsh	Nil	1.85	Nil	Nil	Nil
13	Closing balance of capital in Utkarsh	Nil	601.58(Net of share in loss during the year Rs.0.58)	Nil	Nil	Nil

Transaction with the above related parties for the year ended 31 march 2020 are as follows:

(Rs in lakhs)

S. No.	Particulars	Holding Company	Asso- ciates/ Investing Party	Fellow subsidi- ary of holding co.	Relatives of person exercis- ing significant influence in Holding Co.	Concern over which KMP or their relatives of holding Co. is having signifi- cant influence
1	Loan given					
	a) Maximum Amount	Nil	Nil	Nil	Nil	165.88
	b) Year End Balance	Nil	Nil	Nil	Nil	134.28
	c) Loans given	Nil	Nil	Nil	Nil	77.25
	d) Repayment Received	Nil	Nil	Nil	Nil	57.17

2	Short term borrowings					
	a) Maximum Amount	805.94	549.86	Nil	Nil	360.54
	b) Year End Balance	375.76	500.79	Nil	Nil	143.31
	c) Loans received	1,062.01	388.50	Nil	Nil	279.50
	d) Repayment Given	1,533.05	174.75	Nil	Nil	512.15
3	Rent Received	12.43	2.78	1.98	Nil	Nil
	Outstanding Balance	NIL	NIL	0.18	Nil	Nil
4	Expenses Sharing	Nil	Nil	Nil	Nil	Nil
5	Interest Paid/ credited gross	45.40	45.26	Nil	Nil	17.13
	TDS	4.54	4.53	Nil		1.71
6	Interest Received/ debited gross	Nil	Nil	Nil	Nil	13.49
	TDS deducted					1.35
7	Security Deposit Received	Nil	Nil	Nil	Nil	Nil
	Balance at year end	3.69	Nil	Nil	Nil	Nil
8	Purchases/ Services taken	Nil		Nil	Nil	Nil
9	Mortgage of properties for securing the loan/ other facilities taken from bank by holding co.	1,800.00	Nil	Nil	Nil	Nil
10	Share subscription given during the year	Nil	Share allotment in right issue for Rs. 4.8	Nil	Nil	Nil
11	Transferring of Immovable Property	12.75	Nil	Nil	Nil	Nil
12	Capital Contribution in Utkarsh	Nil	-	Nil	Nil	Nil
13	Closing balance of capital in Utkarsh	Nil	600.31 (Net of share in loss during the year Rs.0.84)	Nil	Nil	Nil

Disclosure under Section 186(4) of Companies Act in respect of loans, investment , guarantee and securities

(Rs in lakhs)

Name	Purpose	Opening Balance as on 1.4.2020	Additions/ (deletions) during the year with interest(Net)	Closing balance as on 31.3.2021	Remarks
TCI Bhoruka Projects Ltd	General business purposes	95.71	7.18	102.89	Addition is interest receivable
Transcorp Fincap Private Ltd	General business purposes	38.57	4.55	43.12	Interest net of TDS and loan given

Investments in listed/ unlisted shares as per note 4 at fair value	Investments	265.29	39.36	304.65	Additions is subscription in right issue from unlisted co.Rs. 10.10 lacs and Change in value as per fair value OCI
Investment in preference shares as per note 4 at amortised cost	Investments	255.53	25.26	280.79	Additions include Change in value as per fair value TPL and fresh subscription of Rs. 5 lacs
Convertible Promissory note - M/s Food cloud P LTD	Investments	30.00	-	30.00	Last date for conversion option is extended till 31/03/2022
Capital in partnership firm - M/s UTKARSH(Associate)	Investments	600.31	1.27	601.58	Additions is amount contributed to capital RS.1.85 net of share in loss for the year Rs.0.58
Investment in Mutual funds Equity/AIF's	Investments	445.98	347.89	793.87	Additions are unrealised gains FVTPL

Details of guarantees given is duly reflected below in note no. 26 (VIII) .

VII Disclosure as per Ind AS 33 : Earnings per Share

Basic and diluted earnings per share

Particulars	31-Mar-20	31-Mar-21
Profit attributable to equity shareholders (used as numerator) (Rs)	-293.25	10.73
Weighted average number of equity shares for Basic and Diluted EPS (used as denominator) (Nos.)	1,000,000	1,000,000
Basic/Diluted Earnings per equity share	-29.33	1.07

VIII Disclosure as per Ind AS 37: Provisions, Contingent Liabilities Contingent Assets

A) Contingent Liability

- (i) Mortgage of properties for loan/ other facilities availed from bank by holding company for Rs. 1600 lakhs (Previous year Rs. 1800 lakhs)
- (ii) Bank guarantee Rs. NIL, (Previous year Rs. 70 lakhs)
- (iii) Liability of stamp duty at the time of getting immovable properties transferred in the name of company, if any- amount ascertainable
- (iv) Income tax penalty Rs.NIL (previous year Rs.1.97 lacs)

IX Disclosure as per Ind AS 40: Investment Property

- i) Direct Operating Expenses arising from investment property that generated rental income are Rs.9.54 lakhs (Previous year Rs. 6.83lacs)
- ii) Direct Operating Expenses arising from investment property that did not generated rental income are Rs.4.66 lacs(Previous Year - Rs.3.94lacs)

X Disclosure as per Ind AS 108:

Operating Segments is given in consolidated financial statements of holding company . Company is engaged in investing and dealing in securities and properties. Company is engaged in business in India only being the only geographical segment

XI Financial Risk Management

The Company's principal financial liabilities, comprise borrowings, trade and other payables, and financial guarantee contracts. The main purpose of these financial liabilities is to manage finances for the Company's operations. The Company has loan and other receivables, trade and other receivables, and cash and short-term deposits that arise directly from its operations.The most significant financial risks to which the Company is exposed to are described as follows:-

a) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprise three types of risk: currency rate risk, interest rate risk and other price risks, such as investment price risk and commodity risk. Financial instruments affected by market risk include loans and borrowings, deposits, investments, and other financial assets. This is based on the financial assets and financial liabilities held as at March 31, 2021 and March 31, 2020.

b) Credit risk

Credit risk is the risk that a counter party will not meet its obligations under a financial instrument or customer contract, leading to a financial loss.

c) Liquidity risk.

Liquidity risk is the risk that the Company may not be able to meet its present and future cash and collateral obligations/commitments without incurring unacceptable losses.

d) Physical risk

It is the risk of theft, robbery or fakeness of cash and cash equivalents leading to financial loss.

Risk Management framework

The Company's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Company's financial performance. The Company whenever considers necessary and proper, uses derivative financial instruments to hedge certain risk exposures. The Company does not acquire or issue derivative financial instruments for trading or speculative purposes. However during the year no use of derivative financial instruments was done

Risk management is carried out by the Board of Directors under policies approved by identifying, evaluating and hedging financial risks. The board provides principles for overall risk management, as well as policies covering specific areas, such as interest rate risk, and credit risk, use of derivative financial instruments and non-derivative financial instruments, and investment of excess liquidity. For physical risk training of employees to recognise the fake currency, lower physical cash and insurance cover policy is followed.

Financial Risk Management

A) Market risk

Interest Rate Risk:

Interest rate risk is the risk that the fair value of the future cash flows of the financial instrument will fluctuate because of changes in market interest rates. In order to manage the interest rate risk, Board of Directors perform a comprehensive corporate interest rate risk management by balancing the proportion of fixed interest rate and floating rate financial instruments in its total portfolio.

Since the company only has fixed interest rate instruments, it is not exposed to significant interest rate risk as at the respective reporting periods.

(Rs in lakhs)

Particulars	31-Mar-20	31-Mar-21
Financial Assets		
Loan to Related Parties(including interest receivable)	134.28	146.01
Loan to others	0.00	0.00
Preference Shares redeemable at premium	255.53	280.79
Bank Deposits(including interest accrued)	21.81	0.00
Total	411.62	426.80
Financial Liabilities		
Loans from related parties including interest payable	1019.86	1005.80
Loans from others including interest accrued but not due	856.00	905.39
Total	1875.86	1911.19

Fair Value Sensitivity Analysis for Fixed Rate Instruments

Company's fixed rate instruments are generally of short term nature. Also, other instruments are carried at amortised cost. They are therefore not subject to any material interest rate risk, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

Investment Price Risk

The entity's listed and known listed equity securities are susceptible to market price risk arising from uncertainties about future values of the investment securities.

a) Exposure to Investment Price Risk

(Rs in lakhs)

Particulars	31-Mar-20	31-Mar-21
Investment in Equity Instruments	265.29	304.65
Investment in Preference Shares	255.53	280.79
Investment in Capital in partnership firm	600.31	601.58
Investment in Mutual Funds	445.98	793.87
Convertible Promissory Note	30.00	30.00
	1597.11	2010.89

b) Sensitivity Analysis

(Rs in lakhs)

Particulars	31-Mar-20			31-Mar-21		
	Sensitivity Analysis	Impact on		Sensitivity Analysis	Impact on	
		Profit before Tax	Other Equity		Profit before Tax	Other Equity
Market Rate Increase	5%	79.86	64.49	5%	100.54	75.24
Market Rate Decrease	5%	-79.86	-64.49	5%	-100.54	-75.24

For year ended 31.3.2021 tax impact has been considered as per normal rate of tax u/s 115BAA of Income Tax Act, 1961

B) Credit risk

The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and other financial instruments.

Financial assets are written off when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the Company. The Company categorizes a loan or receivable for write off when a debtor fails to make contractual payments greater than 3 years past due and when management is of the opinion that all the possible efforts have been undertaken for recovery but the recovery is not possible. Where loans or receivables have been written off, the Company continues to engage in enforcement activity to attempt to recover the receivable due. Where recoveries are made, these are to be recognized in profit and loss.

Continuous efforts are made to ensure timely payment from the customers.

Trade Receivables

The Company extends credit to customers in normal course of business. The Company considers factors such as credit track record in the market and past dealings for extension of credit to customers. The Company monitors the payment track record of the customers. Outstanding customer receivables are regularly monitored.

The Company has also taken advances and security deposits from its customers, which mitigate the credit risk to an extent.

The ageing of trade receivable is as below:

Particulars	Neither due nor impaired	Past Due			Total
		Upto 6 months	6 to 12 months	Above 12 months	
Trade Receivables					
As at March 31, 2020					
Unsecured	-	5.51	1.15	-	6.66
As at March 31, 2021					
Unsecured	-	1.15	0.88	-	2.03

In the opinion of management, all current assets have a value on realization in the ordinary course of business at least equal to the amount at which they are stated in the balance sheet. Looking to the very low risk of default, recognising impairment loss or Expected Credit Loss was not considered necessary.

Financial instruments and cash deposits

The cash and cash equivalents as well as deposits with bank are held with banks of high rating. The banks are also chosen as per the geographical and other business conveniences and needs.

C.) Liquidity Risk

The Company's objective is to maintain optimum levels of liquidity to meet its cash and collateral requirements.

The company does not anticipate any problem in obtaining external funding in the foreseeable future when the need arises.

The table below provides undiscounted cash flows towards non-derivative financial liabilities and other liabilities:

(Rs in lakhs)

Particulars	As at 31-3-2020				Total/Carrying Amount
	On demand	<6 months	6-12 months	>1 year	
Interest bearing borrowings (including current maturities)	1,875.86	-	-	-	1,875.86
Trade /other payables	1.29	23.29	4.75	7.90	37.23
Total Financial Liabilities	1,877.15	23.29	4.75	7.90	1,913.09
Other liabilities		13.59			13.59
Total	1,877.15	36.88	4.75	7.90	1,926.68

(Rs in lakhs)

Particulars	As at 31-3-2021				Total
	On demand	<6 months	6-12 months	>1 year	
Interest bearing borrowings (including current maturities)	1,911.19				1,911.19
Trade / other payables		20.30		13.44	33.74
Total Financial Liabilities					1,944.93
Other liabilities		10.68			10.68
Total	-	10.68	-	-	1,955.61

D.) Physical Risk

Management keeps the cash and cash equivalents at very minimum level to take care of risk of theft/robbery. As regards fake currency, employees are trained to recognise valid currency.

XII Fair Value Measurements
(a) Financial Instruments by category

(Rs in lakhs)

Particulars	3/31/2020		
	FVTPL	FVTOCI	Amortised Cost
Financial Assets			
Investments			
-Equity Instruments	-	265.29	-
-Preference Shares (Debt)	-	-	255.53
-Mutual Funds/ AIF's	445.98	-	
-Convertible Promissory Note	30.00	-	
-Partnership firm	600.31		
Trade Receivables			6.66
Loans		-	134.28
Cash and cash equivalents		-	0.91
Other Financial Assets - Bank FDR with interest accrued		-	21.81
	1,076.29	265.29	419.19
Financial Liabilities			
Borrowings	-	-	1,875.86
Trade paybles	-	-	-
Other Financial Liabilities	-	-	37.23
	-	-	1,913.09

(Rs in lakhs)

Particulars	3/31/2021		
	FVTPL	FVTOCI	Amortised Cost
Financial Assets			
Investments			
-Equity Instruments	-	304.65	-
-Preference Shares (Debt)	-	-	280.79
-Mutual funds AIF	793.87		
-Convertible Promissory Note	30.00		
-Partnership firm	601.58		
Trade Receivables	-	-	2.03
Loans	-	-	146.01
Cash and cash equivalents	-	-	1.43
Other Financial Assets	-	-	-
Total	1,425.45	304.65	430.26

Financial Liabilities			
Borrowings	-	-	1,911.19
Trade Payable	-	-	-
Other Financial Liabilities	-	-	33.74
Total	-	-	1,944.93

b) Fair Value hierarchy

(Rs in lakhs)

Financial assets and liabilities measured at Fair value	Level 1	Level 2	Level 3	Total
As at 31 March 2020				
Financial Assets				
Investments in quoted Equity instruments	139.44			139.44
Investments in unquoted Equity instruments			125.85	125.85
Investment in preference shares(Debt)			255.53	255.53
Investment in Partnership firm			600.31	600.31
Investments in Mutual Funds	445.98			445.98
Investment in Convertible Promissory Note			30.00	30.00
Financial Liabilities	-	-	-	-

As at 31 March 2021				
Financial Assets				
Investments in quoted Equity instruments	189.00	-	-	189.00
Investments in unquoted Equity instruments	-	-	115.65	115.65
Investment in preference shares(Debt)			280.79	280.79
Investment in Partnership firm			601.58	601.58
Investment in Mutual Funds AIF's	793.87			793.87
Convertible Promissory Note			30.00	30.00
				-
Financial Liabilities	-	-	-	-

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value Measurement as a whole:

- Level 1** Level 1 hierarchy includes financial instruments measured using quoted prices. This Includes listed equity instruments that have quoted price. Listed and actively traded equity instruments are stated at the last quoted closing price on the National Stock Exchange of India Limited (NSE).
- Level 2** The fair value of financial instruments that are not traded in active market is determined using valuation techniques which maximize the use of observable market data and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.
- Level 3** If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. The fair value of the financial assets and liabilities included in Level 3 is determined in accordance with generally accepted pricing models based on discounted cash flow analysis using prices from observable current market transactions and dealer quotes of similar instruments. This level includes investments in unquoted equity instruments and preference shares, convertible promissory note and investment in partnership firm

c) Valuation technique used to determine fair value:

Specific Valuation techniques used to fair value the financial instruments include:

- (i) For Financial instruments other than mentioned at (ii) and (iii) below- As per level 1,2 and 3 as the case may be i.e. quoted market price, closing NAV,s, book values etc.
- (ii) For Financial liabilities (public deposits, long term borrowings) Discounted Cash Flow; appropriate market borrowing rate of entity as on each balance sheet date used for discounting. Company does not have public deposits and long term borrowings.
- (iii) For financial assets (loans) discounted cash flow; appropriate market borrowing rate of the entity as on each balance sheet date is used for discounting. Company has given loans which are repayable on demand

d) Fair value of financial assets and liabilities measured at amortized cost

(Rs in lakhs)

Particulars	Level	3/31/2020		3/31/2021	
		Carrying amount	Fair value	Carrying amount	Fair value
Financial Assets					
Loans	3	134.28	134.28	146.01	146.01
Trade Receivables	3	6.66	6.66	2.03	2.03
Total		140.94	140.94	148.04	148.04
Financial Liabilities					
Loans- Borrowing from banks	3	-	-	-	-
Other Borrowings	3	1,875.86	1,875.86	1,911.19	1,911.19
Other Financial Liabilities	3	37.23	37.23	33.74	33.74
Total		1,913.09	1,913.09	1,944.93	1,944.93

XIII Capital Risk Management

For the purposes of the Company's capital management, capital includes issued capital, share premium and all other equity reserves. Net debt includes interest bearing borrowings less cash and short term deposits. The primary objective of the Company's Capital Management is to maximize shareholder value.

(Rs in lakhs)

Particulars	As at 31-3-20	As at 31-3-21
Total debt	1,875.86	1,911.19
Less: cash and cash equivalents	0.91	1.43
Net Debt	1,874.95	1,909.76
Equity	2,423.75	2,459.47
Net debt to equity ratio	0.77	0.78

XIV Company is not having any information about Micro and Small enterprises registered under MSMED Act,2006 and also has not received any claim for interest from any supplier. Accordingly amount of principal and interest due/paid to Micro and Small enterprises under MSMED Act,2006 is nil and all outstanding dues under current/non- current liabilities are the outstanding dues of enterprises other than Micro and Small enterprises.

XV INDAS 115 -Company's revenue is arising from renting of properties. Revenue from sale of services is recognised on rendering of services. Company collects GST on behalf of Government and therefore, it is not an economic benefit flowing to the Company. Hence it is excluded from revenue. Revenue from other income comprises interest on bank deposits and loans and advances, dividend from investment, unrealised gains on fair value conversion of investment other than equity instruments, share of profit or loss from investment in partnership firm, and realised gains on redemption of mutual funds. In respect of renting of properties, security deposit is taken by the company from tenants and is shown as other financial liabilities. Disaggregation of revenue is duly depicted in note 19 and 20 and amount receivable is appearing in sundry debtors.

XVI Ind As 112 : Disclosure of interest in other entities: Associate is a partnership firm named M/s Utkarsh. It's principal place of business is in Jaipur within the State of Rajasthan in India. Share in profit/loss of partnership is 46.2998% Investment in the firm has been measured using Equity method. Associate's nature of business is making investments . Following is the summarised position of Total asset and liabilities of the Associate : Non Current assets being investments Rs.1464.96 lacs, Current assets being cash and bank balances Rs.3.15 lacs, and current liabilities being expenses payable Rs.0.11 lacs, Total Capital after adjusting Profit/loss of the current year Rs.1468 lacs. Revenue was NIL and Loss from operations was Rs.1.25lacs

XVII Previous Year's figures have been regrouped, rearranged or recasted wherever considered necessary.

XVIII IMPACT OF GLOBAL PANDEMIC KNOWN AS COVID-19

Global health pandemic covid19 coupled with its new variants has contributed to a significant decline in global and local economic activities. Measures taken to contain the spread of virus including lockdowns, travel bans, quarantines and social/physical distancing have triggered significant disruptions to businesses worldwide resulting into fall in the value of investments made by the company . Company has assessed the recoverability of receivables and investments by considering internal and external sources of information including credit/valuation reports, economic forecasts and industry reports upto the date of approval of these financial results. The company expects to recover the carrying amount of these assets. Unrecoverable amounts as and when determined by management are written off in statement of Profit and Loss. To fund the liquidity shortfall for the time being, various options are being considered including the availment of moratorium period from lenders for payment of interest, fresh low cost borrowings and liquidation of some investments at their carrying values .

However economic cycle has to go on and soon economy will return to normalcy. The eventual outcome of the global health pandemic may be different from those estimated as on the date of approval of these financial results and the company will continue to monitor all material uncertainties and to the changes to the future economic conditions

As per our report of even date

For ANAND JAIN & CO.,
CHARTERED ACCOUNTANTS
FRN 001857C

FOR AND ON BEHALF OF BOARD OF
DIRECTORS

(ANAND PRAKASH JAIN)
PROPRIETOR
M.NO. 071045

RAJENDRA SINGH
SHEKHAWAT
DIRECTOR
DIN:03140517

AVANI KANOI
DIRECTOR
DIN:03121949

DILIP KUMAR
MORWAL
GROUP COMPANY SECRETARY
ACS 17572

DATE:23/04/2021

PLACE: JAIPUR

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF TRANSCORP ESTATES PRIVATE LIMITED

Report on the Audit of the Consolidated Financial Statements Opinion

We have audited the accompanying consolidated financial statements of TRANSCORP ESTATES PRIVATE LIMITED ("the Company") and its associate (the Company and its associate together referred to as "the Group"), which comprise the Consolidated Balance Sheet as at March 31, 2021, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flows for the year ended on that date, including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended ("Ind AS") and other accounting principles generally accepted in India, of the consolidated state of affairs (Financial position) of the Group as at March 31, 2021, the consolidated Profit/loss and consolidated total comprehensive income/loss (Financial performance), consolidated changes in equity and its consolidated cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the consolidated financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(31) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant to our audit of the consolidated financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

Emphasis of Matter

As more particularly described in Note No.26(XIX) assessing the impact of global pandemic Covid 19 coupled with its new variants, company has considered the internal and external informations upto the date of this report in respect of recoverability of receivables and investments at their carrying value as well as taking various steps to improve liquidity . The eventual outcome of the pandemic may be different from that estimated in assessing the recoverability of these assets

Information Other than the Consolidated Financial Statements and Auditor's **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 but does not include the consolidated financial statements and our auditor's report thereon . Our opinion on the consolidated 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 consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated 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 Consolidated Financial Statements

The Company's Board of Directors is responsible for the preparation and presentation of these consolidated financial statements in term of the requirements of the Companies Act, 2013 (the Act) that give a true and fair view of the consolidated financial position, consolidated financial performance, consolidated total comprehensive income, consolidated changes in equity and consolidated cash flows of the Group in accordance with the Ind AS and other accounting principles generally accepted in India. The Board of Directors of the company and partners of the associate included in the Group are responsible for maintenance of the adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group 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 consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error. In preparing the

consolidated financial statements, the Board of Directors of the company in and partners of the associate included in the Group are responsible for assessing the Group'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 Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so. The Board of Directors of the company and partners of associate included in the Group are also responsible for overseeing the financial reporting process of the Group.

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

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated 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 consolidated 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 controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company and its associate, 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 ability of the Group 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 consolidated 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 Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements. Materiality is the magnitude of misstatements in the consolidated financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the 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 Section 143(3) of the Act, based on our audit 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 of the aforesaid consolidated financial statements.
- b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books.
- c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flows dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
- d) In our opinion, the aforesaid consolidated financial statements comply with the Ind AS specified under Section 133 of the Act, read with the Companies(Indian Accounting Standard)Rules, 2015.
- e) On the basis of the written representations received from the directors of the Company as on March 31, 2021 taken on record by the Board of Directors of the Company , none of the directors is disqualified as on March 31, 2021 from being appointed as a director in terms of Section 164 (2) of the Act.
- f) With respect to the adequacy of the internal financial controls over financial reporting and the operating effectiveness of such controls, refer to our separate Report in “Annexure A” .
- g) With respect to the other matters to be included in the Auditor’s Report in accordance with the requirements of section 197(16) of the Act, as amended:
In our opinion and to the best of our information and according to the explanations given to us, as the company is a private limited company , provisions of section 197 of the Act are not applicable to the company.
- 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, as amended in our opinion and to the best of our information and according to the explanations given to us:
 - i. The consolidated financial statements disclose impact of pending litigations on the consolidated financial position of the Group. Refer note no. 26 to the financial statements.
 - ii. Provision has been made in the consolidated financial statements, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long term contracts including derivative contracts.
 - iii. The Company had no amounts to be transferred to Investor Education and Protection Fund and consequently there has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company. Associate being partnership firm requirement is not applicable

**For ANAND JAIN & CO.
Chartered Accountants
Firm Registration No. 001857C**

(ANAND PRAKASH JAIN)
Proprietor
Membership No. 071045
UDIN 21071045AAAAAP7599
Place :Jaipur
Date: 23/04/2021

ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 1 (f) under ‘Report on Other Legal and Regulatory Requirements’

section of our report to the Members of Transcorp Estates Private Limited of even date)

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

In conjunction with our audit of the consolidated financial statements of the Company as of and for the year ended March 31, 2021, we have audited the internal financial controls over financial reporting of Transcorp Estates Private Limited (hereinafter referred to as “Company”) and its associate, which is a partnership firm registered in India, as of that date.

Management’s Responsibility for Internal Financial Controls

The Board of Directors of the Company and its associate, which is a partnership firm incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting 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 issued by the Institute of Chartered Accountants of India (“the 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 internal financial controls over financial reporting of the Company and its associate which is a partnership firm registered in India, 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”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing, prescribed under Section 143(31) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. 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 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 internal financial controls system over financial reporting of the Company and its associate, which is a partnership firm registered in India.

Meaning of Internal Financial Controls Over Financial Reporting

A company’s internal financial control 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 control 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 control 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 and to the best of our information and according to the explanations given to us, the Company and its associate which is a partnership firm registered in India , have, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2021, based on the internal control over financial reporting 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 issued by the Institute of Chartered Accountants of India.

For ANAND JAIN & CO.
Chartered Accountants
Firm Registration No. 001857C

(ANAND PRAKASH JAIN)
Proprietor
Membership No. 071045
Place: Jaipur
Date: 23/04/2021

TRANSCORP ESTATES PRIVATE LIMITED
(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)
Consolidated Balance Sheet as at 31st March, 2021

(Rs in lakhs)

	Particulars	Note No.	As at 31st March, 2021	As at 31st March, 2020
	ASSETS			
1)	Non-current assets			
	(a) Property, Plant and Equipment	2	0.22	0.34
	(b) Capital work-in-progress		278.80	278.80
	(c) Investment Property	3	1,822.26	1,921.68
	(d) Investment in associate accounted for using equity method	4	679.68	678.41
	(e) Financial Assets			
	(i) Investment	4	1,409.31	996.81
	(ii) Others	5		-
	(f) Other non current assets	6	0.29	0.46
2)	Current assets			
	(a) Inventories -Land		195.71	391.30
	(b) Financial Assets			
	(i) Trade Receivable	7	2.03	6.66
	(ii) Cash and cash equivalents	8	1.43	0.91
	(iii) Bank balances other than			
	(ii) above	9	-	21.81
	(v) Loans	10	146.01	134.28
	(c) Current Tax Assets (Net)		11.33	5.80
	(d) Other current assets	11	0.18	0.24
	Total Assets		4,547.25	4,437.50

	EQUITY AND LIABILITIES			
	Equity			
	(a) Equity Share capital	12	100.00	100.00
	(b) Other Equity	13	2,437.57	2,401.85
	LIABILITIES			
1)	Non-current liabilities			
	(a) Financial Liabilities			
	(i) Other financial liabilities	14		-
	(b) Deferred tax liabilities (Net)		54.07	8.97
	(c) Other non-current liabilities			
	(d) Deferred Revenue			

2)	Current liabilities			
	(a) Financial Liabilities			
	(i) Borrowings	15	1,911.19	1,875.86
	(ii) Trade payable			
	a) Total outstanding dues of micro enterprises & small enterprises			
	b) Total outstanding dues of creditors other than micro enterprises & small enterprises		-	-
	(iii) Other financial liabilities	16	33.74	37.23
	(b) Other current liabilities	17	10.68	13.59
	(c) Current Tax Liabilities (Net)	18		
	Difference			
	Total Equity and Liabilities		4,547.25	4,437.50

UDIN 20071045AAAAAP6105

Significant Accounting Policies

1

The accompanying notes are an integral part of financial statements

1-26

As per our report of even date

FOR AND ON BEHALF OF BOARD OF DIRECTORS

For ANAND JAIN & CO.,

CHARTERED ACCOUNTANTS

FRN 001857C

(ANAND PRAKASH JAIN)

PROPRIETOR

M.NO. 071045

RAJENDRA SINGH**SHEKHAWAT**

DIRECTOR

DIN:03140517

AVANI KANOI

DIRECTOR

DIN:03121949

DILIP KUMAR**MORWAL**

GROUP COMPANY SECRETARY

ACS 17572

DATE: 23/04/2021

PLACE: JAIPUR

TRANSCORP ESTATES PRIVATE LIMITED

(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)
 CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31st March, 2021

(Rs in lakhs)

	PARTICULARS	Note No.	Year ended 31.3.2021	Year ended 31.3.2020
I	Revenue from operations	19	128.82	51.53
II	Other income	20	15.12	18.31
III	Total Income (I + II)		143.94	69.84
IV	Expenses:			
	Purchase of Stock in Trade - Transfer fees		7.65	-
	(Increase)/Decrease in Inventories of Stock in Trade	21	195.59	-
	Unrealised gains on fair value conversion of investments (net)(Net of tax impact)		-327.31	95.42
	Employee benefits expense	22	18.53	3.71
	Finance costs	23	204.75	195.36
	Depreciation	24	6.67	8.07
	Other expenses	25	26.75	57.09
	Total expenses (IV)		132.63	359.65
	Profit(Loss) before share of profit(loss) of an associate and exceptional items		11.31	(289.81)
	Share of profit(loss) from associate		-0.58	(0.84)
V	Profit before exceptional items & tax(III-IV)		10.73	(290.65)
VI	Exceptional Items		0.00	-
VII	Profit/(loss) before tax (V-VI)		10.73	(290.65)
VIII	Total tax expense:			
	Current tax		0.00	-
	Income tax for earlier year(Net)		0.00	2.60
	Total Tax Expenses		0.00	2.60
IX	Profit/(loss) for the period from continuing operations (VII-VIII)		10.73	(293.25)
X	Profit/(Loss) from discontinued operations			
XI	Tax expense of discontinued operations			
XII	Profit/(Loss) from discontinued operations (after tax) (X-XI)			
XIII	Profit/(loss) for the period (IX+XII)		10.73	(293.25)
XIV	Other Comprehensive Income			
	A(i) Items that will not be reclassified to profit or loss			
	Changes in the fair value of FVOCI Equity Instruments		29.26	(122.05)
	(ii) Income tax relating to items that will not be reclassified to profit or loss		-4.27	23.50
	B(i) Items that will be reclassified to profit or loss			
	(ii) Income tax relating to items that will be reclassified to profit or loss			

XV	Total Comprehensive Income for the period (XIII+XIV) (Comprising Profit(Loss) and Other Comprehensive Income for the period) -		35.72	(391.80)
XVI	Earnings per equity share (for continuing operation):			
	(1) Basic		1.07	-29.33
	(2) Diluted		1.07	-29.33

UDIN 20071045AAAAAP6105

Significant Accounting Policies

1

The accompanying notes are an integral part of financial statements

1-26

As per our report of even date

FOR AND ON BEHALF OF BOARD OF DIRECTORS

For ANAND JAIN & CO.,
CHARTERED ACCOUNTANTS
FRN 001857C

(ANAND PRAKASH JAIN)
PROPRIETOR
M.NO. 071045

RAJENDRA SINGH
SHEKHAWAT
DIRECTOR
DIN:03140517

AVANI KANOI
DIRECTOR
DIN:03121949

DILIP KUMAR
MORWAL
GROUP COMPANY SECRETARY
ACS 17572

DATE: 23/04/2021

PLACE: JAIPUR

TRANSCORP ESTATES PRIVATE LIMITED
(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)
Consolidated Cash flow statement for the year ended 31st March,2021

(Rs in lakhs)

	PARTICULARS	31.3.2020	31.3.2021
I	Cash flows from operating activities		
	Net profit before tax and extraordinary items	-290.65	10.73
	Adjustments for :	0.00	0.00
	Depreciation	8.07	6.67
	Interest expense	195.36	204.75
	Loss(+)/Profit(-) on transfer of fixed asset	40.61	-0.63
	Share in(profit) /loss of partnership firm	0.84	0.58
	Dividends/ income from investments	-2.53	0.00
	Unrealised gain on fair value conversation of investment	95.42	-327.31
	Interest received	-15.77	-14.49
	Operating profit before working capital changes	31.34	-119.70
	Adjustments for :		
	Trade and other receivables	-2.47	4.62
	Inventories	0.00	195.59
	Trade and other payables	0.00	0.00
	Other non current financial liabilities	0.00	0.00
	Other current / financial liabilities	-3.27	13.60
	Short term loans and advances	-32.22	-11.73
	Other non current assets	0.18	0.18
	Other current assets	-0.05	0.06
	Cash generated from operations	-6.49	82.62
	Direct taxes paid	3.52	-5.53
	Net cash flow from operating activities	-2.97	77.09
II	Cash flows from investing activities		
	Purchase of PPE(including capital work in progress)	0.00	0.00
	(Purchase)/ sale of Investment Property	0.00	0.00
	Proceeds from transfer of Investment Property to holding co.	12.75	93.5
	Earnest money advance	20	-20
	Sale of investment in listed shares	12.91	0.00
	Investment in capital of partnership firm	0.00	-1.85
	Investment in preference shares	-3.00	-5.00
	Investment in Mutual funds/AIF's	-40.00	0.00
	Investment in unlisted shares	-4.80	-10.10
	Investment in fixed deposit	-3.75	21.81
	Interest accrued	2.41	0.00
	Interest received	15.77	14.49

	Dividends/income from AIF's	2.53	0.00
	Net cash flow from investing activities	14.82	92.85
III	Cash flows from financing activities		
	Proceeds from issue of share capital/warrants/premium		
	Proceeds from short term borrowings(Net of repayments)	235.43	35.33
	Proceeds from long term borrowings(Net of Repayments)		
	Interest expense	-195.36	-204.75
	Net cash flow from financing activities	40.07	-169.42
	Net increase /(decrease)in cash and cash equivalents	51.92	0.52
	Cash and cash equivalents (opening)	-51.01	0.91
	Cash and cash equivalents (closing)	0.91	1.43
	Components of Cash and Cash Equivalents		
	Cash in hand	0.00	0.00
	Bank balances in current accounts	0.91	1.43
	Bank deposits with maturity less than 3 months	0.00	0.00
		0.91	1.43

Notes:

1. The above cash flow statement has been compiled from and is based on the balance sheet as at 31.03.2021 and the related statement of profit and loss for the year ended on that date.
2. The above cash flow statement has been prepared as per the indirect method as set out in Accounting Standard-3 on Cash flow statement .
3. Cash and cash equivalents for the purpose of cash flow statement comprises cash at bank and short-term investments with an original maturity of three months or less.
4. Effects of non cash items viz unrealised gains/loss on present value conversion and others, on the investment and financial activities cash flows, is included above by seperately showing the same in operating activities .

As per our annexed report of even date

For ANAND JAIN & CO.
FRN 001857C
Chartered Accountants

FOR AND ON BEHALF OF BOARD OF
DIRECTORS

(ANAND PRAKASH JAIN)
PROPRIETOR
M.No. 071045
PLACE: JAIPUR
DATE: 23/04/2021

RAJENDRA SINGH
SHEKHAWAT
DIRECTOR
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MORWAL
GROUP COMPANY SECRETARY
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TRANSCORP ESTATES PRIVATE LIMITED

(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)

Statement of Changes in Equity for the year ended 31st March, 2021

(Amount in Rupees)

Balance as at April 1, 2020	Changes in equity share capital during the year	Balance as at 31st March, 2021	Balance as at April 1, 2019	Changes in equity share capital during the year	Balance as at 31st March, 2020
100	-	100	100	0	100

B. Other Equity

Particulars	Share application money pending allotment	Equity component of compound financial instruments	Reserve and surplus				Debt instruments through Other Comprehensive income	Equity Instruments through Other Comprehensive income	Other items of Other Comprehensive Income (specify nature)	Money received against share warrants	Total
			Capital Reserve	Securities Premium Reserve	General Reserve	Retained Earnings					
Balance as at 1.4.2019	-	-	78.10	2,752.20	-	-147.24	-	127.89			2,810.95
Transfer to retained earnings on sale of shares						0.11	-	-0.11			-
Total Comprehensive Income for the year			-	-		-293.25		-98.55			-391.80
Rectification relating to earlier year (Freehold land)						-17.30					-17.30
Balance as at 31.03.2020	-	-	78.10	2,752.20	-	-457.68	-	29.23	-	-	2,401.85
Total Comprehensive Income for the year			-	-		10.73		24.99	-	-	35.72
Balance as at 31.03.2021			78.10	2,752.20	-	-446.95	-	54.22	-	-	2,437.57

TRANSCORP ESTATES PRIVATE LIMITED

(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)

Consolidated Balance Sheet as at 31st March, 2021 and Statement of Profit and Loss for the year ended on that date.

Note No. 1 - Corporate Information and Significant Accounting Policies**A. Corporate Information**

Transcorp Estates Private Limited ("the company") is a private limited company domiciled in India (CIN: U45201R-J2010PTC032864), having its registered office at "Transcorp Towers", 5th floor, Moti Doongri Road, Jaipur-302004. The company is a wholly owned subsidiary of Transcorp International Limited. These consolidated financial statements comprise the financial statements of the company and its associate M/s Utkarsh , a partnership firm.

Group is engaged in the business of renting of properties and has also made investments directly into Equity and Debts instruments of listed and unlisted companies and mutual / alternative investment funds.

Basis of Preparation**1. Statement of Compliance**

Ministry of Corporate Affairs notified roadmap to implement Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by Amendment Rules notified from time to time. As per the said roadmap, Parent company, M/s Transcorp International limited, is required to apply Ind AS starting from financial year beginning on or after 1st April, 2017. As Transcorp Estates Private Limited is wholly owned subsidiary of Parent company, M/s Transcorp International Limited, hence it is also required to apply Ind AS from Financial Year beginning on or after 1st April, 2017. Accordingly, these financial statements of the Company have been prepared in accordance with the Ind AS.

These standalone financial statements are prepared on accrual basis of accounting on going concern assumption and comply with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 and subsequent amendments thereto, the Companies Act, 2013 (to the extent notified and applicable) and applicable provisions of Companies Act, 1956. These financial statements were authorized for issue by Board of Directors on 23rd April, 2021

2. Basis of measurement

The financial statements have been prepared on historical cost convention except for revalued costs in respect of certain financial assets and liabilities viz. Investments etc. which have been measured at fair value as required by IND AS.

3. Functional and Presentation Currency

These financial statements are presented in Indian Rupees (INR), which is the Company's functional currency. All amounts have been rounded off to the nearest lakhs.

4. Current and Non Current Classification

The company presents assets and liabilities in the balance sheet based on current/non-current classification.

An asset is classified as current when it is:

- o Expected to be realized or intended to be sold or consumed in normal operating cycle,
- o Held primarily for the purpose of trading,
- o Expected to be realized within twelve months after the reporting period, or
- o Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is classified as current when it is:

- o Expected to be settled in normal operating cycle,
- o Held primarily for the purpose of trading,
- o Due to be settled within twelve months after the reporting period, or

- o There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.
All other liabilities are classified as non-current.
The Operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. Deferred tax assets and liabilities are classified as Non-Current assets and liabilities.

B. Significant Accounting Policies**Basis of Consolidation**

Company has invested capital in partnership firm M/s Utkarsh in which it holds substantial influence by virtue of its share in profit being 46.2998% for the accounting year ended 31.3.2021. Following INDAS 28, this investment in capital of M/s Utkarsh has been accounted for using equity method. Share in the profit or loss of associate has been separately shown in statement of profit and loss and share in net assets of the associate has been shown separately in Schedule of Investment as non current investments with excess of the entity's share of the net fair value of the investee's assets and liabilities i.e. book value as per the balance sheet of associate, over the cost of investment, is recognized directly in equity as capital reserve .

Others

A summary of the accounting policies applied in the preparation of the financial statements are as given below. These accounting policies have been applied consistently to all periods presented in the financial statements.

On transition to IND AS, the company had elected to utilize the option under Ind AS 101 by not applying the provisions of Ind AS 16 and Ind AS 40 retrospectively and continue to use the previous GAAP carrying amount as a deemed cost under Ind AS at the date of transition to Ind AS. Therefore, the carrying amount of property, plant and equipment and investment property as per the previous GAAP as at 1st April 2016, i.e.; the Company's date of transition to Ind AS, were maintained on transition to Ind AS.

1. Property, Plant and Equipment**Initial recognition and measurement**

An item of PPE is recognised as an asset if and only if it is probable that future economic benefits associated with them will flow to the company and the cost of item can be measured reliably.

An item of Property, Plant and Equipment is carried at cost less accumulated depreciation and any accumulated impairment losses. Cost includes any cost directly attributable to bringing the asset to the location and operating condition like installation and assembly cost. Any trade discounts and rebates are deducted in arriving at the cost. All cost related to acquisition and installation are capitalized.

Items of Property, Plant and Equipment having different useful lives are recognized separately.

Subsequent cost

Subsequent expenditure is added to the book value only if it increases the future economic benefits from the existing asset.

Depreciation

Assets are depreciated using straight line method over the estimated useful life of the asset as specified in Part "C" of Schedule II of Companies Act, 2013 after retaining residual life of 5% of original cost. Assets residual values and useful lives are reviewed at each financial year end considering the physical condition of the assets.

De-recognition

An item of Property, plant and Equipment is derecognized when no future economic benefits are expected from their use or upon their disposal. Gains or losses on disposal/ transfer/ de-recognition of item of property, plant and Equipment are determined as difference between net sale proceeds and the carrying amount of Property, Plant and Equipment and is recognized in statement of profit and loss.

2. Investment Property**Initial Recognition**

Investment property comprises portions of freehold land, leasehold land and office buildings that are held for long-term rental yields and/or for capital appreciation. Investment properties are initially recognized at cost and subsequently recognized at cost less accumulated depreciation and accumulated impairment losses.

Depreciation

The depreciation on building is calculated using the straight line method over the estimated useful life as specified in Schedule II to the Companies Act, 2013. The residual values, useful lives and depreciation method of investment properties are reviewed, and adjusted on prospective basis as appropriate, at each financial year end. The effects of any revision are included in the statement of profit and loss when the changes arise.

De-recognition

Investment properties are derecognized when either they have been disposed off or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its use. The difference between the net sale proceeds and the carrying value of the investment property is recognized in the statement of profit and loss as gain or loss on sale of investment property.

3. Borrowing Costs

Borrowing costs specifically relating to the acquisition of qualifying assets that necessarily takes a substantial period of time to get ready for its intended use are capitalized (net of income on temporarily deployment of funds) as part of the cost of such assets. Borrowing cost consists of interest and other cost that the company incurs in connection with the borrowing funds.

All other borrowing costs are recognized in the Statement of Profit and Loss as expense in the period in which they are incurred.

4. Taxation

Income tax expense represents the sum of current tax and deferred tax (including MAT). Current tax expense is recognized in the statement of profit and loss except to the extent that it relates to items recognized directly in other comprehensive income or equity, in which case it is recognized in OCI or equity.

Current tax provision is made in accordance with the relevant tax regulations applicable to the company. Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted and as applicable at the reporting date, and any adjustment to tax payable in respect of previous years. Current income taxes are recognized under 'Income tax payable' net of payments on account, or under 'Tax receivables' where there is a debit balance.

Deferred tax is recognised on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax base used in the computation of taxable profit and are accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences, and deferred tax assets are generally recognised for all deductible temporary differences, carry forward tax losses and allowances to the extent that it is probable that future taxable profits will be available against which those deductible temporary differences, carry forward tax losses and allowances can be utilised. However no deferred tax asset is recognized in respect of current year losses considering prudence and absence of virtual certainty .

Deferred tax is recognized in the statement of profit and loss except to the extent that it relates to items recognized directly in OCI or equity, in which case it is recognized in OCI or equity.

Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

MAT paid in the year is charged to the statement of profit and loss as current tax. MAT credit available is recognized as a deferred tax asset only when and to the extent, there is convincing evidence that the company will pay normal income tax during the specified period i.e. the period for which MAT credit is allowed to be carried forward. The company reviews the MAT credit entitlement at each balance sheet date and writes down the carrying value of MAT credit entitlement to the extent that there is no longer convincing evidence to the effect that company will pay normal tax during the specified period.

5. Cash Flow Statement

Cash flow statement is prepared in accordance with the indirect method prescribed in IND AS 7 "Statement of Cash Flows".

6. Earnings per Share

Basic earning per share is calculated by dividing net profit or loss for the period attributable to the equity shareholders by weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for the events such as bonus issue, bonus element in a right issue, share split and reverse share split that have changed the number of equity shares outstanding, without a corresponding change in resources.

7. Provisions and Contingencies

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at reporting date, taking into account the risks and uncertainties surrounding the obligation. When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, the receivable is recognized as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost. Provisions are reviewed at each balance sheet date and are adjusted to reflect the current best estimate.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company or a present obligation that arises from past events where it is either not probable that outflow of resources will be required to settle or a reliable estimate of the amount cannot be made. Information on contingent liability is disclosed in the notes to the financial statements. Contingent liabilities are disclosed on the basis of judgment of management/ independent experts. These are reviewed at each balance sheet date and are adjusted to reflect the current management estimate.

Contingent Assets are possible assets that arise from past events and whose existence will be continued only by occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company. Contingent assets are disclosed in the financial statements when inflow of economic benefits is probable on the basis of judgement of management. These are assessed continually to ensure that developments are appropriately reflected in financial statements.

8. Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand, demand deposits with banks and short-term deposits with an original maturity of three months or less, that are readily convertible into known amount of cash and are subject to an insignificant risk of changes in value.

9. Inventory

Inventories are valued at the lower of cost and net realizable value. Cost includes cost of purchase, cost of conversion and other costs incurred in bringing the inventories to their present location and condition.

10. Financial Instruments**a) Financial Assets**

Financial assets include investments, fixed deposits being not part of cash equivalents, inventories, trade receivables, security deposits, advances, cash and cash equivalents and short term loans and advances.

Initial Recognition and measurement

All financial assets are recognized initially at fair value. However, in the case of financial assets not recorded at fair value through profit or loss, at fair value plus transaction costs that are attributable to the acquisition or issue of the financial asset.

Subsequent measurement**i. Financial Instruments at Amortised Cost**

The Financial Instrument is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

ii. Equity Investments

All equity investments in scope of IND AS 109 are measured at fair value. Equity instruments which are held for trading are generally classified as at FAIR VALUE THROUGH PROFIT AND LOSS (FVTPL). For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit and loss (FVTPL). The Company makes such election on an instrument by instrument basis. The classification is made on initial recognition and is irrevocable. Associate being partnership firm has accounted for same at cost.

If the Company decides to classify an equity instrument as at fair value through other comprehensive income, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity.

The company has decided to measure its investment in Equity Instruments at FVTOCI.

iii. Mutual Funds/ AIF,s

All Mutual funds/ AIF's in scope of IND AS 109 are measured at Fair Value through Profit and Loss.

De-recognition of Financial Assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily de-recognised (i.e. removed from the Company's balance sheet) when:

- The rights to receive cash flows from the asset have expired, or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either
 - (a) The Company has transferred substantially all the risks and rewards of the asset, or
 - (b) The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of Financial Assets

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on following financial assets:

Trade Receivables:

Impairment is made on the expected credit losses, which are the present value of the cash shortfalls over the expected life of financial assets. However company's trade receivables are of short term nature, hence no expected credit loss is provided.

Other financial assets:

For recognition of impairment loss on other financial assets and risk exposure, the company determines whether there has been a significant increase in the credit risk since initial recognition and if credit risk has increased significantly, impairment loss is provided.

The estimated impairment losses are recognized as a separate provision for impairment and the impairment losses are recognized in the Statement of Profit and Loss under the head other expenses and if significant by a separate line item in statement of profit and loss.

b) Financial Liability

The company's financial liabilities mainly include borrowings including deposits, trade payable and other payables.

Initial Measurement

All financial liabilities other than fair value through profit and loss are recognised initially at fair value less transaction costs that are attributable to the issue of financial liability. Transaction costs of financial liabilities that are carried at fair value through profit and loss is expensed in statement of Profit and Loss.

Subsequent Measurement

These liabilities include borrowings and deposits. Subsequent to initial recognition, these liabilities are measured at amortised cost using effective interest method. Amortised cost is calculated by taking in to account any discount or premium on acquisition and fees or costs that are integral part of EIR. The EIR amortisation is included as finance cost in the statement of profit and loss. This category generally applies to borrowings.

Since there are only short term borrowings repayable on demand with no or immaterial transaction cost, EIR has not been calculated.

De-recognition of financial liabilities

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another, from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

11. Impairment of non-financial assets

The carrying amounts of the Company's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment considering the provisions of Ind AS 36 'Impairment of Assets'. If any such indication exists, then the asset's recoverable amount (higher of its fair value less costs to disposal or its value in use) is estimated.

An impairment loss is recognized if the carrying amount of an asset or its Cash Generating Unit (CGU) exceeds its estimated recoverable amount. Impairment losses are recognized in profit or loss.

Impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount which is only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

12. Fair Value measurement

In determining the fair value of its financial instruments, the Entity uses a variety of methods and assumptions that are based on market conditions and risks existing at each reporting date. These methods used to determine fair value includes discounted cash flow analysis, available quoted market prices, dealer quotes and other appropriate methods. All methods of assessing fair value result in general approximation of value, and such value may never actually be realized.

For financial assets and liabilities maturing within one year from the Balance Sheet date and which are not carried at fair value, the carrying amounts approximate fair value due to the short maturity of these instruments.

13. Revenue

Company's revenue is arising from renting of properties. For all operating leases rental income is recognized on the basis of contracts. Revenue from sale of services is recognized on rendering of services. Company collects service tax/ GST on behalf of the government and therefore, it is not an economic benefit flowing to the company. Hence, it is excluded from revenue. Revenue from other income comprises interest on bank deposits and loans and advances, dividend/ other income from investments, Profit on transfer of fixed assets, unrealized gains on fair value conversion of investments other than equity instruments .Share of profit/loss from investment in partnership firm being associate is recognized and disclosed separately in Statement of profit and loss.

Interest Income

Interest income is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable.

Dividend/ other Income

Dividend / other income on investment is accounted for as and when the right to receive the same is established.

14. Dividends

Dividends and interim dividends payable to the Company's shareholders are recognized as changes in equity in the period in which they are approved in the shareholders' meeting and the Board of Directors respectively. Company has not declared or proposed any dividend payable to shareholders.

15. Employee Benefits

a) **Short term Employee Benefits**- Short term employee benefits like salaries, non-vesting compensated absences and various incentives that fall due within twelve month from the end of the year in which the employee provide the services are recognized as expenses in year of incurring the expenditure as employee provides the services to the entity by reference to which the benefits are payable.

These are recognized as an expense in the statement of profit and loss for the year in which the related services are rendered.

b) **Long Term Benefit Plans**- Provident fund and Gratuity liability will be accounted for on applicability of the statute.

16. Use of Estimates and Management judgments

The preparation of financial statements requires management to make judgments, estimates and assumptions that may impact the application of accounting policies and the reported value of assets, liabilities, income, expenses and related disclosures concerning the items involved as well as contingent assets and liabilities at the balance sheet date. The estimates and management's judgments are based on previous experience and other factors considered reasonable and prudent in the circumstances. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

a) Useful life of Property, Plant and Equipment

The estimated useful life of property, plant and equipment is based on a number of factors including the effects of obsolescence, demand, competition and other economic factors (such as the stability of the industry and known technological advances) and the level of maintenance expenditures required to obtain the expected future cash flows from the asset. Useful life of assets is determined in accordance with Schedule II of the Companies Act, 2013. The Company reviews at the end of each reporting date the useful life of property, plant and equipment.

b) Recoverable amount of Property, Plant and Equipment

The recoverable amount of Property, plant and equipment is based on estimates and assumptions regarding in particular the expected market outlook and future cash flows associated with the property, plant and equipment. Any changes in these assumptions may have a material impact on the measurement of the recoverable amount and could result in impairment.

c) Impairment of Financial assets

The impairment Provisions for financial assets are based on assumptions about risk of default and expected loss rates. The company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

d) Provisions and Contingencies

The assessments undertaken in recognizing provisions and contingencies have been made in accordance with IND AS 37, 'Provisions, Contingent Liabilities and Contingent Assets'. The evaluation of the likelihood of the contingent events require best judgment by management regarding the probability of exposure to potential loss. If circumstances change following unforeseeable developments, then this likelihood could alter.

e) Income Taxes

Management judgment is required for the calculation of provision for income taxes and deferred tax assets and liabilities. The Company reviews at each balance sheet date the carrying amount of deferred tax assets/liabilities. The factors used in estimates may differ from actual outcome which could lead to significant adjustment to the amounts reported in financial statements.

f) Fair value Measurement of Financial Instruments

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument. Management uses the best information available. Estimated fair values may vary from the actual prices that would be achieved in an arms length transaction at the reporting date.

TRANSCORP ESTATES PRIVATE LIMITED

(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)

Notes to financial statements as at 31st March, 2021

Note 3
Investment Property

(Rs in lakhs)

Particulars	As at 31.03.2021	As at 31.03.2020
FREEHOLD LAND		
At the beginning of the year	1,297.92	1,364.27
Additions/ (Disposals)		(49.05)
Acquisitions		-
Disposals		-
Reclassification from/to held for sale		-
Other Adjustments(specify)(rectification relating to earlier year)		(17.30)
At the end of the year	1,297.92	1,297.92
Accumulated impairment as at the beginning of the year		
Disposals		
Impairment/(reversal) of impairment		
Reclassification from/to held for sale		
Other Adjustments(specify)		
Accumulated impairment as at the end of the year	0.00	0.00
Net carrying amount as at the end of the year (A)	1,297.92	1,297.92
LEASEHOLD LAND		
At the beginning of the year	232.81	232.81
Additions/ (Disposals)	-	-
Acquisitions	-	-
Disposals	-	-
Reclassification from/to held for sale	-	-
Other Adjustments(specify)	-	-
Additions/(Disposals)	-	-
At the end of the year	232.81	232.81
Accumulated impairment as at the beginning of the year		
Disposals		
Impairment/(reversal) of impairment		
Reclassification from/to held for sale		
Other Adjustments(specify)		
Accumulated impairment as at the end of the year		
Net carrying amount as at the end of the year (B)	232.81	232.81

BUILDINGS		
At the beginning of the year	421.06	425.70
Additions/ (Disposals)	(101.10)	(4.64)
Acquisitions		
Disposals		
Reclassification from/to held for sale		
Other Adjustments(specify)		
At cost or fair value at the end of the year	319.96	421.06
Accumulated depreciation and impairment as at the beginning of the year	30.11	22.50
Depreciation for the year	6.55	7.93
Disposals	(8.23)	(0.33)
Impairment/(reversal) of impairment		-
Reclassification from/to held for sale		-
Other Adjustments(specify)		
Accumulated depreciation and impairment as at the end of the year	28.43	30.11
Net carrying amount as at the end of the year (C)	291.53	390.95
Investment property under Construction (D)		
Total (E)= (A)+(B)+(C)+(D)	1,822.26	1,921.68

1. Useful life of investment property as per Schedule II to Companies Act, 2013
Building - 60 Years
2. Assets yet to be transferred in the name of company excepting for Rs. 32.09lacs
3. Some of the immovable properties are mortgaged for loan/other facilities availed from bank by holding company for Rs.1600 lacs(Previous year Rs.1800 lacs)

Total (Preference Shares)	280.79	255.53
Capital in partnership firm		
At Cost , adjusted for share in profit/loss		
UTKARSH*	601.58	600.31
Total(partnership firm)	601.58	600.31
Investment in associate -M/s Utkarsh(at 46.2998% of book value of net assets of Associate)	679.68	678.41
MUTUAL FUNDS EQUITY/AIFS (At FVTPL)	793.87	445.98
(under lien for loan taken from IIFL Wealth Finance Limited)		
Total Mutual funds	793.87	445.98
Convertible Promissory Note- Food Cloud P Ltd	30.00	30.00
Total Investments	2,088.99	1,675.22
Total Non-Current Investments		
(a) Aggregate amount of quoted investments and market value thereof	189.00	139.44
(b) Aggregate amount of unquoted investments	1,899.99	1,535.78
(c) Aggregate amount of impairment in value of quoted investments	0.00	78.96

*Name of Firm		UTKARSH
Name of Partners	Capital as on 31.03.2021	Capital as on 31.03.2020
Shri Ashok Kumar Agarwal	0.00	0.00
Shri Ashish Agarwal	0.16	0.16
Shri Kiran Shetty	304.39	303.82
Shri Nikhil Kaul	101.32	101.12
Shri Ayan Agarwal	69.20	69.07
Ashok Kumar & Sons HUF	71.84	71.72
Transcorp Estates Private Limited	601.58	600.31
Log Lab Ventures Private Limited	121.33	121.17
Mrs. Teena Dani	17.82	17.76
Mr. Sanjay Gupta	31.03	30.99
Mr. Umang Saxena	31.11	31.06
Mr.Neelam Mehrotra	17.82	17.76
Mr. Sitesh Prasad	32.82	32.80
Mr. Rachna Todi	26.30	26.28
Mr. Vikas Agaral	26.25	26.23
Ms. Kanika Agarwal	15.02	15.01
Total Capital of Firm	1,468.00	1465.25

Note 5 - Other Financial assets

(Rs in lakhs)

Particulars	As at 31.03.2021	As at 31.03.2020
Other Financial Assets	0.00	0.00

Note7**Current Financial Assets-Trade Receivables**

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Unsecured, Considered good	2.03	6.66
Total	2.03	6.66

Note8**Cash and Cash Equivalents**

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Balances with banks		
In current accounts	1.43	0.91
Cash in hand	0.00	0.00
Total	1.43	0.91

Note9**Bank balances other than cash and cash equivalents**

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Encumbered FDR with bank	0.00	21.25
Interest accrued on above	0.00	0.56
	0.00	21.81

Note 10**Current Financial Assets- Loans**

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Loans to related party- TCI Bhoruka Projects Ltd	95.71	95.71
- Transcorp Fincap P Ltd	43.12	38.57
Interest receivable - TCI Bhoruka Projects Ltd	7.18	0.00
Total	146.01	134.28

Note 11**Other Current Assets**

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Unsecured, considered good		
Prepaid expenses	0.18	0.24
Total	0.18	0.24

TRANSCORP ESTATES PRIVATE LIMITED
(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)
Notes to Financial Statement as at 31st March, 2021

Note12

Share Capital a)

(Rs in lakhs)

PARTICULARS	As at 31st March, 2021	As at 31st March, 2021	As at 31st March, 2020	As at 31st March, 2020
	No.	Rs.	NO.	RS
Authorised				
1 Equity Shares of Rs. 10/- each	1,000,000	100	1,000,000	100
Subscribed & Paid up				
1 Equity Shares of Rs. 10/- each fully paid	1,000,000	100	1,000,000	100
Total	1,000,000	100	1,000,000	100

b) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period

(Rs in lakhs)

PARTICULARS	As at 31st March, 2021	As at 31st March, 2021	As at 31st March, 2020	As at 31st March, 2020
	NO.	RS.	NO.	RS.
	EQUITY SHARES		EQUITY SHARES	
Equity Shares outstanding at the beginning of the year	1,000,000	100	1,000,000	-
Equity Shares Issued during the year	-	-	-	-
Equity Shares bought back during the year	-	-	-	-
Equity Shares outstanding at the end of the year	1,000,000	100	1,000,000	-

- c) The Company has only one class of shares having a par value of Rs.10/- per share. Each holder of equity shares is entitled to one vote per share. The company declares and pay dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to approval of the shareholders in the annual general meeting. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by shareholders
- d) 1000000 Equity Shares (Previous year 1000000 Equity shares) of Rs. 10/ each are held by Transcorp International Ltd., the holding company.
- e) Shareholder holding more than 5% of shares

NAME OF SHAREHOLDER	As at 31st March, 2021		As at 31st March, 2020	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Equity shares of Rs.10 each fully paid up				
Transcorp International ltd.	1,000,000	100%	1,000,000	100%

As per records of the Company, including its register of shareholders/members and other declarations received above shareholding represents both legal and beneficial ownership of shares

TRANSCORP ESTATES PRIVATE LIMITED
(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)
Notes to Financial Statement as at 31st March, 2021

Note13**Other Equity**

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Securities Premium Account	2,752.20	2,752.20
Retained Earnings	-446.95	-457.68
Other Reserves- FVTOCI Reserves	54.22	29.23
Capital Reserve on consolidation of net assets of associate M/s Utkarsh	78.10	78.10
Total Other equity	2,437.57	2,401.85

Note14**Non Current Financial Liabilities- Others**

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Secured		
Security Deposits	0.00	0.00
Total	0.00	0.00

Note15**Current Financial Liabilities- Borrowings**

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Loans from related parties (Repayable on demand)		
Transcorp International Ltd - Holding Company	74.01	375.76
Bhoruka Investment Limited	716.05	500.79
Ayan Fintrade Private Limited	215.74	143.31
Loan from other parties		
From Others - Repayable on demand		
Bhabani Pigments Pvt Ltd	600.00	600.00
Interest accrued but not due on above(net of ITDS)	9.22	9.23
TCI India Limited(including interest accrued (Net of TDS Rs.10644)	50.10	0.00
IIFL Wealth Finance Limited	246.07	246.77
(Against security of investment in mutual funds by marking lien)		
Total	1,911.19	1,875.86

TRANSCORP ESTATES PRIVATE LIMITED
(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)

Notes to financial statements as at 31st March, 2021

Note16**Other Financial Liabilities**

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Other Liabilities- Expenses payable(including Rs.1843580/- previous year Rs.NIL payable to Holding Company)	20.30	3.29
Earnest money advance	0.00	20.00
Rent Security Deposit	9.75	10.25
Rent Security deposit - From Holding Co.	3.69	3.69
Total	33.74	37.23

Note17**Other Current Liabilities**

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
ITDS payable	9.94	12.70
GST payable	0.74	0.89
Total	10.68	13.59

Note18**Current Tax Liabilities**

(Rs in lakhs)

PARTICULARS	As at 31.03.2021	As at 31.03.2020
Provision for Taxation	0.00	0.00
Total	-	-

TRANSCORP ESTATES PRIVATE LIMITED

(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)

Notes to financial statements for the year ended 31st March, 2021

Note No. 19 -Revenue from operations

(Rs in lakhs)

PARTICULARS	Year ended 31.3.2021	Year ended 31.3.2020
Rent Received	54.82	51.53
Sale of property	74.00	0.00
TOTAL	128.82	51.53

Note No. 20 -Other Income

(Rs in lakhs)

PARTICULARS	Year ended 31.3.2021	Year ended 31.3.2020
Interest on short term loan and advances	14.22	13.49
Interest on Bank FDR	0.27	1.49
Interest on Income tax refund	0.00	0.80
Income from AIF	0.00	2.53
Profit on sale of investment property	0.63	0.00
TOTAL	15.12	18.31

Note No. 21 - Increase / Decrease in stock

(Rs in lakhs)

PARTICULARS	Year ended 31.3.2021	Year ended 31.3.2020
Opening stock	391.30	391.30
Closing Stock	195.71	391.30
Increase / Decrease in stock	195.59	0.00

Note No. 22 - Employee benefits expense

(Rs in lakhs)

PARTICULARS	Year ended 31.3.2021	Year ended 31.3.2020
Salaries and allowances	18.53	3.68
Staff Welfare	0.00	0.03
TOTAL	18.53	3.71

Note No. 23 - FINANCE COST

(Rs in lakhs)

PARTICULARS	Year ended 31.3.2021	Year ended 31.3.2020
Interest	204.75	195.36
Other borrowing cost	0.00	0.00
	204.75	195.36

Note No. 24 - DEPRECIATION

(Rs in lakhs)

PARTICULARS	Year ended 31.3.2021	Year ended 31.3.2020
On Property, plant & equipment	0.12	0.14
On Investment Property	6.55	7.93
Total	6.67	8.07

Note No. 25 - OTHER EXPENSES

(Rs in lakhs)

PARTICULARS	Year ended 31.3.2021	Year ended 31.3.2020
Advertisement	0.09	0.00
Rates and Taxes	2.15	1.15
Building Repair & Maintenance	4.70	2.58
Conveyance Expenses	0.01	0.24
Travelling Expenses	1.09	0.15
Security Charges	6.13	6.63
Legal & Professional Expenses	1.28	2.12
Consultancy Charges	0.00	0.36
Directors sitting fees	0.15	0.00
Electricity and Water	1.71	0.00
Repair & Maintenance	2.58	0.00
Miscellaneous Expenses	1.40	0.44
Bank Charges	0.03	0.02
Insurance Expenses - Building	0.06	0.22
Insurance expenses - Medical	1.93	0.00
Telephone Expenses.	1.42	0.06
Loss on transfer of Investment property to holding company	0.00	40.61
Payment to Auditors- For Audit fee	1.34	1.71
- Limited review	0.47	0.55
- For Taxation matters	0.21	0.25
Total	26.75	57.09

TRANSCORP ESTATES PRIVATE LIMITED
(A WHOLLY OWNED SUBSIDIARY OF TRANSCORP INTERNATIONAL LIMITED)
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS AS AT 31ST MARCH,,2021

Note No. 26 Other Explanatory Information

- I Company is engaged in business in India only, which in the context of Ind AS 108 “Operating Segments” is considered the only geographical segment.
- II Legal and professional charges includes Rs.0.56 lacs (Previous year-1.00lacs) paid to auditors for other attestation services.
- III In view of availability of unabsorbed loss/ depreciation as per Income Tax Act, deferred tax liability is deemed to be adjusted from deferred tax asset and as such is not provided. Deferred tax asset over and above deferred tax liability also has not been provided considering prudence. Deferred tax asset on brought forward and current losses has not been provided in the absence of virtual certainty and considering prudence ,Deferred tax liability/ asset has been provided in respect of unrealised gains/losses consequent upon conversion of value of financial instruments through FVOCI and FVTPL.
- IV Disclosure as per Ind AS 23: Borrowing Costs Borrowing costs capitalized during the year is Nil (Previous year Rs.NIL)
- V Disclosure as per Ind AS 12: Income Taxes

Income Tax Expense
(i) Income Tax recognised in the statement of profit and loss

(Rs in lakhs)

Particulars	31-Mar-20	31-Mar-21
Current Tax expense		
Current Year	-	-
Adjustment for earlier years	2.60	-
Total current Tax Expense	2.60	-
Deferred Tax Expense		
Origination and reversal of temporary differences		
Less: Deferred Tax asset for Deferred Tax Liability	-	-
Total deferredTax Expense	-	-
Total Income Tax Expense	2.60	-

Deferred tax Expense in respect of unrealised gains or losses upon conversion of value of financial instruments through FVTPL is directly adjusted in the gains or losses

(ii) Income Tax recognised in other comprehensive income

(Rs in laksh)

Particulars	31-Mar-20			31-Mar-21		
	Before tax	(Tax expense) / benefit	Net of Tax	Before tax	(Tax expense) / benefit	Net of Tax
Net gains/(losses) fair value of Equity Instruments	-122.05	23.50	-98.55	29.26	-4.27	24.99
Total	-122.05	23.50	-98.55	29.26	-4.27	24.99

(iii) Reconciliation of Tax Expense and the accounting profit multiplied by India's domestic tax rate

(Rs in lakhs)

Particulars	As at 31st March 2020	As at 31st March 2021
Profit before tax	-290.65	10.73
Tax using company's domestic tax rate 25.168%(P.Y. 26%)	-	2.70
MAT credit adjustments		
Add: Earlier Year tax	2.60	-
Add : Others - MAT being not applicable in new scheme of taxation us/ 115BAA		-2.70
Tax as per Statement of Profit & Loss	2.60	0.00
Effective Rate of Tax		

VI Disclosure as per Ind AS 24: Related Parties

Related Party disclosures

1. Holding Company

Transcorp International Limited

2. Fellow subsidiary of holding company

Ritco Travels and Tours Private Limited

3. Associates/Investing Party

- Boruka Investment Ltd.
- TCI Infrastructure Finance Limited
- Transcorp Enterprises Limited

4. Relatives Ayan Agarwal of person exercising significant influence in holding company

5. Concern over which key managerial personnel or their relatives of holding company is having significant influence

Ayan Fintrade Private Limited
 Transcorp Fincap Pvt. Ltd.
 TCI Boruka Projects Ltd.

Transaction with the above related parties for the year ended 31 march 2021 are as follows:

(Rs in lakhs)

S. No.	Particulars	Holding Company	Associates/ Investing Party	Fellow subsidiary of holding co.	Relatives of person exercising significant influence in Holding Co.	Concern over which KMP or their relatives of holding Co. is having significant influence
1	Loan given					
	a) Maximum Amount	Nil	Nil	Nil	Nil	138.83
	b) Year End Balance	Nil	Nil	Nil	Nil	138.83
	c) Loans given	Nil	Nil	Nil	Nil	0.25
	d) Repayment received	Nil	Nil	Nil	Nil	-
	e) Interest receivable	Nil	Nil	Nil	Nil	7.18
2	Short term borrowings	-	-	-	-	
	a) Maximum Amount	443.43	716.05	Nil	Nil	235.14
	b) Year End Balance	74.01	716.05	Nil	Nil	215.74
	c) Loans received	74.94	533.85	Nil	Nil	532.00
	d) Repayment Given	107.50	382.08	Nil	Nil	473.92
3	Rent Received	6.71	1.94		Nil	Nil
	Outstanding Balance	Nil	-0.20	Nil	Nil	Nil
4	Expenses Shared (paid/provided)	17.67	Nil	Nil	Nil	Nil
	Amount payable at year end	18.43	Nil	Nil	Nil	Nil
5	Interest Paid/ credited gross	25.81	68.64	Nil	Nil	15.50
		(TDS Rs.1.94)	(TDS Rs.5.15)			(TDS Rs1.16)
6	Interest Received/ debited gross	Nil	(TDS Rs)	Nil	Nil	14.22 (TDS Rs.0.53)
7	Security Deposit Received	Nil	Nil	Nil	Nil	Nil
	Balance at year end	3.69	Nil	Nil	Nil	Nil
8	Purchases/ Services taken	Nil	Nil	0.73	Nil	Nil

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9	Mortgage of properties for securing the loan/ other facilities taken from bank by holding co.	1,600.00	Nil	Nil	Nil	Nil
10	Share subscription given during the year		10.10			
11	Transferring of Im-movable Property	93.50	Nil	Nil	Nil	Nil

Transaction with the above related parties for the year ended 31 march 2020 are as follows:

(RS. in Laksh)

S. No.	Particulars	Holding Company	Asso- ciates/ Investing Party	Fellow subsidiary of holding co.	Relatives of person excercising significant influence in Holding Co.	Concern over which KMP or their relatives of holding Co. is having significant influence
1	Loan given					
	a) Maximum Amount	Nil	Nil	Nil	Nil	165.88
	b) Year End Balance	Nil	Nil	Nil	Nil	134.28
	c) Loans given	Nil	Nil	Nil	Nil	77.25
	d) Repayment Re- ceived	Nil	Nil	Nil	Nil	57.17
2	Short term borrowings					
	a) Maximum Amount	805.94	549.86	Nil	Nil	360.54
	b) Year End Balance	375.76	500.79	Nil	Nil	143.31
	c) Loans received	1,062.01	388.50	Nil	Nil	279.50
	d) Repayment Given	1,533.05	174.75	Nil	Nil	512.15
3	Rent Received	12.43	2.78	1.98	Nil	Nil
	Outstanding Balance	NIL	NIL	0.18	Nil	Nil
4	Expenses Sharing	Nil	Nil	Nil	Nil	Nil
5	Interest Paid/ credited gross	45.40	45.26	Nil	Nil	17.13
	TDS	4.54	4.53	Nil		1.71
6	Interest Received/ debited gross	Nil	Nil	Nil	Nil	13.49
	TDS deducted					1.35
7	Security Deposit Received	Nil	Nil	Nil	Nil	Nil
	Balance at year end	3.69	Nil	Nil	Nil	Nil

8	Purchases/ Services taken	Nil		Nil	Nil	Nil
9	Mortgage of properties for securing the loan/ other facilities taken from bank by holding co.	1,800.00	Nil	Nil	Nil	Nil
10	Share subscription given during the year	Nil	Share allotment in right issue for Rs. 4.8lacs	Nil	Nil	Nil
11	Transferring of Im-movable Property	12.75	Nil	Nil	Nil	Nil

Disclosure under Section 186(4) of Companies Act in respect of loans, investment , guarantee and securities

(Rs. in Laksh)

Name	Purpose	Opening Balance as on 1.4.2020	Additions/ (deletions) during the year with interest(Net)	Closing balance as on 31.3.2021	Remarks
TCI Bhoruka Projects Ltd	General business purposes	95.71	7.18	102.89	Addition is interest receivable
Transcorp Fincap Private Ltd	General business purposes	38.57	4.55	43.12	
Investments in listed/ unlisted shares as per note 4 at fair value	Investments	265.29	39.36	304.65	Additions is subscription in right issue from unlisted co.Rs. 10.10 lacs and Change in value as per fair value OCI
Investment in preference shares as per note 4 at amorised cost	Investments	255.53	25.26	280.79	Additions include Change in value as per fair valueTPL and fresh subscription of Rs.5 lacs
Convertible Promissory note - M/s Food cloud P LTD	Investments	30.00	-	30.00	Last date for conversion option is extended till 31/03/2022
Capital in partnership firm - M/s UTKARSH(Associate)	Investments	600.31	1.27	601.58	Additions is amount contributed to capital RS.1.85 net of share in loss for the year Rs.0.58

Investment in Mutual funds Equity/AIF's	Investments	445.98	347.89	793.87	Additons are unrealised gains FVTPL
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Details of guarantees given is duly reflected below in note no. 26(VIII) .

VII Disclosure as per Ind AS 33 : Earnings per Share

Basic and diluted earnings per share

Particulars	31-Mar-20	31-Mar-21
Profit attributable to equity shareholders (used as numerator) (Rs)	-293.25	10.73
Weighted average number of equity shares for Basic and Diluted EPS (used as denominator) (Nos.)	1,000,000	1,000,000
Basic/Diluted Earnings per equity share	-29.33	1.07

VIII Disclosure as per Ind AS 37: Provisions, Contingent Liabilities Contingent Assets

A) Contingent Liability

- (i) Mortgage of properties for loan/ other facilities availed from bank by holding company for Rs. 1600 lakhs (Previous year Rs. 1800 lakhs)
- (ii) Bank guarantee Rs. NIL, (Previous year Rs. 70 lakhs)
- (iii) Liability of stamp duty at the time of getting immovable properties transferred in the name of company, if any- amount ascertainable
- iv) Income tax penalty Rs.NIL (previous year Rs.1.97 lacs)

IX Disclosure as per Ind AS 40: Investment Property

- i) Direct Operating Expenses arising from investment property that generated rental income are Rs.9.54 lakhs (Previous year Rs. 6.83lacs)
- ii) Direct Operating Expenses arising from investment property that did not generated rental income are Rs.4.66 lacs(Previous Year - Rs.3.94lacs)

X Disclosure as per Ind AS 108:

Operating Segments is given in consolidated financial statements of holding company . Company is engaged in investing and dealing in securities and properties. Company is engaged in business in India only being the only geographical segment

XI Financial Risk Management

The Company's principal financial liabilities, comprise borrowings, trade and other payables, and financial guarantee contracts. The main purpose of these financial liabilities is to manage finances for the Company's operations. The Company has loan and other receivables, trade and other receivables, and cash and short-term deposits that arise directly from its operations.The most significant financial risks to which the Company is exposed to are described as follows:-

a) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprise three types of risk: currency rate risk, in-

terest rate risk and other price risks, such as investment price risk and commodity risk. Financial instruments affected by market risk include loans and borrowings, deposits, investments, and other financial assets. This is based on the financial assets and financial liabilities held as at March 31, 2021 and March 31, 2020.

b) Credit risk

Credit risk is the risk that a counter party will not meet its obligations under a financial instrument or customer contract, leading to a financial loss.

c) Liquidity risk.

Liquidity risk is the risk that the Company may not be able to meet its present and future cash and collateral obligations/commitments without incurring unacceptable losses.

d) Physical risk

It is the risk of theft, robbery or fakeness of cash and cash equivalents leading to financial loss.

Risk Management framework

The Company's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Company's financial performance. The Company whenever considers necessary and proper, uses derivative financial instruments to hedge certain risk exposures. The Company does not acquire or issue derivative financial instruments for trading or speculative purposes. However during the year no use of derivative financial instruments was done

Risk management is carried out by the Board of Directors under policies approved by identifying, evaluating and hedging financial risks. The board provides principles for overall risk management, as well as policies covering specific areas, such as interest rate risk, and credit risk, use of derivative financial instruments and non-derivative financial instruments, and investment of excess liquidity. For physical risk training of employees to recognise the fake currency, lower physical cash and insurance cover policy is followed.

Financial Risk Management

A) Market risk

Interest Rate Risk:

Interest rate risk is the risk that the fair value of the future cash flows of the financial instrument will fluctuate because of changes in market interest rates. In order to manage the interest rate risk, Board of Directors perform a comprehensive corporate interest rate risk management by balancing the proportion of fixed interest rate and floating rate financial instruments in its total portfolio.

Since the company only has fixed interest rate instruments, it is not exposed to significant interest rate risk as at the respective reporting periods.

(Rs. in Laksh)

Particulars	31-Mar-20	31-Mar-21
Financial Assets		
Loan to Related Parties(including interest receivable)	134.28	146.01
Loan to others	0.00	0.00
Preference Shares redeemable at premium	255.53	280.79
Bank Deposits(including interest accrued)	21.81	0.00
Total	411.62	426.80
Financial Liabilities		
Loans from related parties including interest payable	1019.86	1005.80
Loans from others including interest accrued but not due	856.00	905.39
Total	1875.86	1911.19

Fair Value Sensitivity Analysis for Fixed Rate Instruments

Company's fixed rate instruments are generally of short term nature. Also, other instruments are carried at amortised cost. They are therefore not subject to any material interest rate risk, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

Investment Price Risk

The entity's listed and known listed equity securities are susceptible to market price risk arising from uncertainties about future values of the investment securities.

a) Exposure to Investment Price Risk

(Rs. in Laksh)

Particulars	31-Mar-20	31-Mar-21
Investment in Equity Instruments	265.29	304.65
Investment in Preference Shares	255.53	280.79
Investment in Mutual Funds	445.98	793.87
Convertible Promissory Note	30.00	30.00
	996.80	1409.31

b) Sensitivity Analysis

Particulars	31-Mar-20			31-Mar-21		
	Sensitivity Analysis	Impact on		Sensitivity Analysis	Impact on	
		Profit before Tax	Other Equity		Profit before Tax	Other Equity
Market Rate Increase	5%	49.84	40.25	5%	70.47	52.73
Market Rate Decrease	5%	-49.84	-40.25	5%	-70.47	-52.73

For year ended 31.3.2021 tax impact has been considered as per normal rate of tax u/s 115BAA of Income Tax Act, 1961

B) Credit risk

The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and other financial instruments.

Financial assets are written off when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the Company. The Company categorizes a loan or receivable for write off when a debtor fails to make contractual payments greater than 3 years past due and when management is of the opinion that all the possible efforts have been undertaken for recovery but the recovery is not possible. Where loans or receivables have been written off, the Company continues to engage in enforcement activity to attempt to recover the receivable due. Where recoveries are made, these are to be recognized in profit and loss.

Continuous efforts are made to ensure timely payment from the customers.

Trade Receivables

The Company extends credit to customers in normal course of business. The Company considers factors such as credit track record in the market and past dealings for extension of credit to customers. The Company monitors the payment track record of the customers. Outstanding customer receivables are regularly monitored.

The Company has also taken advances and security deposits from its customers, which mitigate the credit risk to an extent.

The ageing of trade receivable is as below:

(Rs. in Laksh)

Particulars	Neither due nor im-paired	Past Due			Total
		Upto 6 months	6 to 12 months	Above 12 months	
Trade Receivables					
As at March 31, 2020					
Unsecured		5.51	1.15	-	6.66
As at March 31, 2021					
Unsecured		1.15	0.88	-	2.03

In the opinion of management, all current assets have a value on realization in the ordinary course of business at least equal to the amount at which they are stated in the balance sheet. Looking to the very low risk of default, recognising impairment loss or Expected Credit Loss was not considered necessary.

Financial instruments and cash deposits

The cash and cash equivalents as well as deposits with bank are held with banks of high rating. The banks are also chosen as per the geographical and other business conveniences and needs.

C.) Liquidity Risk

The Company's objective is to maintain optimum levels of liquidity to meet its cash and collateral requirements.

The company does not anticipate any problem in obtaining external funding in the foreseeable future when the need arises.

The table below provides undiscounted cash flows towards non-derivative financial liabilities and other liabilities:

(Rs. in Laksh)

Particulars	As at 31-3-2020				Total/Carrying Amount
	On demand	<6 months	6-12 months	>1 year	
Interest bearing borrowings (including current maturities)	1,875.86	-	-	-	1,875.86
Trade /other payables	1.29	23.29	4.75	7.90	37.23
Total Financial Liabilities	1,877.15	23.29	4.75	7.90	1,913.09
Other liabilities		13.59			13.59
Total	1,877.15	36.88	4.75	7.90	1,926.68

(Rs. in Laksh)

Particulars	As at 31-3-2021				Total
	On demand	<6 months	6-12 months	>1 year	
Interest bearing borrowings (including current maturities)	1,911.19				1,911.19
Trade / other payables	-	20.30		13.44	33.74
Total Financial Liabilities	-				1,944.93
Other liabilities	-	10.68			10.68
Total	-	10.68	-	-	1,955.61

D.) Physical Risk

Management keeps the cash and cash equivalents at very minimum level to take care of risk of theft/robbery.

As regards fake currency, employees are trained to recognise valid currency.

XII Fair Value Measurements

(a) Financial Instruments by category

(Rs. in Laksh)

Particulars	3/31/2020		
	FVTPL	FVTOCI	Amortised Cost
Financial Assets			
Investments			
-Equity Instruments	-	265.29	-
-Preference Shares (Debt)	-	-	255.53
-Mutual Funds/ AIF's	445.98	-	
-Partnership firm (Associate)	678.41		
-Convertible Promissory Note	30.00	-	
Trade Receivables			6.66
Loans		-	134.28
Cash and cash equivalents		-	0.91
Other Financial Assets - Bank FDR with interest accrued		-	21.81
	1,154.39	265.29	419.19
Financial Liabilities			
Borrowings	-	-	1,875.86
Trade payables	-	-	-
Other Financial Liabilities	-	-	37.23
	-	-	1,913.09

(Rs. in Laksh)

Particulars	3/31/2021		
	FVTPL	FVTOCI	Amortised Cost
Financial Assets			
Investments			
-Equity Instruments	-	304.65	-
-Preference Shares (Debt)	-	-	280.79
-Mutual funds AIF	793.87		
-Partnership firm (Associate)	679.68		
-Convertible Promissory Note	30.00		
Trade Receivables	-	-	2.03
Loans	-	-	146.01
Cash and cash equivalents	-	-	1.43
Other Financial Assets	-	-	-
Total	1,503.55	304.65	430.26

Financial Liabilities			
Borrowings	-	-	1,911.19
Trade Payable	-	-	-
Other Financial Liabilities	-	-	33.74
Total	-	-	1,944.93

b) Fair Value hierarchy

Financial Assets and Liabilities measured at Fair value	Level 1	Level 2	Level 3	Level 4
As at 31 March 20210				
Financial Assets				
Investments in quoted Equity instruments	139.44	-	-	139.44
Investments in unquoted Equity instruments	-	-	125.85	125.85
Investment in preference shares(Debt)			255.53	255.53
Investment in Mutual Funds	445.98			445.98
Investment in Convertible Promissory Note			30.00	30.00
Financial Liabilities	-	-	-	

As at 31 March 2021				
Financial Assets				
Investments in quoted Equity instruments	189.00	-	-	189.00
Investments in unquoted Equity instruments	-	-	115.65	115.65
Investment in preference shares(Debt)			280.79	280.79
Investment in Mutual Funds AIF's	793.87			793.87
Convertible Promissory Note			30.00	30.00
				-
Financial Liabilities	-	-	-	

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value Measurement as a whole:

- Level 1- Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments that have quoted price. Listed and actively traded equity instruments are stated at the last quoted closing price on the National Stock Exchange of India Limited (NSE).
- Level 2- The fair value of financial instruments that are not traded in active market is determined using valuation techniques which maximize the use of observable market data and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.
- Level 3- If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. The fair value of the financial assets and liabilities included in Level 3 is determined in accordance with generally accepted pricing models based on discounted cash flow analysis using prices from observable current market transactions and dealer quotes of similar instruments. This level includes investments in unquoted equity instruments and preference shares, convertible promissory note and investment in partnership firm

c) Valuation technique used to determine fair value:

Specific Valuation techniques used to fair value the financial instruments include:

- (i) For Financial instruments other than mentioned at (ii) and (iii) below- As per level 1,2 and 3 as the case may be i.e. quoted market price, closing NAV,s, book values etc.
- (ii) For Financial liabilities (public deposits, long term borrowings) Discounted Cash Flow; appropriate market borrowing rate of entity as on each balance sheet date used for discounting. Company does not have public deposits and long term borrowings.
- (iii) For financial assets (loans) discounted cash flow; appropriate market borrowing rate of the entity as on each balance sheet date is used for discounting. Company has given loans which are repayable on demand

d) Fair value of financial assets and liabilities measured at amortized cost

Rs. in Laksh

Particulars	Level	3/31/2020		3/31/2021	
		Carrying amount	Fair value	Carrying amount	Fair value
Financial Assets					
Loans	3	134.28	134.28	146.01	146.01
Trade Receivables	3	6.66	6.66	2.03	2.03
Total		140.94	140.94	148.04	148.04
Financial Liabilities					
Loans- Borrowing from banks	3	-	-	-	-
Other Borrowings	3	1,875.86	1,875.86	1,911.19	1,911.19
Other Financial Liabilities	3	37.23	37.23	33.74	33.74
Total		1,913.09	1,913.09	1,944.93	1,944.93

XIII Capital Risk Management

For the purposes of the Company's capital management, capital includes issued capital, share premium and all other equity reserves. Net debt includes interest bearing borrowings less cash and short term deposits. The primary objective of the Company's Capital Management is to maximize shareholder value.

(Rs. in Laksh)		
Particulars	As at 31-3-20	As at 31-3-21
Total debt	1,875.86	1,911.19
Less: cash and cash equivalents	0.91	1.43
Net Debt	1,874.95	1,909.76
Equity	2,501.85	2,537.57
Net debt to equity ratio	0.75	0.75

- XIV Company is not having any information about Micro and Small enterprises registered under MSMED Act,2006 and also has not received any claim for interest from any supplier. Accordingly amount of principal and interest due/paid to Micro and Small enterprises under MSMED Act,2006 is nil and all outstanding dues under current/non- current liabilities are the outstanding dues of enterprises other than Micro and Small enterprises.
- XV INDAS 115 -Company's revenue is arising from renting of properties. Revenue from sale of services is recognised on rendering of services. Company collects GST on behalf of Government and therefore,it is not an economic benefit flowing to the Company. Hence it is excluded from revenue. Revenue from other income comprises interest on bank deposits and loans and advances, dividend from investment, unrealised gains on fair value conversion of investment other than equity instruments, share of profit or loss from investment in partnership firm, and realised gains on redemption of mutual funds. In respect of renting of properties, security deposit is taken by the company from tenants and is shown as other financial liabilities. Disaggregation of revenue is duly depicted in note19 and 20 and amount receivable is appearing in sundry debtors.
- XVI Ind As 112 : Disclosure of interest in other entities: Associate is a partnership firm named M/s Utkarsh. It's principal place of business is in Jaipur within the State of Rajasthan in India. Share in profit/loss of partnership is 46.2998% Investment in the firm has been measured using Equity method. Associate's nature of business is making investments . Following is the summarised position of Total asset and liabilities of the Associate : Non Current assets being investments Rs.1464.96 lacs, Current assets being cash and bank balances Rs3.15lacs, and current liabilities being expenses payable Rs.0.11lacs, Total Capital after adjusting Profit/loss of the current year Rs.1468lacs. Revenue was NIL and Loss from operations was RS.1.25 lacs .
- XVII Additional disclosure as per part III of Division II to the Schedule III to Companies Act, 2013
- a. Investment in associates i.e. partnership firm M/s Utkarsh has been accounted for using equity method. Amount of total capital of the associate , of parent and of other partners and their respective percentages is disclosed in "note 4- Investments"

(Rs. in Laksh)								
Name of Entity in the Group	Net Asset i.e. total as- setminus total liabilities		Share in Profit or (loss) after tax		Share in other com- prehensive income		Share in total Comprehen- sive Income	
	as % of consoli- dated net assets	Amount	as % of consolidat- ed profit or loss	Amount	as % of consoli- dated OCI	Amount	as % of Total Comprehensive Income	Amount
Parent - Transcorp Estate Private Limited	73.22	1,857.89	105.41	11.31	100.00	24.99	101.62	36.30
Associate- M/s Utkarsh	26.78	679.68	-5.41	-0.58	-	-	-1.62	-0.58
Total	100.00	2,537.57	100.00	10.73	100.00	24.99	100.00	35.72

- XVIII Previous Year's figures have been regrouped, rearranged or recasted wherever considered necessary.
- XIX **IMPACT OF GLOBAL PANDEMIC KNOWN AS COVID-19**
Global health pandemic covid19 coupled with its new variants has contributed to a significant decline in global and local economic activities. Measures taken to contain the spread of virus including lockdowns, travel bans, quarantines and social/physical distancing have triggered significant disruptions to businesses worldwide resulting into fall in the value of investments made by the company . Company has assessed the recoverability of receivables and investments by considering internal and external sources of information including credit/valuation reports, economic forecasts and industry reports upto the date of approval of these financial results. The company expects to recover the carrying amount of these assets. Unrecoverable amounts as and when determined by management are written off in statement of Profit and Loss. To fund the liquidity shortfall for the time being, various options are being considered including the availment of moratorium period from lenders for payment of interest, fresh low cost borrowings and liquidation of some investments at their carrying values .

However economic cycle has to go on and soon economy will return to normalcy. The eventual outcome of the global health pandemic may be different from those estimated as on the date of approval of these financial results and the company will continue to monitor all material uncertainties and to the changes to the future economic conditions

For ANAND JAIN & CO.,
CHARTERED ACCOUNTANTS
FRN 001857C

As per our report of even date
BEHALF OF BOARD OF DIRECTORS

(ANAND PRAKASH JAIN)
PROPRIETOR

M.NO. 071045
DATE:23/04/2021
PLACE: JAIPUR

RAJENDRA SINGH
SHEKHAWAT
DIRECTOR
DIN:03140517

AVANI KANOI
DIRECTOR
DIN:03121949

DILIP KUMAR
MORWAL
GROUP COMPANY SECRETARY
ACS 17572