Transcorp Estates Private Limited
Regd. Off ; 5th Floor, Transcorp Towers,
Moti Doongri Road, Jaipur-302004
CIN:- U45201RJ2010PTC032864
Tel: +91-141-4004888, 4004999
E-mail: ho@transcorpint.com

NOTICE FOR 12TH ANNUAL GENERAL MEETING

NOTICE is hereby given that the 12th Annual General Meeting (AGM) of the members of **TRANSCORP ESTATES PRIVATE LIMITED** will be held on Saturday, the 14th Day of June 2022 at 11:00 A.M. at registered office of the at 5th Floor, Transcorp Towers, Moti Doongri Road, Jaipur-302004:

ORDINARY BUSINESS:

1. To receive, consider and adopt the audited financial statements of the Company for the year ended 31st March 2022 including audited balance sheet as at 31st March 2022, Statement of Profit & Loss Account and Cash Flow Statement for the year ended on that date together with Reports of the Directors and Auditors thereon.
2. To appoint a director in place of Mr. Rajendra Singh Shekhawat, who retire by rotation and being eligible, offers himself for re-appointment.

By order of the Board
For TRANSCORP ESTATES PRIVATE LIMITED

Dilip Morwal
Group Company Secretary
ACS 17572

Place: Jaipur
Date: 23.04.2022

NOTES:

1. A MEMBER ENTITLED TO ATTEND AND VOTE AT THE ANNUAL GENERAL MEETING (THE MEETING) IS ENTITLED TO APPOINT ONE OR MORE PROXIES TO ATTEND AND VOTE INSTEAD OF HIMSELF/HERSELF AND SUCH PROXY (IES) NEED NOT BE A MEMBER OF THE COMPANY. A person can act as proxy on behalf of members not exceeding fifty (50) and holding in the aggregate not more than ten percent of the total share capital of the company. The instrument appointing proxy (ies) must, however, be deposited at the Registered Office of the Company, duly completed and signed, not less than forty eight hours before commencement of the Meeting. Proxy (ies) submitted on behalf of the companies, societies etc., must be supported by an appropriate resolution/authority, as applicable.
2. Members/Proxies are requested to submit the enclosed Attendance Slip duly filled in and signed at the entrance of the venue for attending the Meeting.

By order of the Board
For TRANSCORP ESTATES PRIVATE LIMITED

Dilip Morwal
Group Company Secretary
ACS 17572
Place: Jaipur
Date: 23.04.2022

Transcorp Estates Private Limited
Regd. Off ; 5th Floor, Transcorp Towers,
Moti Doongri Road, Jaipur-302004
CIN:- U45201RJ2010PTC032864
Tel: +91-141-4004888, 4004999
E-mail: ho@transcorpint.com

DIRECTORS' REPORT

The directors are pleased to present the 12th annual report together with the audited statement of accounts for the year ended 31st March 2022: -

FINANCIAL RESULTS

(Amount in Lakhs)

Particulars	For the year ended 31.03.2022	For the year ended 31.03.2021	For the year ended 31.03.2022	For the year ended 31.03.2021
	Standalone		Consolidated	
Net Profit / (Loss) Before Tax	1461.33	10.73	1461.33	10.73
Tax Expenses	0.036	0	0.036	0
Profit / (Loss) after Tax	1461.29	10.73	1461.29	10.73
Profit / (Loss) brought forward	(446.95)	(457.68)	(446.95)	(457.68)
Other adjustments		10.73		10.73
Balance Carried over to Balance Sheet	761.96	(446.95)	761.95	(446.95)

The Board of Directors of the company does not propose to carry any amount to any reserve.

DIVIDEND

Keeping in view of need of retaining reserves, the Directors do not recommend any dividend for the financial year ended 31st March 2022. During the year the company declared interim dividend of Rs. 25 per share which was paid on time to Transcorp International Limited

BRIEF DESCRIPTION OF THE COMPANY'S WORKING DURING THE YEAR/STATE OF COMPANY'S AFFAIR

During the financial year 2021-2022, the company received a rent of Rs. 47.97 Lakhs (previous year Rs. Rs. 54.82 Lakhs) Other revenue from operations was Rs. 75.00 Lakhs (Previous year Rs 74.00)

Your Company is having properties at various places and having investments in various shares, mutual funds, and start up companies.

IMPACT OF COVID-19 ON COMPANY

Impact on income of the company:

Company's revenue includes the rent income and income from investment and loans and advances. The management do not see a long term impact on its income due to COVID-19.

Imapct on value of investment made:

Transcorp Estates Private Limited
Regd. Off ; 5th Floor, Transcorp Towers,
Moti Doongri Road, Jaipur-302004
CIN:- U45201RJ2010PTC032864
Tel: +91-141-4004888, 4004999
E-mail: ho@transcorpint.com

The company has investment in mutual funds, share of start up companies, properties and shares of various other companies. The management do not foresee any long term adverse effect on the value of these investments.

Impact on Cash Flows and liquidity: The short term advances from the holding company Transcorp International Limited will take care of the cash flow requirement of the company.

The management of the company do not forsee any liquidity crunch. The company will avail the moratorium period for serviceing the interest on its loan(s) and will plan the same accordingly. The company is hopeful that by the time moratorium period is over it will gain the pre-COVID-19 levels of Cash Flows.

Impact of COVID-19 on ability of the company to continue as a going concern

Keepin in view of above the management do not see any impact on company's ability to continue as going concern due to COVID-19.

DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE

There were no significant and material orders passed by the regulators or courts or tribunals which may impact the going concern status and company's operations in future.

DETAILS IN RESPECT OF ADEQUACY OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE FINANCIAL STATEMENTS

The company is having adequate internal financial controls in the company and the financial statements are showing true and fair view. Statutory Auditors in their report have given their opinion on the internal financial controls with reference to the financial statement which is self explanatory.

KEY MANAGERIAL PERSONNEL (KMP) AND DIRECTORS

The company does not fall under the criteria to have KMP as per the provisions of Section 203 of the Companies Act, 2013.The Company as a practice of good corporate governance has appointed Mr. Dilip Kumar Morwal as Company Secretary of the Company.

In accordance with the provisions of the Companies Act, 2013 and the Articles of Association of the Company, Mr. Rajendra Singh Shekhawat, Director retire by rotation at the ensuing Annual General Meeting of the Company and being eligible offer herself for reappointment.

During the Financial year 2021-22. Purushottam Agarwal was resigned from the directorship of the Company w.e.f 18th May 2021 and Mrs Apra Kuchhal was appointed as Additional Director w.e.f 18th May 2021 and Director w.e.f 07th June 2021.

MEETING OF BOARD

Transcorp Estates Private Limited
Regd. Off ; 5th Floor, Transcorp Towers,
Moti Doongri Road, Jaipur-302004
CIN:- U45201RJ2010PTC032864
Tel: +91-141-4004888, 4004999
E-mail: ho@transcorpint.com

Five Board meetings were held during the year on 23rd April 2021, 19th July 2021, 23rd October 2021, 20th January 2022 and 05th February 2022.

All the above meetings were conducted as per the applicable provisions of Companies Act, 2013 and rules made thereunder as amended from time to time and also as per SS-1 issued by ICSI.

AUDITORS

M/s Anand Jain & Co., Chartered Accountants, Jaipur (Firm Registration No. 001857C), Statutory Auditors of the Company were appointed in the 9th Annual General Meeting to holds office until the conclusion of the 14th Annual General Meeting going to be held in the calendar year 2024. The requirements of annual ratification of Auditors appointment at the AGM has been omitted pursuant to Companies Amendment Act, 2017 notified on May 7th , 2018.

The observations of Auditors in their Report, read with the relevant notes on accounts are self-explanatory and are unmodified hence do not require further explanation.

SECRETARIAL AUDITORS

The Board has re-appointed Mr. Sanjay Kumar Jain, Company Secretary (having membership no. 4491 and CP No. 7287), to conduct Secretarial Audit for the financial year 2021-22. The Secretarial Audit Report for the financial year ended March 31, 2022 is enclosed with this Report which is self-explanatory and are unmodified hence do not require further explanation.

SHARE CAPITAL

A) Bonus Shares

No Bonus shares were issued during the financial year 2021-22.

B) Issue of equity shares with differential rights

There were no shares issued with differential rights during the financial year 2021-22.

C) Issue of sweat equity shares

No sweat equity shares were issued during the financial year 2021-22.

D) Issue of employee stock options

No employee stock option was given or issued during the financial year 2021-22.

E) Provision of money by company for purchase of its own shares by employees or by trustees for the benefit of employees

Transcorp Estates Private Limited
Regd. Off ; 5th Floor, Transcorp Towers,
Moti Doongri Road, Jaipur-302004
CIN:- U45201RJ2010PTC032864
Tel: +91-141-4004888, 4004999
E-mail: ho@transcorpint.com

There was no provision made of the money by the company for purchase of its own shares by employees or by trustees for the benefit of employees or by trustees for the benefit of employees during the financial year 2021-22.

EXTRACT OF THE ANNUAL RETURN

As required under the provisions of section 92(3) of Companies Act, 2013, the extract of the annual return in Form No. MGT – 9 is enclosed with the report.

HOLDING COMPANY

The company is a wholly owned subsidiary of TRANSCORP INTERNATIONAL LIMITED.

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186

Following table is showing the particulars of Loans, guarantees or investment made under section 186 of Company Act, 2013

S. No.	Name of the Company	Nature of transaction	Balance as on 01.04.2021 (Rs in Lakhs.)	Closing balance as on 31.03.2022 (Rs in Lakhs.)
1.	Bhoruka Investment Limited	Investment in un-quoted Equity Instruments	83.65	119.90
2.	Transcorp Enterprises Limited	Investment in un-quoted Equity Instruments	32.00	0.00
3.	TCI Industries Ltd.	Investment in quoted Equity Instruments	189.00	336.00
4.	M/S Utkarsh	Investment in Partnership Firm	601.58	356.07
5.	TCI Industries Ltd. Preference Share	Investment in 0% Non-Convertible Redeemable Preference Shares of Rs. 100/- Each	280.78	323.09
6.	Mutual Funds Equity	Investment in Mutual Funds Equity	793.87	279.83
7.	Food Cloud Pvt. Ltd.	Investment in Convertible Promissory Note	30.00	40.00
8.	TCI Bhoruka Projects Limited	Loans and Advances for General Business Purpose	95.71	76.57
9.	Transcorp Fincap Private Limited	Loans and Advances for General Business Purpose	43.12	0.00
10	Bhoruka Investment Limited	Loans and Advances for General Business Purpose	0.00	437.04
11	Others	Loans and Advances for General Business Purpose	0.00	50.00

Transcorp Estates Private Limited
Regd. Off ; 5th Floor, Transcorp Towers,
Moti Doongri Road, Jaipur-302004
CIN:- U45201RJ2010PTC032864
Tel: +91-141-4004888, 4004999
E-mail: ho@transcorpint.com

PARTICULARS OF EMPLOYEES

Remuneration paid during the financial year 2021-22 was as per the remuneration policy of the company.
1) Details of the every employee of the Company as required pursuant to rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014:

During the year under consideration, none of the employees of the company was in receipt of remuneration in excess of limits prescribed under clause 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 hence particulars as required under 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are not given.

DISCLOSURES

Conservation of energy, technology absorption and foreign exchange earnings and outgo

The details of conservation of energy, technology absorption, foreign exchange earnings and outgo are as follows:

A) Conservation of energy: N.A.

(i) The steps taken or impact on conservation of energy;
(ii) The steps taken by the company for utilizing alternate sources of energy;
(iii) The capital investment on energy conservation equipment's;

(B) Technology absorption: N.A.

(i) The efforts made towards technology absorption;
(ii) The benefits derived like product improvement, cost reduction, product development or import substitution;
(iii) In case of imported technology (imported during the last three years reckoned from the beginning of the financial year)-
(a) The details of technology imported;
(b) The year of import;
(c) Whether the technology been fully absorbed;
(d) If not fully absorbed, areas where absorption has not taken place, and the reasons thereof; and
(iv) The expenditure incurred on Research and Development.

(C) Foreign exchange earnings and Outgo: NIL

Transcorp Estates Private Limited
Regd. Off ; 5th Floor, Transcorp Towers,
Moti Doongri Road, Jaipur-302004
CIN:- U45201RJ2010PTC032864
Tel: +91-141-4004888, 4004999
E-mail: ho@transcorpint.com

PUBLIC DEPOSITS

Your company has not accepted any Deposits from the public as on 31st March 2022 as defined under section 73 and Section 76 of the Companies Act, 2013 and rules made thereunder.

RISK POLICY

Provisions related to having a risk policy are not applicable on the company.

RELATED PARTY DISCLOSURES:

A statement in Form AOC-2 showing the related party transactions is enclosed with this report as required under the provisions of Section 134 of Companies Act 2013.

COMPLIANCE OF SECRETARIAL STANDARDS

During the year, the company has complied with the requirements of the applicable Secretarial Standards i.e. SS-1 and SS-2 related to "Meetings of Board of Directors" and "General Meetings" respectively issued by Institute of Company Secretaries of India.

DISCLOSURE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

The Company has in place an Anti Sexual Harassment Policy in line with the requirements of the Sexual Harassment of Women at the Workplace (Prevention, Prohibition & Redressal) Act, 2013. Internal Complaints Committee (ICC) has been set up to redress complaints received regarding sexual harassment. All employees (permanent, contractual, temporary, trainees) are covered under this policy.

The following is a summary of sexual harassment complaints received and disposed off during the year 2021-22 :-

S. No.	No. of complaints received	No. of complaints disposed off
1	NIL	N.A.

DIRECTOR'S RESPONSIBILTY STATEMENT

The Directors would like to inform the members that the audited accounts for the financial year 31st March 2022 are in full conformity with the requirements of the Companies Act, 2013. The financial results are audited by the statutory auditors M/s Anand Jain & co. Chartered Accountants (Firm Registration No. 001857C). Pursuant to the provisions of Section 134(3) (c) of Companies Act, 2013, the Directors further confirm that:

(*a*) In the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures;

(*b*) the directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of

Transcorp Estates Private Limited
Regd. Off ; 5th Floor, Transcorp Towers,
Moti Doongri Road, Jaipur-302004
CIN:- U45201RJ2010PTC032864
Tel: +91-141-4004888, 4004999
E-mail: ho@transcorpint.com

the company at the end of the financial year ended 31st March 2022 and of the profit and loss of the company for that period;

(c) the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of Companies Act, 2013 for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;

(d) The directors had prepared the annual accounts on a going concern basis; and

(e) The directors had laid down internal financial controls to be followed by the company and that such internal financial controls are adequate and are operating effectively.

(f) The directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

CONSOLIDATED FINANCIAL STATEMENTS

In accordance with the IND-AS on Consolidated Financial Statements, the Audited Consolidated Financial Statements are provided in the Annual Report.

MATERIAL CHANGES

There were no material changes and commitments affecting the financial position of the company, which have occurred between the end of the financial year of the company to which this report relates and the date of the report except as otherwise mentioned in this director report, if any.

There had been no changes in the nature of company's business.

ACKNOWLEDGEMENTS

Your Directors would like to place on record their sincere appreciation for the guidance and support received from the bankers, shareholders, business associates, vendors, government agencies and our esteemed customers during the year under review.

Your Directors also wish to thank all the employees for efforts put in by them at all levels to achieve the overall results during the year under consideration.

By order of the Board

For TRANSCORP ESTATES PRIVATE LIMITED

APRA KUCHHAL
Director
(DIN: 08453955)

RAJENDRA SINGH SHEKHAWAT
Director
(DIN: 03140517)

Place: JAIPUR
Date: 23.04.2022

ANNEXURE TO THE BOARD REPORT

A. Related Party Transactions:-

Transcorp Estates Private Limited
Regd. Off ; 5th Floor, Transcorp Towers,
Moti Doongri Road, Jaipur-302004
CIN:- U45201RJ2010PTC032864
Tel: +91-141-4004888, 4004999
E-mail: ho@transcorpint.com

The related party disclosures are provided in notes to account forming part of the Balance Sheet. However in the opinion of the Board these transactions may not have any potential conflict with the interest of the Company at large. A statement in Form AOC-2 is given below:-

Particulars of contracts or arrangements with related parties as referred in sub-section (1) of section 188:-

Form AOC-2

(Pursuant to *clause (h) of sub-section (3) of section 134 of the Act and* Rule 8(2) of the Companies (Accounts) Rules, 2014)

Form for disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arms length transactions under third proviso thereto

1. Details of contracts or arrangements or transactions not at arm's length basis: N.A.

(a) Name(s) of the related party and nature of relationship:
(b) Nature of contracts/arrangements/transactions:
(c) Duration of the contracts / arrangements/transactions:
(d) Salient terms of the contracts or arrangements or transactions including the value, if any:
(e) Justification for entering into such contracts or arrangements or transactions:
(f) Date of approval by the Board: 17.05.2015 and noted and approved from time to time
(g) Amount paid as advances, if any: N.A.
(h) Date on which the special resolution was passed in general meeting as required under first proviso to section 188: N.A.

2. Details of material contracts or arrangement or transactions at arm's length basis:

a. Name(s) of the related party and nature of relationship: Not Applicable
b. Nature of contracts/arrangements/transactions: Not Applicable
c. Duration of the contracts/arrangements/transactions: Not Applicable
d. Salient terms of the contracts or arrangements or transactions including the value, if any: Not Applicable
e. Date(s) of approval by the Board, if any: Not Applicable
f. Amount paid as advances, if any: None

APRA KUCHHAL
Director
(DIN: 08453955)
Place: JAIPUR
Date: 23.04.2022

RAJENDRA SINGH SHEKHAWAT
Director
(DIN: 03140517)

B. Corporate Social Responsibility (CSR)

Transcorp Estates Private Limited
Regd. Off ; 5th Floor, Transcorp Towers,
Moti Doongri Road, Jaipur-302004
CIN:- U45201RJ2010PTC032864
Tel: +91-141-4004888, 4004999
E-mail: ho@transcorpint.com

Your Company does not fall under the purview of Section 135 of the Companies Act, 2013, CSR norms are not applicable on the company hence, the disclosures as per Rule 9 of Companies (Corporate Social Responsibility Policy) Rules, 2014 is not required to be made.

C. Accounting Standards:-

The Company has duly followed the accounting standards laid down by the Institute of Chartered Accountants of India.

Form No. MGT-9
EXTRACT OF ANNUAL RETURN
As on the financial year ended on 31st March 2022
[Pursuant to section 92(3) *of the Companies Act, 2013* and rule12(1)of the Companies(Management and Administration) Rules,2014]

I. REGISTRATION AND OTHER DETAILS:

i) CIN: U45201RJ2010PTC032864

ii) Registration Date: 17/09/2010

iii) Name of the Company: TRANSCORP ESTATES PRIVATE LIMITED

iv) Category/Sub-Category of the Company: Real Estates, leasing out of self owned non residential buildings/properties

v) Address of the registered office and contact details: 5TH FLOOR, TRANSCORP TOWERS, MOTI DOONGRI ROAD, JAIPUR- 302004 (Raj.)
Contact Details: +91-141-4004888; email: ho@transcorpint.com

vi) Whether listed company: No

vii) Name, Address and Contact details of Registrar and Transfer Agent: N.A.

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

All the business activities contributing 10% or more of the total turnover of the company shall be stated:-

Sr.No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the company
1	Leasing out of self-owned non-residential building	70104	100%

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES –

Transcorp Estates Private Limited
Regd. Off ; 5th Floor, Transcorp Towers,
Moti Doongri Road, Jaipur-302004
CIN:- U45201RJ2010PTC032864
Tel: +91-141-4004888, 4004999
E-mail: ho@transcorpint.com

S.No	Name and Address of the Company	CIN/GLN	Holding/Subsidiary/ Associate	% of shares held	Applicable Section
1	Transcorp International Limited	L51909DL1994PLC235697	Holding Company	NIL	Section 2(46)
2	Ritco Travels and Tours Private Limited	U63040RJ2010PTC032902	Fellow Subsidiary	NIL	-
3	Bhoruka Investment Limited	U67120WB1995PLC07906	Associate Company	19.97%	Section 2(6)
4	TCI Infrastructure Finance Limited	U67120RJ1995PLC010052	Associate Company	NIL	Section 2(6)

IV. SHAREHOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
A. Promoter									
1) Indian									
a) Individual/ HUF	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
b) Central Govt	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
c) State Govt(s)	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
d) Bodies Corp	NIL	1000000	1000000	100%	NIL	1000000	1000000	100%	NIL
e) Banks / FI	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
f) Any Other	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Sub-total(A)(1):-	NIL	1000000	1000000	100%	NIL	1000000	1000000	100%	NIL
2) Foreign									
g) NRIs- Individuals	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
h) Other- Individuals	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
i) Bodies Corp.	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
j) Banks / FI	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
k) Any Other....	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Sub-total (A)(2):-	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
B. Public Shareholding									
1. *Institutions*									
a) Mutual Funds	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
b) Banks / FI	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
c) Central Govt	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL

Transcorp Estates Private Limited
Regd. Off ; 5th Floor, Transcorp Towers,
Moti Doongri Road, Jaipur-302004
CIN:- U45201RJ2010PTC032864
Tel: +91-141-4004888, 4004999
E-mail: ho@transcorpint.com

d) State Govt(s)	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
e) Venture Capital Funds	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
f) Insurance Companies	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
g) FIIs	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
h) Foreign Venture Capital Funds	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
i) Others (specify)	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Sub-total (B)(1)	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
2. Non Institutions									
a) Bodies Corp. (i) Indian (ii) Overseas	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
b) Individuals (i) Individual shareholders holding nominal share capital upto Rs. 1 lakh (ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
c) Others(Specify)	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Sub-total (B)(2)	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Total Public Shareholding (B)=(B)(1)+ (B)(2)	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
C. Shares held by Custodian for GDRs & ADRs	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Grand Total (A+B+C)	NIL	1000000	1000000	100%	NIL	1000000	1000000	100%	NIL

Shareholding of Promoters

Transcorp Estates Private Limited
Regd. Off ; 5th Floor, Transcorp Towers,
Moti Doongri Road, Jaipur-302004
CIN:- U45201RJ2010PTC032864
Tel: +91-141-4004888, 4004999
E-mail: ho@transcorpint.com

Sr. No	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			
		No. of Shar es	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	No. of Shar es	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	**% change in share holding during the year**
1.	TRANSCORP INTERNATIONAL LIMITED THROUGH ITS SECRETARY MR. DILIP KUMAR	9999	0.9999%	NIL	9999	0.9999%	NIL	NIL
2.	RAM NARAYAN DEWANDA JOINTLY WITH TRANSCORP INTERNATIONAL LIMITED	1	0.0001%	NIL	1	0.0001%	NIL	NIL
3.	TRANSCORP INTERNATIONAL LIMITED	990000	99.00%	NIL	990000	99.00%	NIL	NIL
	Total	1000000	100%	NIL	1000000	100%	NIL	NIL

i.*Change in Promoters' Shareholding (please specify, if there is no change*

Sr. no		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	1000000	100%	1000000	100%
	Date wise Increase / Decrease in Promoters Share holding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus/ sweat equity etc):	NIL	NIL	NIL	NIL
	At the End of the year	1000000	100%	1000000	100%

V.INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment

Transcorp Estates Private Limited
Regd. Off ; 5th Floor, Transcorp Towers,
Moti Doongri Road, Jaipur-302004
CIN:- U45201RJ2010PTC032864
Tel: +91-141-4004888, 4004999
E-mail: ho@transcorpint.com

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year				
i)Principal Amount	246.07	1655.90	NIL	1901.97
ii)Interest due but not paid	NIL	NIL		NIL
iii)Interest accrued but not due	NIL	9.22		9.22
Total(i+ii+iii)	**246.07**	**1665.12**		**1911.19**
Change in Indebtedness during the financial year				
· Addition	NIL	NIL	NIL	NIL
· Reduction	246.07	1259.62		1505.69
Net Change	**246.07**	**1259.62**		(1505.69)
Indebtedness at the end of the financial year				
i)Principal Amount	NIL	389.94	NIL	389.94
ii) Interest due but not paid	NIL	NIL		NIL
iii) Interest accrued but not due	NIL	15.96		15.96
	NIL	**405.50**		**405.50**

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

Transcorp Estates Private Limited
Regd. Off ; 5th Floor, Transcorp Towers,
Moti Doongri Road, Jaipur-302004
CIN:- U45201RJ2010PTC032864
Tel: +91-141-4004888, 4004999
E-mail: ho@transcorpint.com

A. Remuneration to Managing Director, Whole-time Directors and/or Manager:

S. no.	Particulars of Remuneration	Name of MD/WTD/ Manager				Total Amount
1.	Gross salary (a)Salary as per provisions containedinsection17(1) of the Income-tax Act, 1961 (b)Value of perquisites u/s 17(2)Income-tax Act, 1961 (c)Profits in lieu of salary undersection17(3) Income-taxAct,1961	N.A.	N.A.	N.A.	N.A.	N.A.
2.	Stock Option	N.A.	N.A.	N.A.	N.A.	N.A.
3.	Sweat Equity	N.A.	N.A.	N.A.	N.A.	N.A.
4.	Commission - as % of profit - others, specify...	N.A.	N.A.	N.A.	N.A.	N.A.
5.	Others, please specify	N.A.	N.A.	N.A.	N.A.	N.A.
	Total(A)	N.A.	N.A.	N.A.	N.A.	N.A.
	Ceiling as per the Act					

B. Remuneration to other directors:

S. no	Particulars of Remuneration	Name of Directors				Total Amount
		Mrs. Avani Kanoi (DIN: 03121949)	**Mr. Purushottam Agarwal (DIN: 00272598)**	**Mr. Rajendra Singh Shekhawat (DIN:03140517)**	Mrs. Apra Kuchhal (DIN: 08453955)	
1	Independent Directors ·Fee for attending board committee meetings · Commission · Others, please specify	N.A.	N.A.	N.A.	N.A.	N.A.
	Total (1)	**N.A.**	**N.A.**	**N.A.**	**N.A**	**N.A.**

Transcorp Estates Private Limited
Regd. Off ; 5th Floor, Transcorp Towers,
Moti Doongri Road, Jaipur-302004
CIN:- U45201RJ2010PTC032864
Tel: +91-141-4004888, 4004999
E-mail: ho@transcorpint.com

2	Other Non-Executive Directors · Fee for attending board committee meetings · Commission · Others, please specify	0.15 Nil Nil	0.05 Nil Nil	0.20 Nil Nil	0.15 Nil Nil	0.55 Nil Nil
	Total(2)	Nil	Nil	Nil	Nil	Nil
	Total(B)=(1+2)	**0.15**	**0.05**	**0.20**	**0.15**	**0.15**
3	Total Managerial Remuneration	Nil	Nil	Nil	Nil	Nil
	Overall Ceiling as per the Act	N.A.	N.A.	N.A.		N.A.

C. REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WTD: N.A

VII. PENALTIES /PUNISHMENT/COMPOUNDING OF OFFENCES:

Type	Section of the Companies Act	Brief Description	Details of Penalty/ Punishment/ Compounding fees imposed	Authority [RD/NCLT made, /COURT]	Appeal if any (give Details)
A. COMPANY					
Penalty	N.A.	N.A.	N.A.	N.A.	N.A.
Punishment	N.A.	N.A.	N.A.	N.A.	N.A.
Compounding	N.A.	N.A.	N.A.	N.A.	N.A.
B. DIRECTORS					
Penalty	N.A.	N.A.	N.A.	N.A.	N.A.
Punishment	N.A.	N.A.	N.A.	N.A.	N.A.
Compounding	N.A.	N.A.	N.A.	N.A.	N.A.
C. OTHER OFFICERS IN DEFAULT					
Penalty	N.A.	N.A.	N.A.	N.A.	N.A.
Punishment	N.A.	N.A.	N.A.	N.A.	N.A.
Compounding	N.A.	N.A.	N.A.	N.A.	N.A.

SANJAY KUMAR JAIN
COMPANY SECRETARY IN PRACTICE
208, 2nd Floor, The Milestone, Gandhi Nagar Turn
Tonk Road, Jaipur-302015 (Raj.) India
Cell : +91 98870-60367, +91 93516-82471
Tel. : +91 141-4038471, +91 141-3192471

MSME UDYAM REGISTRATION NO.: UDYAM-RJ-17-0002204

Form No. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED MARCH 31, 2022

[Pursuant to section 204(1) of the Companies Act, 2013 and rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,

The Members/the Board of Directors
TRANSCORP ESTATESPRIVATE LIMITED
(CIN:U45201RJ2010PTC032864)
5th Floor, Transcorp Towers,
Moti Doongri Road,
JAIPUR -302004

I have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **"TRANSCORP ESTATES PRIVATE LIMITED"(CIN:U45201RJ2010PTC032864)"** (hereinafter called the Company).The Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of the registers, records, books, papers, minutes books, forms and returns filed and other records maintained by the Company and also the information provided by the company, its officers, agents and authorized representatives during the conduct of secretarial audit, the explanations and clarifications given to us and the representations made by the management and considering the relaxations granted by the Ministry of corporate Affairs and Securities and Exchange Board of India warranted due to the spread of the COVID-19 pandemic*, I hereby report that in my opinion, the company has during the audit period covering the financial year ended on 31st March, 2022 (audit period)generally complied with the statutory provisions listed hereunder and also that the company has proper Board-processes and compliance-mechanism in place to the extent,in the manner and subject to the reporting made hereinafter.

1. I have examined the books, papers, minutes books, forms and returns filed and other records made available to us and maintained by the Company for the financial year ended on 31stMarch,2022 according to the applicable provisions of
   - I. The Companies Act, 2013 (**the Act**) and the Rules made thereunder;
   - **II.** The Securities Contracts (Regulation) Act, 1956 (**'SCRA'**) and the Rules made thereunder; to the extent applicable;
   - **III.** The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;**(Not applicable to the Company during the AuditPeriod)**
   - IV. Foreign Exchange Management Act, 1999 and the Rules and Regulations made thereunder to the extent of applicable toits businesses.
   - V. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 (**'SEBI Act'**) to the extent applicable to the Company :-
     a. The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; **;(Not applicable to the Company during the Audit Period)**
     b. The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; and amendments from time to time. **(Not applicable to the Company during the Audit Period)**
     c. The Securities and Exchange Board of India (Listing Obligation and Disclosure Requirement) Regulation, 2015;**(Not applicable to the Company during the Audit Period)**
     d. The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client; **;(Not applicable to the Company during the Audit Period)**
     e. The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; **;(Not applicable to the Company during the Audit Period)**

E-mail : sanju_sanjayjain@yahoo.com
sanjucs4u@gmail.com

SANJAY KUMAR JAIN
COMPANY SECRETARY IN PRACTICE
208, 2nd Floor, The Milestone, Gandhi Nagar Turn
Tonk Road, Jaipur-302015 (Raj.) India
Cell : +91 98870-60367, +91 93516-82471
Tel. : +91 141-4038471, +91 141-3192471

MSME UDYAM REGISTRATION NO.: UDYAM-RJ-17-0002204

f. The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021;**(Not applicable to the Company during the Audit Period)**

g. The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008 and The Securities and Exchange Board of India (Issue and Listing of Non Convertible Securities) Regulation 2021 ;**(Not applicable to the Company during the Audit Period)**

h. The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 and The Securities and Exchange Board of India (Delisting of equity Shares Regulations, 2016; **(Not applicable to the Company during the Audit Period)**

i. The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018;**(Not applicable to the Company during the Audit Period)**

VI. The Memorandum and Articles of Association.

VII. And Various other Laws, to the extent applicable,like:-

a) The Sexual Harassment of women at workplace (Prevention, Prohibition, Redressal) Act, 2013

As confirmed by the management, there are no other sector specific laws that are applicable specifically to the company.

I have also examined compliance with the applicable clause of the Secretarial Standards issued by The Institute of Company Secretaries of India with respect to board and general meeting.

During the period under review the Company has complied with the provisions of the Act, rules, regulations, Guidelines, Standards, etc. mentioned above.

2. I further report that:
The Board of Directors of the Company is duly constituted with proper balance. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act. Adequate notice was given to all the directors to schedule the Board Meetings, agenda and detailed notes on agenda were timely sent for meetings other than those held at shorter notice, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

Majority decisions at Board Meetings were carried out unanimously as recorded in the minutes of the meetings of the Board of Directors,and no dissenting views have been recorded.

3. I further report that based on the information provided and the representation made by the company and also on the review of the compliance certificate/reports taken on records by the board of directors of the company, in my opinion, there are adequate Management Information System and process flow in the company commensurate with the size and operation of the company to monitor and ensurecompliance with the applicable law, rules, regulation and guidelines etc.

Place: JAIPUR
Date: 23/04/2022
UDIN: F004491D000193482



Sanjay Kumar Jain
Company Secretary in Practice
M.No. : 4491
CP No. : 7287

*Note: Due to continued impact of COVID-19 pandemic coupled with its new variants, the certain compliance documents were obtained through electronic mode only and verified with requirements.

Encl. :**Annexure to Secretarial Audit Report**

E-mail : sanju_sanjayjain@yahoo.com
sanjucs4u@gmail.com

SANJAY KUMAR JAIN
COMPANY SECRETARY IN PRACTICE
208, 2nd Floor, The Milestone, Gandhi Nagar Turn
Tonk Road, Jaipur-302015 (Raj.) India
Cell : +91 98870-60367, +91 93516-82471
Tel. : +91 141-4038471, +91 141-3192471

MSME UDYAM REGISTRATION NO.: UDYAM-RJ-17-0002204

Annexure to Secretarial Audit Report

To,

The Members/the Board of Directors
TRANSCORP ESTATES PRIVATE LIMITED
(CIN:U45201RJ2010PTC032864)
Transcorp Towers, Moti Doongri Road,
JAIPUR -302004

I have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by "**TRANSCORP ESTATES PRIVATE LIMITED**" (CIN:**U45201RJ2010PTC032864**)" (the Company).The Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon. Further my secretarial audit report of even date is to be read along with this letter.

1. Maintenance of secretarial record is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on my audit.
2. I have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. I believe that the processes and practices, I followed provide a reasonable basis for my opinion.
3. I have not verified the correctness and appropriateness of financial records and books of accounts of the Company.
4. Where ever required, I have obtained the management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The Compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. My examination was limited to the verification of procedure on test basis.
6. The Secretarial Audit Report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

Place: JAIPUR
Date: 23/04/2022
UDIN: F004491D000193482

SANJAY KUMAR JAIN Company Secretary FCS 4491 JAIPUR

Sanjay Kumar Jain
Company Secretary in Practice
M.No. : 4491
CP No.: 7287

E-mail : sanju_sanjayjain@yahoo.com
sanjucs4u@gmail.com

ANAND JAIN & CO.

CHARTERED ACCOUNTANTS

Anand Prakash Jain

B.Com.LLB, F.C.A., A. C.S.,

Phone: 9314680888 (Mobile)

Email: anandjain175@hotmail.com

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, 2022, 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, 2022, 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.27 (XVIII) assessing the impact of global pandemic Covid 19 coupled with its new variants, company has considered the internal and external information 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

Anand Jain & Co. JAIPUR Chartered Accountants

ANAND JAIN & CO.

CHARTERED ACCOUNTANTS

Anand Prakash Jain

B.Com.LLB, F.C.A., A. C.S.,

Phone: 9314680888 (Mobile)

Email: anandjain175@hotmail.com

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.

Anand Jain & Co. JAIPUR Chartered Accountants

ANAND JAIN & CO.

CHARTERED ACCOUNTANTS

Anand Prakash Jain

B.Com.LLB, F.C.A., A. C.S.,

Phone: 9314680888 (Mobile)

Email: anandjain175@hotmail.com

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 mis-statement when it exists. Mis-statements 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.

Office: 5th Floor, 556, Sunny Mart, New Aatish market, Mansarovar, Jaipur- 302020

ANAND JAIN & CO.

CHARTERED ACCOUNTANTS

Anand Prakash Jain

B.Com.LLB, F.C.A., A. C.S.,

Phone: 9314680888 (Mobile)

Email: anandjain175@hotmail.com

- 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, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.

Anand Jain & Co. Chartered Accountants JAIPUR

ANAND JAIN & CO.

CHARTERED ACCOUNTANTS

Anand Prakash Jain

B.Com.LLB, F.C.A., A. C.S.,

Phone: 9314680888 (Mobile)

Email: anandjain175@hotmail.com

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.

iv. The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to accounts,

a) no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the intermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of ultimate beneficiaries;

ANAND JAIN & CO.

CHARTERED ACCOUNTANTS

Anand Prakash Jain

B.Com.LLB, F.C.A., A. C.S.,

Phone: 9314680888 (Mobile)

Email: anandjain175@hotmail.com

b) no funds have been received by the company from any person(s) or entity(ies) including foreign entities ("Funding Parties") with the understanding whether recorded in writing or otherwise, that such company shall whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or provide guarantee, security or the like on behalf of the Ultimate beneficiaries

Based on the audit procedures performed that have been considered reasonable and Appropriate in the circumstances , nothing has come to our notice that has caused us to believe that the above representations under sub clause (i) and (ii) of Rule 11(e) of Companies (Audit and Auditors) Rules, 2014 given by the management contain any material mis-statement.

v) Company has complied with the provisions of Section 123 of the Companies Act, 1956 in respect of interim dividend declared and paid by it during last qtr. of the financial year.

2. As required by the Companies (Auditor's Report) Order, 2020 ("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.001857C

Anand Jain & Co. JAIPUR Chartered Accountants

(ANAND PRAKASH JAIN)
Proprietor
M.No.071045
UDIN 22071045AIQWAX7266
Place : Jaipur
Date: 23/04/2022

ANAND JAIN & CO.

CHARTERED ACCOUNTANTS

Anand Prakash Jain

B.Com.LLB, F.C.A., A. C.S.,

Phone: 9314680888 (Mobile)

Email: anandjain175@hotmail.com

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, 2022 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The 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

ANAND JAIN & CO.
CHARTERED ACCOUNTANTS
Anand Prakash Jain
B.Com.LLB, F.C.A., A. C.S.,
Phone: 9314680888 (Mobile)
Email: anandjain175@hotmail.com

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.

ANAND JAIN & CO.

CHARTERED ACCOUNTANTS

Anand Prakash Jain
B.Com.LLB, F.C.A., A. C.S.,
Phone: 9314680888 (Mobile)
Email: anandjain175@hotmail.com

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, 2022, 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.001857C

Anand Jain & Co. JAIPUR Chartered Accountants

(ANAND PRAKASH JAIN)
Proprietor
M.No.071045
Place : Jaipur

Date: 23/04/2022

UDIN 22071045AIQWAK7266

ANAND JAIN & CO.

CHARTERED ACCOUNTANTS

Anand Prakash Jain

B.Com., LLB, F.C.A., A. C.S.,

Phone: 9314680888 (Mobile)

Email: anandjain175@hotmail.com

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 Property, Plant and Equipments :

(a) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipments and investment property.

(b) The Company has no intangible assets, hence question of maintaining proper record showing full particulars of intangible assets does not arise.

(c) 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, discrepancies noticed on such physical verification were properly dealt with in the books of account.

(d) In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets.

(c) 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 held as on 31st March, 2022 are held in the name of the Company.

(d) The company has not revalued its Property, Plant and Equipments, including investment property, during the year. There was no right of use assets or intangible assets.

(e) As per the information and explanations given, no proceedings have been initiated during the year or are pending against the company as at 31st March, 2022 for holding any benami Property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) (as amended in 2016) and rules made thereunder.

Anand Jain & Co. JAIPUR Chartered Accountants

ANAND JAIN & CO.

CHARTERED ACCOUNTANTS

Anand Prakash Jain

B.Com.LLB, F.C.A., A. C.S.,

Phone: 9314680888 (Mobile)

Email: anandjain175@hotmail.com

ii. In respect of company's Inventory:

Inventory being land has been physically verified during the year by the management and in our opinion the frequency of verification is reasonable. According to the information and explanations given to us, no discrepancies were noticed on physical verification as compared to book records. The inventory (land) has been sold during the year and there was no inventory at the end of the year.

b) As per book records and information available to us as well as explanations given, during any point of time of the year, the company has not been sanctioned working capital limits in execss of five crore rupees , in aggregate, from banks or financial institutions on the basis of security of current assets, hence reporting under clause 3(ii)(b) of the Order is not applicable.

iii. According to the information and explanations given to us, the Company has made investments in , provided guarantee or security or granted loans or advances in nature of loan, secured or unsecured, to companies, firms, limited liability partnership or any other parties.

a) the company has provided loans or advances in nature of loans during the year . Relevant information is as under:

Loans and advances to associates, joint venture/subsidiary:

Aggregate amount granted or provided during the year	Rs. NIL
Balance outstanding as at balance sheet date	Rs. NIL

Loans and advances to parties other than subsidiaries, joint ventures and associates:

Aggregate amount granted / provided during the year	Rs. 89050130/-
Balance outstanding as at balance sheet date (including interest receivable net of ITDS)	Rs. 54164149/-

(b) In our opinion, the investments made and the terms and conditions of the grant of all loans and advances in the nature of loans, during the year are, prima facie, not prejudicial to the Company's interest. However Company has waived entire due amount which was receivable in respect of interest till the year end i.e. Rs.1318928/-, interest due during 4th qtr of current financial year as well as future interest , in respect of loan which was given to related party M/s TCI Bhoruka Projects Limited in accordance with the settlement arrived at with them .

ANAND JAIN & CO.

CHARTERED ACCOUNTANTS

Anand Prakash Jain

B.Com.LLB, F.C.A., A. C.S.,

Phone: 9314680888 (Mobile)

Email: anandjain175@hotmail.com

(c) Schedule of repayment of principal and payment of interest has not been stipulated as loans have been granted on current account basis , as repayable on demand. Repayments and receipts of interest are regular whenever demanded except in case of M/s TCI Bhoruka Projects Limited with whom company has entered into a settlement during the year as mentioned in para (b) above. As per settlement arrived at , 20% of the amount due i.e. Rs. 1914152/- has been recovered from them upfront and balance is stipulated to be paid by them by 31st March, 2023. Outstanding interest Rs.1318928, interest due during 4th qtr of current financial year and future interest on the balance outstanding has been waived.

(d) There were no overdue amount for more than 90 days in the absence of stipulations for repayment of principal and interest in respect of loans granted . Reasonable step for recovery of loan demanded but not received, were taken by way of arriving at settlement leading to recovery of Rs.1914152/- as stated in para (b) and (c) above.

(e) No loan or advance in the nature of loan granted which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties except in case of M/s TCI Bhoruka Projects Limited where settlement arrived at stipulated the repayment by 31st March, 2023 of the balance amount of loan of Rs. 7656604/- , which was 8.60% of the total loan or advances in the nature of loan granted during the year.

(f) According to the information and explanation given to us and on the basis of our examination of the records of the company, Company has granted loans and advances in nature of loan repayable on demand or without specifying the terms or period of repayment details of which are as follows (excluding the loan for which settlement was arrived at specifying the date of repayment as mentioned in para (b) to (e) above)as at the end of year:

	All Parties	**Promoters**	**Related Parties**
Aggregate amount of loans/ advances in nature of loans			
- Repayable on demand (A)	46507545	NIL	41461681
- Agreement does not specify any terms or period of repayment (B)	NA	NA	NA
Total (A+B)	**46507545**	**NA**	**41461681**
Percentage of loans/advances in nature of loans to the Total loans	**85.86%**	**NA**	**84.41%%**

Office: 5th Floor, 556, Sunny Mart, New Aatish market, Mansarovar, Jaipur- 302020

ANAND JAIN & CO.

CHARTERED ACCOUNTANTS

Anand Prakash Jain

B.Com.LLB, F.C.A., A. C.S.,

Phone: 9314680888 (Mobile)

Email: anandjain175@hotmail.com

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 any deposit or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable. 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 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 Goods and Service Tax , Provident Fund, Employees' State Insurance, Income Tax, Sales Tax , Service Tax, duty of Customs duty of excise, value added tax, Cess and other material statutory dues as are applicable to it.

(b) According to the information and explanations given to us, there were no arrears/dues of undisputed amounts payable in respect of Goods and Service Tax , Provident Fund, Employees' State Insurance, Income Tax, Sales Tax , Service Tax, duty of Customs duty of excise, value added tax, Cess and other material statutory dues as at March 31, 2022 for a period of more than six months from the date they became payable.

(c) There were no statutory dues referred to in para (a) above which have not been deposited on account of any dispute , hence the reporting requirements under clause (vii) of the order are not applicable to the Company

viii. There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961)

ix. (a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender including banks, financial institutions or government during the year.

ANAND JAIN & CO.

CHARTERED ACCOUNTANTS

Anand Prakash Jain

B.Com.LLB, F.C.A., A. C.S.,

Phone: 9314680888 (Mobile)

Email: anandjain175@hotmail.com

(b) According to the information and explanations given to us and on the basis of our audit procedures we report that the Company has not been declared willful defaulter by any bank or financial institution or government or any government authority or any other lender.

(c) The Company has not taken any term loan during the year and there are no outstanding term loans at the beginning of the year and hence, reporting under clause 3(ix)(c) of the Order is not applicable.

(d) On an overall examination of the financial statements of the Company, funds raised on short term basis have, prima facie, not been used during the year for long-term purposes by the Company

(e)) Company has no subsidiary hence reporting relating to taking any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures under clause 3 (ix)(e) of the Order is not applicable.

(f) The company has not raised loans during the year on pledge of securities held in its subsidiaries, Joint venture or associate companies.

x. (a) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.

(b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.

xi. (a) 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 has been noticed or reported during the year.

ANAND JAIN & CO.

CHARTERED ACCOUNTANTS

Anand Prakash Jain

B.Com.LLB, F.C.A., A. C.S.,

Phone: 9314680888 (Mobile)

Email: anandjain175@hotmail.com

(b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report..

(c) To the best of our information and explanations given to us no whistle blower complaints were received 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. In our opinion and based on our examination, the company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Companies Act , 2013.

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. (a) 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. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.

(b) In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.

xvii. The company has not incurred any cash losses in the financial year and in the immediate preceding financial year.

Anand Jain & Co. JAIPUR Chartered Accountants

Office: 5th Floor, 556, Sunny Mart, New Aatish market, Mansarovar, Jaipur- 302020

ANAND JAIN & CO.

CHARTERED ACCOUNTANTS

Anand Prakash Jain
B.Com.LLB, F.C.A., A. C.S.,
Phone: 9314680888 (Mobile)

Email: anandjain175@hotmail.com

xviii. To the best of our knowledge there has not been any resignation of statutory auditor during the year.

xix On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due

xx. In view of non applicability of Section 135 of Companies Act during the year to the company, reporting under clause 3(xx)(a) and (b) of the Order is not applicable.

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

Anand Jain & Co. JAIPUR Chartered Accountants

(ANAND PRAKASH JAIN)
Proprietor

M.No.071045

Place: Jaipur
Date: 23/04/2022
UDIN 22071045AIQWAX7266

Transcorp Estates Private Limited
Standalone Balance Sheet as at 31ST MARCH, 2022

	Particulars	Note No.	As at 31.03.2022	As at 31st March, 2021
	ASSETS			
1)	**Non-current assets**			
	(a) Property, Plant and Equipment	2	0.03	0.22
	(b) Capital work-in-progress		-	278.80
	(c) Investment Property	3	32.09	1,822.26
	(d) Investment in associate accounted for using equity method	4	356.07	601.58
	(e) Financial Assets		-	-
	(i) Investment	4	1,248.82	1,409.31
	(ii) Others	5	-	-
	(f) Other non current assets	6	0.10	0.28
2)	**Current assets**			
	(a) Inventories -Land		-	195.71
	(b) Financial Assets		-	-
	(i) Trade Receivable	7	1.85	2.03
	(ii) Cash and cash equivalents	8	2.92	1.43
	(iii) Bank balances other than (ii) above	9	-	-
	(iv) Loans	10(a)	541.64	146.01
	(v) Others	10(b)	2,123.72	-
	(c) Current Tax Assets (Net)		11.28	11.33
	(d) Other current assets	11	0.09	0.18
	Total Assets		**4,318.61**	**4,469.15**

	EQUITY AND LIABILITIES			
	Equity			
	(a) Equity Share capital	12	100.00	100.00
	(b) Other Equity	13	3,727.11	2,359.48
	LIABILITIES			
1)	**Non-current liabilities**			
	(a) Financial Liabilities			
	(i) Other financial liabilities	14		
	(b) Deferred tax liabilities (Net)		76.24	54.07
	(c) Other non-current liabilities		-	-
	(d) Deferred Revenue		-	-
2)	**Current liabilities**		-	-
	(a) Financial Liabilities		-	-
	(i) Borrowings	15	405.90	1,911.19
	(ii) Trade payable			

Anand Jain & Co. JAIPUR Chartered Accountants

Apra Kuchhal
Apra Kuchhal
Director
08453955

Rajendra Singh Shekhawat
Director
03140517

	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	4.03	33.74
	(b) Other current liabilities	17	5.34	10.68
	(c) Current Tax Liabilities (Net)	18		
	Difference			
	Total Equity and Liabilities		**4,318.61**	**4,469.15**
UDIN			0.00	0.00

Significant Accounting Policies 1

Other Explanatory information 27

The accompanying notes 1-27- are an integral part of financial statements

As per our report of even date

For ANAND JAIN & CO.,

CHARTERED ACCOUNTANTS

FRN 001857C

Anand Jain & Co. JAIPUR Chartered Accountants

(ANAND PRAKASH JAIN)

PROPRIETOR

M.NO. 071045

DATE: 23/04/2022

PLACE: JAIPUR

UDIN 22071045AIQWAX7266

Rajendra Singh Shekhawat
Director
03140517

Apna Kuchhal
Director
08453955

Transcorp Estates Private Limited
STANDALONE STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH,2022

	PARTICULARS	Note No.	YEAR ended 31.03.2022	Year ended 31.03.2021
I	Revenue from operations	19	122.97	128.82
II	Other income	20	176.65	342.43
III	**Total Income (I + II)**		**299.62**	**471.25**
IV	**Expenses:**			
	Purchase of Stock in Trade - Transfer fees		4.60	7.66
	(Increase)/Decrease in Inventories of Stock in Trade	21	195.71	195.59
	Employee benefits expense	22	24.31	18.53
	Finance costs	23	106.54	204.75
	Depreciation	24	6.11	6.67
	Other expenses	25	37.51	26.75
	Total expenses (IV)		**374.78**	**459.94**
	Profit(Loss) before share of profit(loss) of an associate and exceptional items		-75.16	11.31
	Share of profit(loss) from associate		1536.49	-0.58
V	**Profit before exceptional items & tax(III-IV)**		**1461.33**	**10.73**
VI	Exceptional Items			
VII	**Profit/(loss) before tax (V-VI)**		**1461.33**	**10.73**
VIII	Tax expense:			
	Current tax		0.00	0.00
	Income tax for earlier year(Net)		0.04	0.00
	Total Tax Expenses		**0.04**	**0.00**
IX	**Profit/(loss) for the period from continuing operations (VII-VIII)**		**1461.30**	**10.73**
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)**		**1461.30**	**10.73**
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		183.25	29.26
	(ii) Income tax relating to items that will not be reclassified to profit or loss		-26.91	-4.27
	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+XIV) (Comprising Profit(Loss) and Other Comprehensive Income for the period) -**		**1617.63**	**35.72**
XVI	**Earnings per equity share (for continuing operation):**			
	(1) Basic		146.13	1.07
	(2) Diluted		146.13	1.07

Significant Accounting Policies	1
Ratios	26
Explanatory information	27

The accompanying notes 1-27 are an integral part of financial statements

As per our report of even date
For ANAND JAIN & CO.,
CHARTERED ACCOUNTANTS
FRN 001857C

(ANAND PRAKASH JAIN)
PROPRIETOR
M.NO. 071045
DATE: 23/04/2022
PLACE: JAIPUR
UDIN 22071045AIQWAX7266

Anand Jain & Co. Chartered Accountants JAIPUR

FOR AND ON BEHALF OF BOARD OF DIRECTORS

DIRECTORS
Rajendra Singh Shekhawat
Director
03140517

Apra Kuchhal
Director
08453955

Transcorp Estates Private Limited

Standalone Balance Sheet as at 31ST MARCH, 2022

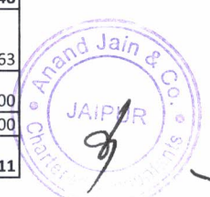
Statement of Changes in Equity

(Amount in Rupees)

Balance as at April 1, 2021	Changes in equity share capital during the year	Balance as at 30th September, 2021	Balance as at April 1, 2020	Changes in equity share capital during the year	Balance as at 31st March, 2021
10,000,000	-	10,000,000	100.00	0.00	100.00

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	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 31.03.2020	-	-	**0.00**	**2752.20**	**0.00**	**-457.67**	**0.00**	**29.23**	**0.00**	**0.00**	**2324.76**
Changes in equity shar capital due to prior period errors	-	-	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Restated opening balance on 31.03.2020	-	-	**0.00**	**2752.20**	**0.00**	**-457.67**	**0.00**	**29.23**	**0.00**	**0.00**	**2324.76**
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	-	0	0.00	2752.20	0.00	-446.94	0.00	54.22	0.00	0.00	2360.48
Changes in equity share capital due to prior period errors	-	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Restated opening balance on 31.03.2021	-	-	**0.00**	**2752.20**	**0.00**	**-446.94**	**0.00**	**54.22**	**0.00**	**0.00**	**2360.48**
Total Comprehensive Income for the year ended 31.03.2022	-	-	**0.00**	0.00	0.00	**1461.30**	0.00	**156.34**	0.00	0.00	1617.63
Adjustment of loss on sale of equity shares						**-2.40**		**2.40**			0.00
Dividend paid						**250.00**					250.00
Balance as at 31.03.2022	**0**	**0**	**0.00**	**2752.20**	**0.00**	**761.95**	**0.00**	**212.95**	**0.00**	**0.00**	**3727.11**



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

Standalone Cash flow statement for the year ended 31st March,2022

	31.3.2022	31.3.2021
I Cash flows from operating activities		
Net profit before tax and extraordinary items	1461.33	10.73
Adjustments for :		
Depreciation	6.11	6.67
Unspent liabilities written back	0.00	0.00
Interest expense	106.54	204.75
Loss(+)/Profit(-) on transfer/write off of fixed asset	-62.59	-0.63
Share in(profit) /loss of partnership firm	-1536.49	0.58
Profit on redemption of mutual funds	0.00	0.00
Dividends/ income from investments	-29.84	0.00
Sundry balances written off	13.04	
Unrealised gain on fair value conversation of investment	-74.17	-327.31
Interest received	-9.97	-14.49
Operating profit before working capital changes	-126.04	-119.70
Adjustments for :		
Trade and other receivables	0.18	4.62
Inventories	195.71	195.59
Trade and other payables	0.00	0.00
Other non current financial liabilities	0.00	0.00
Other current / financial liabilities	-35.05	13.60
Short term loans and advances	-408.67	-11.73
Other non current assets	0.18	0.18
Other current financial assets	-2123.72	
Other current assets	0.09	0.06
Cash generated from operations	-2497.30	82.62
Direct taxes paid	0.01	-5.53
Net cash flow from operating activities	-2497.29	77.09
II Cash flows from investing activities		
Purchase of PPE(including capital work in progress)	0	0.00
Proceeds from sale of PPE(net of exp.)(including capital work in progress)		0
(Purchase)/ sale of Investment Property	0	0
Proceeds from transfer of Investment Property to holding co.	2,125.64	93.5
Earnest money advance	0	-20
Sale of investment in listed shares	0.00	0
Investment in capital and profits of partnership firm	1782.00	-1.85
Investment in preference shares	-19.00	-5
Investment in Equity shares of fellow subsidiary	-150.00	
Investment in Mutual funds/AIF's	575.58	0.00
Investment in Debt instruments	-10.00	
Investment in /sale proceeds of unlisted shares	32.00	-10.10
Investment in fixed deposit	0.00	21.81
Interest accrued		0.00
Interest received	9.97	14.49

Anand Jain & Co. JAIPUR

Dividends/income from AIF's	14.42	0.00
Net cash flow from investing activities	**4360.61**	**92.85**

III Cash flows from financing activities

Proceeds from issue of share capital/warrants/premium		
Proceeds from short term borrowings(Net of repayments)	-1505.29	35.33
Proceeds from long term borrowings(Net of Repayments)		
Interest expense	-106.54	-204.75
Dividend paid	-250.00	
Net cash flow from financing activities	**-1861.83**	**-169.42**
Net increase /(decrease)in cash and cash equivalents	1.49	0.52
Cash and cash equivalents (opening)	1.43	0.91
Cash and cash equivalents (closing)	**2.92**	**1.43**

Components of Cash and Cash Equivalents

Cash in hand	0	0.00
Bank balances in current accounts	2.92	1.43
Bank deposits with maturity less than 3 months	0	0
	2.92	**1.43**

Notes:

1.The above cash flow statement has been compiled from and is based on the balance sheet as at 31.03.2022 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 IND AS 7 Statement of Cash Flows. Indirect method has been followed for presenting cash flows from operating activities.

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 AND ON BEHALF OF BOARD OF DIRECTORS

Rajendra Singh Shekhawat
Director
03140517

Apra Kuchhal
Director
08453955

For ANAND JAIN & CO.
FRN 001857C
Chartered Accountants

(ANAND PRAKASH JAIN)
PROPRIETOR
M.No. 071045

PLACE: JAIPUR
DATE: 23/04/2021

UDIN 22071045AIQWA27766

Transcorp Estates Private Limited
Standalone Balance Sheet as at 31st MARCH,2022
Notes to financial statements
Note 2
Non Current Assets- Property, Plant & Equipment

Particulars	GROSS BLOCK				DEPRECIATION				Net Block	
	As at 1.4.2021	Additions during the year	deletion/write offs	As at 31.03.2022	Till 31.03.2021	During the year	Deletion/write offs	Till 31.03.2022	As at 31.03.2022	As at 31.03.2021
Furniture and Fixtures	0.00	-	0.00	-	-	-	-	-	-	0.00
Office Equipments	0.86	-	0.86	-	0.66	0.12	0.78	-	-	0.19
Computers	0.33	-	-	0.33	0.30	-	-	0.30	0.03	0.03
Total	**1.19**	**-**	**0.86**	**0.33**	**0.96**	**0.12**	**0.78**	**0.30**	**0.03**	**0.22**

1. Useful lives of Property , Plant and Equipment as per Schedule II to Companies Act, 2013
   a) Office Equipments 5 Years
   b) Computers 3 Years

Transcorp Estates Private Limited
Standalone Balance Sheet as at 31st March, 2022
Notes to financial statements
Note 3
Investment Property

Particulars	As at 31.03.2022	As at 31.03.2021
FREEHOLD LAND		
At the beginning of the year	1297.92	1297.92
Additions/ (Disposals)		
Acquisitions		
Disposals	-1297.92	0.00
Reclassification from/to held for sale		
Other Adjustments(specify)(rectification relating to earlier year)		
At the end of the year	0.00	1297.92
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)	**0.00**	**1297.92**
LEASEHOLD LAND		
At the beginning of the year	232.81	232.81
Additions/ (Disposals)		
Acquisitions		
Disposals	-200.71	0.00
Reclassification from/to held for sale		
Other Adjustments(specify)		
Additions/(Disposals)		
At the end of the year	32.09	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)	**32.09**	**232.81**
BUILDINGS		
At the beginning of the year	319.96	421.06
Additions/ (Disposals)	-319.96	-101.10
Acquisitions		
Disposals		
Reclassification from/to held for sale		
Other Adjustments(specify)		
At cost or fair value at the end of the year	0.00	319.96
Accumulated depreciation and impairment as at the beginning of the year	28.42	30.11
Depreciation for the year	5.99	6.55
Disposals	-34.41	-8.23
Impairment/(reversal) of impairment		
Reclassification from/to held for sale		
Other Adjustments(specify)		
Accumulated depreciation and impairment as at the end of the year	0.00	28.42
Net carrying amount as at the end of the year (C)	**0.00**	**291.53**
Investment property under Construction (D)		
Total (E)= (A)+(B)+(C)+(D)	**32.09**	**1822.26**

1. Useful life of investment property as per Schedule II to Companies Act, 2013
   Building - 60 Years





Transcorp Estates Private Limited

Standalone Balance Sheet as at 31ST MARCH, 2022

Notes to financial statements

Note: 4

Non Current Financial Assets - Investments

Particulars		As at 31.03.2022	As at 31.3.2021
Equity instruments (Fully paid-up)			
Quoted			
At FVOCI			
TCI Industries Ltd.	No. of Shares	0.24	0.24
	Face value each share	10	10
	Value	**336.00**	**189.00**
Unquoted			
At FVOCI			
Bhoruka Investment Ltd.	No. of Shares	5.00	5.00
	Face value each share	10	10
	Value	119.90	83.65
Transcorp Enterprises Ltd.	No. of Shares	0.00	3.20
	Face value each share	10.00	10.00
	Value	0.00	32.00
TCI Bhoruka Projects Ltd.	No. of Shares	0.50	0.50
	Face value each share	10.00	10.00
	Value	0.00	0.00
RITCO Travels and Tours Private Ltd.		5.00	0.00
	Face value each share	10.00	0.00
	Value	150.00	0.00
		269.90	**115.65**
Total(equity instruments)		**605.90**	**304.65**
Preference Shares (Fully paid-up)			
Unquoted			
At FVTPL(At amortised cost)			
TCI Industries Ltd. - No. of shares		0.57	0.52
	Face Value Per share	400	400
	Value	323.09	280.79
Total (Preference Shares)		323.09	280.79
Capital in partnership firm			
At Cost , adjusted for share in profit/loss			
UTKARSH*		356.07	601.58
Total(partnership firm)		**356.07**	**601.58**

Anand Jain & Co. JAIPUR Chartered Accountants

MUTUAL FUNDS EQUITY/AIFS (At FVTPL)	279.83	793.87
(Under lien for loan taken IIFL Wealth Finance Limited)		
Total Mutual funds	**279.83**	**793.87**
Convertible Promissory Note- Food Cloud P Ltd	40.00	30.00
Total Investments	**1604.89**	**2010.89**
Total Non-Current Investments		
(a) Aggregate amount of quoted investments and market value thereof	336.00	189.00
(b) Aggregate amount of unquoted investments	1268.89	1821.89
(c) Aggregate amount of impairment in value of quoted investments	-147.00	-49.56

***Name of Firm**		
Name of Partners	**Capital as on 31.03.2022**	**Capital as on 31.03.2021**
Shri Ashok Kumar Agarwal	0.00	0.00
Shri Ashish Agarwal	0.16	0.16
Shri Kiran Shetty	180.50	304.39
Shri Nikhil Kaul	60.07	101.32
Shri Ayan Agarwal	41.04	69.20
Ashok Kumar & Sons HUF	42.64	71.84
Transcorp Estates Private Limited	356.07	601.58
Log Lab Ventures Private Limited	72.25	121.33
Mrs. Teena Dani	10.45	17.82
Mr. Sanjay Gupta	18.46	31.03
Mr. Umang Saxena	18.50	31.11
Mr.Neelam Mehrotra	10.45	17.82
Mr. Sitesh Prasad	19.63	32.82
Mr. Rachna Todi	15.73	26.30
Mr. Vikas Agaral	15.70	26.25
Ms. Kanika Agarwal	9.00	15.02
Total Capital of Firm	**870.67**	**1468.00**

Note 5 - Other Financial assets

Particulars	**As at 31.03.2022**	**As at 31.03.2021**
Other Financial Assets	0.00	0.00





Transcorp Estates Private Limited

Standalone Balance Sheet as at 31ST MARCH,2022

Notes to financial statements

Note 6

Other Non Current Assets

PARTICULARS	As at 31.03.2022	As at 31.03.2021
Prepaid Expenses	0.00	0.18
Electricity Security Deposit	0.10	0.10
Total	**0.10**	**0.28**

Note7

Current Financial Assets-Trade Receivables

PARTICULARS	As at 31.03.2022	As at 31.03.2021
Unsecured, Considered good	1.85	2.03
Total	**1.85**	**2.03**

Ageing Schedule

Undisputed, considered good		
Outstanding for less than six months from due date of payment	0.97	1.16
Outstanding for 6 months - 1 year from due date of payment	0.00	0.88
Outstanding for 1-2 years from due date of payment		
Outstanding for 2-3 years from due date of payment		
Outstanding for more than 3 from due date of payment		
Total	**0.97**	**2.03**
Disputed , considered good		
Outstanding for less than six months from due date of payment	0.00	0.00
Outstanding for 6 months - 1 year from due date of payment	0.00	0.00
Outstanding for 1-2 years from due date of payment	0.88	0.00
Outstanding for 2-3 years from due date of payment	0.00	0.00
Outstanding for more than 3 from due date of payment	0.00	0.00
Total	**0.88**	**0.00**

Note8

Cash and Cash Equivalents

PARTICULARS	As at 31.03.2022	As at 31.03.2021
Balances with banks	0.00	0.00
In current accounts	2.92	1.43
Cash in hand	0.00	0.00
Total	**2.92**	**1.43**



Note9

Bank balances other than cash and cash equivalents

PARTICULARS	As at 31.03.2022	As at 31.03.2021
Encumbered FDR with bank	0.00	0.00
Interest accrued on above	0.00	0.00
	0.00	**0.00**

Note 10(a)

Current Financial Assets- Loans

PARTICULARS	As at 31.03.2022	As at 31.03.2021
Loans to related parties- Unsecusred, considered good, repayable on demand	0.00	0.00
TCI Bhoruka Projects Ltd	76.57	95.71
Interest receivable - TCI Bhoruka Projects Ltd	0.00	7.18
Transcorp Fincap P Ltd	0.00	43.13
Bhoruka Investment Limited	437.04	0.00
Interest receivable - Bhoruka Investment Ltd	-22.43	0.00
TOTAL	**491.18**	**146.01**
% OF TOTAL LOANS OUTSTANDING	**90.68**	**100.00**
Loans to others- unsecured , considered good repayable on demand	50.00	0.00
Interest receivable on above	0.46	0.00
Total	**541.64**	**146.01**

Note 10(b)

Current Financial Assets- Others

PARTICULARS	As at 31.03.2022	As at 31.03.2021
Amouont receivable from holding co.Transcorp International Limited against transfer of immovable properties- Promoter	2123.72	0.00
	2123.72	**0.00**

Note 11

Other Current Assets

PARTICULARS	As at 31.03.2022	As at 31.03.2021
Unsecured, considered good	0.00	0.00
Prepaid expenses	0.09	0.18
Total	**0.09**	**0.18**



TRANSCORP ESTATES PRIVATE LIMITED
Standalone Balance Sheet as at 31st MARCH, 2022
Notes to Financial Statement

Note12

Share Capital

a)

PARTICULARS	As at 31st March, 2022	As at 31st March, 2022	As at 31st March, 2021	As at 31st March, 2021
	No.	Amount	No.	Amount
Authorised				
1 Equity Shares of Rs. 10/- each	10.00	100.00	10.00	100.00
Subscribed & Paid up				
1 Equity Shares of Rs. 10/- each fully paid	10.00	100.00	10.00	100.00
Total	10.00	100.00	10.00	100.00

b) Reconcilation of the number of shares

PARTICULARS	As at 31st March, 2022	As at 31st March, 2022	As at 31st March, 2021	As at 31st March, 2021
	NO.	RS.	NO.	RS.
Equity Shares outstanding at the beginning of the year	10.00	100.00	10.00	100.00
Equity Shares Issued during the year	0	0	0	0
Equity Shares bought back during the year	0	0	0	0
Equity Shares outstanding at the end of the year	10.00	100.00	10.00	100.00

c) The Company has only one class of shares having a par shares is entitled to one vote per share. The company proposed by the Board of Directors is subject to approval of In the event of liquidation of the company , the holders of assets of the company, after distribution of all preferential

d) 1000000 Equity Shares (Previous year1000000 Equity

e) Shareholder holding more than 5% of shares and Promoters

NAME OF SHAREHOLDER/PROMOTER	% Change during the year	As at 31st March, 2022		As at 31st March, 2021			% Change during the year
		No. of Shares held	Amount	No. of Shares held	Amount	% of Holding	
Equity shares of Rs.10 each fully paid up							
Transcorp International Limited- Promoter	NIL	10.00	100.00	10.00	100.00	100%	NIL
% Holding of Shares	NIL	100%		100%			NIL

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

f) Aggregate number of shares alloted as fully paid up pursuant to contract(s) without payment being received in cash

PARTICULARS		As at 31st March, 2022	As at 31st March, 2021
Fully paid Equity Shares of Rs. 10/- each :		990000	990000

Anand Jain & Co. JAIPUR Chartered Accountants

Transcorp Estates Private Limited

Standalone Balance Sheet as at 31st MARCH,2022

Notes to Financial Statement

Note13

Other Equity

PARTICULARS	As at 31.03.2022	As at 31.03.2021
Securities Premium Account	2,752.20	2,752.20
Retained Earnings	761.95	(446.94)
Other Reserves- FVTOCI Reserves	212.95	54.22
Capital Reserve on consolidation of net assets of associate M/s Utkarsh	-	-
Total Other equity	**3,727.11**	**2,359.48**

Note14

Non Current Financial Liabilities- Others

PARTICULARS	As at 31.03.2022	As at 31.03.2021
Secured	-	-
Security Deposits	-	-
Total	**-**	**-**

Note15

Current Financial Liabilities- Borrowings

PARTICULARS	As at 31.03.2022	As at 31.03.2021
Loans from related parties (Repayable on demand)(Unsecured)	-	-
Transcorp International Ltd - Holding Company	165.00	74.01
Interest accrued but not due on above(net of ITDS)	4.31	-
	-	-
Bhoruka Investment Limited	-	716.05
Ayan Fintrade Private Limited	94.94	215.74
Interest accrued but not due on above(net of ITDS)	11.65	-
Loan from other parties		
From Others - Repayable on demand		
Bhabani Pigments Pvt Ltd	130.00	600.00
Interest accrued but not due on above(net of ITDS)	-	9.22
TCI India Limited(including interest accrued (Net of TDS Rs.10644)	-	50.11
IIFL Wealth Finance Limited	-	246.07
(Against security of investment in mutual funds by marking lien)	-	-
	-	-
Total	**405.90**	**1,911.19**

Anand Jain & Co. JAIPUR Chartered Accountants

Transcorp Estates Private Limited
Standalone Balance Sheet as at 31ST MARCH,2022
Notes to financial statements

Note16
Other Financial Liablities

PARTICULARS	As at 31.03.2022	As at 31.12.2021
Other Liabilities- Expenses payable(including Rs NIL/- previous year Rs. 1843580 payable to Holding Company)	0.03	20.30
Rent Security Deposit	4.00	9.75
Rent Security deposit - From Holding Co.	0.00	3.69
Total	**4.03**	**33.74**

Note17
Other Current Liablities

PARTICULARS	As at 31.03.2022	As at 31.12.2021
ITDS payable	4.99	9.94
GST payable	0.35	0.74
Total	**5.34**	**10.68**

Note18
Current Tax Liabilities

PARTICULARS	As at 31.03.2022	As at 31.12.2021
Provision for Taxation	0.00	0.00
Total	**0.00**	**0.00**





Transcorp Estates Private Limited
STANDALONE STATEMENT OF PROFIT AND LOSS FOR YEAR ENDED 31ST MARCH, 2022

Notes to financial statements

Note No. 19 -Revenue from operations

PARTICULARS	Year ended 31.03.2022	Year ended 31.3.2021
Rent Received	47.97	54.82
Sale of property	75.00	74.00
TOTAL	**122.97**	**128.82**

Note No. 20 -Other Income

PARTICULARS	Year ended 31.03.2022	Year ended 31.3.2021
Interest on short term loan and advances	9.97	14.22
Interest on Bank FDR	0.00	0.27
Dividends	7.50	0.00
Income from AIF	6.92	0.00
Profit/loss on redemption of AIF	15.42	0.00
Other non operating income	0.00	0.00
Unrealised gains on fair value conversion of investments (net)(Net of tax impact)	74.17	327.31
Profit on sale of investment property	62.66	0.63
TOTAL	**176.65**	**342.43**

Note No. 21 - Increase / Decrease in stock

PARTICULARS	Year ended 31.03.2022	Year ended 31.3.2021
Opening stock	195.71	391.30
Closing Stock	0.00	195.71
Increase / Decrease in stock	**195.71**	**195.59**

Note No. 22 - Employee benefits expense

PARTICULARS	Year ended 31.03.2022	Year ended 31.3.2021
Salaries and allowances	24.31	18.53
Staff Welfare	0.00	0.00
TOTAL	**24.31**	**18.53**

Transcorp Estate Private Limited
Notes to financial statements for the year ended on 31st March 2022

Note No. 23 - FINANCE COST

PARTICULARS	Year ended 31.03.2022	Year ended 31.3.2021
Interest	106.54	204.75
Other borrowing cost	0.00	0.00
	106.54	**204.75**

Note No. 24 - DEPRECIATION

PARTICULARS	Year ended 31.03.2022	Year ended 31.3.2021
On Property, plant & equipment	0.12	0.12
On Investment Property	5.99	6.55
Total	**6.11**	**6.67**

Note No. 25 - OTHER EXPENSES

PARTICULARS	Year ended 31.03.2022	Year ended 31.3.2021
Advertisement	0.00	0.09
Rates and Taxes	1.05	2.15
Building Repair & Maintenance	0.90	4.70
Conveyance Expenses	0.12	0.01
Travelling Expenses	0.71	1.09
Security Charges	6.02	6.13
Legal & Professional Expenses	2.33	1.28
Directors sitting fees	0.55	0.15
Electricity and Water	1.65	1.71
Repair & Maintenance	4.33	2.58
Miscellaneous Expenses	0.55	1.40
Bank Charges	0.02	0.03
Insurance Expenses - Building	0.32	0.06
Insurance expenses - Medical	1.16	1.93
Telephone Expenses.	1.77	1.42
Payment to Auditors- For Audit fee	1.34	1.34
- Limited review	0.47	0.47
- For Taxation matters	0.21	0.21
Business Promotion	0.77	0.00
GST	0.12	0.00
Fixed assets written off	0.07	0.00
Sundry balances written off	13.04	0.00
Total	**37.51**	**26.75**



Transcorp Estates Private Limited
Standalone Balance Sheet as at 31ST MARCH, 2022
Note No. 26 - Ratios

S.NO.	PARTICULARS	Numerator (N) / Denominator (D)	AS ON 31.03.2022	AS ON 31.03.2021	% VARIANCE	REASONS FOR VARIANCE (Change by more than 25% as compared to preceding year)
1	**CURRENT RATIO**					During the year company received amount from patnership firm M/s. Utkarsh of Rs. 1536.49 lakhs being its share of profit and proportionate part of capital Rs. 245.51 lakhs which was used to repay loans as well as making new investments resulting into substantial increase in current assets and substantial decrease in current liabilities.
	CURRENT ASSETS	N	2681.50	356.70		
	CURRENT LIABILITIES	D	415.27	1955.60		
	CURRENT RATIO		**6.46**	**0.18**	3440.24	
2	**DEBT-EQUITY RATIO**					During the year company received amount from patnership firm M/s. Utkarsh of Rs. 1536.49 lakhs being its share of profit and proportionate part of capital Rs. 245.51 lakhs which was used to repay loans as well as making new investments resulting into substantial increase in current assets ans substantial decrease in current liabilities.
	LONG TERM DEBT		0	0		
	SHORT TERM DEBT		405.90	1911.19		
	TOTAL DEBT	N	405.90	1911.19		
	SHAREHOLDERS EQUITY	D	3827.11	2459.48		
	DEBT-EQUITY RATIO		**0.11**	**0.78**	-86.35	
3	**DEBT SERVICE COVERAGE RATIO**					Due to share in profit during the year of associate partnership firm M/s. Utkarsh Rs.1536.49 lakhs as compared to share in loss of Rs.0.58lacs during 2020-21
	NET PROFIT AFTER TAX		1461.30	10.73		
	DEPRECIATION		6.11	6.67		
	INTEREST		106.54	204.75		
	EARNING AVAILABLE FOR DEBT SERVICE	N	1573.94	222.15		
	DEBT SERVICE	D	405.90	1911.19		
	DEBT SERVICE COVERAGE RATIO		**3.88**	**0.12**	**3236.05**	
4	**RETURN ON EQUITY RATIO**					Due to share in profit during the year of associate partnership firm M/s. Utkarsh Rs. 1536.49 lakhs.
	NET PROFIT AFTER TAX	N	1461.30	-39.28		
	SHAREHOLDER'S EQUITY	D	3827.11	2459.48		
	RETURN ON EQUITY RATIO		**38.18**	**-1.60**	-2490.57	
5	**INVENTORY TURNOVER RATIO**					
	COST OF GOODS SOLD	N	200.31	203.24		Company did not hold any inventory at the end of the year on 31.03.2022
	AVERAGE INVENTORY	D	97.86	293.51		
	INVENTORY TURNOVER RATIO		**2.05**	**0.69**	195.61	
6	**TRADE RECEIVABLES TURNOVER RATIO**					NOT APPLICABLE
	TOTAL SALES	N	122.97	128.82		
	TRADE RECEIVABLES	D	1.85	2.03		
	TRADE RECEIVABLES TURNOVER RATIO		**66.47**	**63.38**	4.87	
7	**TRADE PAYABLE TURNOVER RATIO**					NOT APPLICABLE
	NET PURCHASES	N	4.60	7.66		
	AVERAGE TRADE PAYABLES	D	0.00	0.00		
	TRADE PAYABLE TURNOVER RATIO		**0**	**0**	0.00	
8	**NET CAPITAL TURNOVER RATIO**					Due to Receipt of share in profit from partnership firm M/s. Utkarsh Rs.1536.49lakhs Net working capital increases substantially.
	NET SALES	N	122.97	128.82		
	WORKING CAPITAL(Current assets minus current liabiities)	D	2266.23	-1598.91		
	NET CAPITAL TURNOVER RATIO		**5.43**	**-8.06**	-167.35	
9	**NET PROFIT RATIO**					

JAIPUR

	NET PROFIT	N	1461.30	10.73		Due to share in profit during the year of associate partnership firm M/s. Utkarsh Rs. 1536.49 lakhs as compared to share in loss of Rs.0.58lacs during 2020-21
	NET SALES	D	122.97	128.82		
	NET PROFIT RATIO		**1188**	**8.33**	14161.12	
10	**RETURN 0N CAPITAL EMPLOYED**					
	EARNING BEFORE INTEREST AND TAX					
	NET PROFIT BEFORE TAX		1461.33	10.73		Due to share in profit during the year of associate partnership firm M/s. Utkarsh Rs. 1536.49 lakhs as compared to share in loss of Rs.0.58lacs during 2020-21
	INTEREST		106.54	204.75		
	TOTAL	N	1567.87	215.48		
	CAPITAL EMPLOYED		0.00	0.00		
	TOTAL ASSETS		4318.61	4469.15		
	less: CURRENT LIABILITIES		415.27	1955.60		
	TOTAL- CAPITAL EMPLOYED	D	3903.35	2513.55		
	RETURN N CAPITAL EMPLOYED		**0.40**	**0.09**	368.55	
11	**RETURN ON INVESTMENT**					
	EQUITY - LISTED - INVESTMENT GAIN METHOD					
	VALUE AS AT THE END OF YEAR		336.00	189.00		STOCK MARKET DETERMINED CHANGE
	VALUE AS AT THE BEGINNING OF YEAR		189.00	139.44		
	INCREASE(+) OF DECREASE IN VALUE ()		147.00	49.56		
	ROI - EQUITY - LISTED CLASS		0.78	0.36	118.832	

Anar Jain & Co. JAIPUR Chartered Accountants

Current tax asset

ITDS A.Y. 2018-19		
ITDS A.Y. 2022-23	5.98	0.00
ITDS A.Y. 2020-21	0.00	6.33
ITDS A.Y. 2021-22	5.85	5.00
EXCESS IT REFUND REFUNABLE	-0.56	0.00
	11.28	**11.33**

DETAILS SHEET OF MISCELLANEOUS EXI	Year ended 31.03.2022	Year ended 31.3.2021
Miscellaneous Expenses	0.13	0.09
Demat Charges	0.02	0.01
IIFL Wealth Broker charges	0.01	0.01
Lease Money	0.37	0.18
Service Tax / STT	0.00	0.00
Late fees	0.00	0.00
Postage and Telegram	0.01	0.00
Printing & Stationery	0.02	0.02
Income tax penalty	0.00	1.09
Round off	0.00	0.00
	0.55	**1.40**

Legal and Professional expenses		
Professional fees	0.00	0.00
Legal fees	0.05	0.09
Legal and Professional expenses	2.28	1.19
Staff recruitment professional charges	0.00	0.00
	2.33	1.28

TRANSCORP ESTATES PRIVATE LIMITED

Balance Sheet as at 31st March, 2022 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: U45201RJ2010PTC032864), 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, 2022.

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:

- Expected to be realized or intended to be sold or consumed in normal operating cycle,
- Held primarily for the purpose of trading,
- Expected to be realized within twelve months after the reporting period, or
- 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:

- Expected to be settled in normal operating cycle,
- Held primarily for the purpose of trading,
- Due to be settled within twelve months after the reporting period, or
- 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. As company has during the opted for new tax regime under section 115BAA of Income Tax Act, 1961, no MAT is paid and no provision for the same is made.

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.

<u>De-recognition of Financial Assets</u>

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.

<u>Impairment of Financial Assets</u>

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
NOTES TO STANDALONE FINANCIAL STATEMENTS AS AT 31ST MARCH,2022

Note No. 27 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.0.30 lacs (Previous year-0.56lacs) paid to auditors for other attestation services.

III In view of availability of unabsorbed loss/ depreciation and exempt income 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 abscence 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

Particulars	31.3.2021	31.3.2022
Current Tax expense		
Current Year	-	-
Adjustment for earlier years	-	0.04
Total current Tax Expense	-	0.04
Deferred Tax Expense		
Origination and reversal of temporary differences		
Less: Deferred Tax asset for Deferred Tax Liability	-	-
Total deferredTax Expense	-	-
Total Income Tax Expense	-	0.04

Deferred tax Expense / liability in respect of unrealised gains or losses upon conversion of value of financial instruments through FVTPL is directly adjusted in the gains or losses and is reflected in balance sheet

(ii) Income Tax recognised in other comprehensive income

Particulars	31-Mar-21			31-Mar-22		
	Before tax	(Tax expense) / benefit	Net of Tax	Before tax	(Tax expense) / benefit	Net of Tax
Net gains/(losses) fair value of Equity Instruments	29.26	-4.27	24.99	183.25	-26.91	156.34
Total	**29.26**	**-4.27**	**24.99**	**183.25**	**-26.91**	**156.34**

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

Particulars	As at 31st March 2021	As at 31st March 2022
Profit before tax	10.73	1,461.33
Tax using company's domestic tax rate 25.168%(P.Y. 25.168%)	2.70	367.79
MAT credit adjustments		
Add: Earlier Year tax	-	0.04
Add : Others - MAT being not applicable under section 115BAA of Income Tax Act	-2.70	-
	0.00	367.82
Tax as per Statement of Profit & Loss	**0.00**	-
Effective Rate of Tax	-	-

VI **Disclosure as per Ind AS 24: Related Parties**

Related Party disclosures

1. Holding Company

Transcorp International Limited

1a. Associate- M/s UTKARSH

2. Fellow subsidiary of holding company

Ritco Travels and Tours Private Limited

3. Relatives of person excercising significant influence in holding company

Ayan Agarwal

Manisha Agarwal

4. 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 Bhoruka Projects Ltd.

Bhoruka Investment Ltd.

Transcorp Enterprises Limited

	This year Rs in lacs	Prvious year Rs in lacs
6. Directors - Non executive		
Rajendra Singh Shekhawat - Sitting fees paid	0.20	0.05
Apra Kuchhal - Sitting fees paid	0.15	NIL
Avani agarwal - Sitting fees paid	0.15	0.05
Avani Agarwal - Sale of Investment	0.00	-
Purshottam Agrawal(Resigned) Sitting fees paid	0.05	0.05

Transaction with the above related parties for the year ended 31 march 2022 are as follows:

S. No.	Particulars	Holding Company	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	100.00	Nil	688.37
	b) Year End Balance	Nil	Nil	Nil	491.19
	c) Loans given	Nil	100.00	Nil	740.04
	d) Repayment received	Nil	100.00	Nil	500.18
	e) Interest receivable	Nil	Nil		-
2	**Short term borrowings**				
	a) Maximum Amount	251.13	Nil	Nil	944.29
	b) Year End Balance including interest payable	169.31	Nil	Nil	106.59
	c) Loans received	1,889.00	Nil	Nil	398.25
	d) Repayment Given	1,798.00	Nil	Nil	1,235.10
3	**Rent (Excluing GSTand TDS) Received**	4.72		Nil	Nil
	Outstanding Balance	Nil	Nil	Nil	Nil
4	**Expenses Shared(paid/provided)**	24.21	Nil	Nil	Nil
	Amount payable at year end	1.92	Nil	Nil	Nil
5	**Interest Paid/ credited gross**	4.79 (TDS Rs.0.48)	Nil	Nil	37.86 (TDS Rs.3.78)
6	**Interest Received/ debited gross**	Nil	0.78 (TDS Rs. 0.08)	Nil	7.82 (TDS Rs.0.18)
7	**Security Deposit Received**	-3.69	Nil	Nil	Nil
	Balance at year end	Nil	Nil	Nil	Nil
8	**Purchases/ Services taken**	Nil	0.48	Nil	Nil
9	**Mortgage of properties for securing the loan/ other facilities taken from bank by holding co.**	Nil	Nil	Nil	Nil
10	**Share subscription given during the year including share premium**		150.00		5.17
11	**Sale of Investments**			37.17	
12	**Dividend paid**	250.00			
	Transferring of Immovable Property to holding company	2,125.64	Nil	Nil	Nil
13	**Amount receivable at year end**	2,125.64	Nil	Nil	Nil
14	**Capital /profit received from Associate Rs.1782.00(Capital 245.51 , profit Rs.1536.49)**				

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

S. No.	Particulars	Holding Company	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	38.83
	b) Year End Balance	Nil	Nil	Nil	138.83
	c) Loans given	Nil	Nil	Nil	0.25
	d) Repayment Received	Nil	Nil	Nil	7.18
2	**Short term borrowings**				
	a) Maximum Amount	443.43	Nil	Nil	951.19
	b) Year End Balance	74.01	Nil	Nil	931.79
	c) Loans received	74.94	Nil	Nil	1,065.85
	d) Repayment Given	107.50	Nil	Nil	856.00
3	**Rent Received**	6.71	Nil	Nil	1.94
	Outstanding Balance	NIL	Nil	Nil	-0.20
4	**Expenses Sharing**	17.67	Nil	Nil	Nil
	Amout Payable at the yer end	18.43	Nil	Nil	Nil
5	**Interest Paid/ credited gross**	25.81	Nil	Nil	84.14
	TDS	1.94	Nil		6.31
6	**Interest Received/ debited gross**	Nil	Nil	Nil	14.22
	TDS deducted				0.53
7	**Security Deposit Received**	Nil	Nil	Nil	Nil
	Balance at year end	3.69	Nil	Nil	Nil
8	**Purchases/ Services taken**	Nil	0.73	Nil	Nil
9	**Mortgage of properties for securing the loan/ other facilities taken from bank by holding co.**	1,600.00	Nil	Nil	Nil
10	**Share subscrition given during the year**	Nil	Nil	Nil	10.10
11	**Transferring of Immovable Property**	93.50	Nil	Nil	Nil
12	Capital contribution to Assoicate Rs. 1.85				

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

Name	Purpose	Opening Balance as on 1.4.2021	Additions/(deletions) during the year with interest(Net)	Closing balance as on 31.3.2022	Remarks
TCI Bhoruka Projects Ltd	General business purposes	102.89	-26.32	76.57	Repayment of loan/ write off of interest
Transcorp Fincap Private Ltd	General business purposes	43.12	-43.12	-	Repayment of whole loan
Investments in listed/ unlisted shares as per note 4 at fair value including invesment in fellow subsidiary	Investments	304.65	301.25	605.90	Additions is subscription in right issue from unlisted co.Rs.5.17 lacs , Equity of fellow subsidiary Rs. 150.00 lacs and Change in value as per fair value OCI. Deletion is sale of shares for 37.17
Investment in preference shares as per note 4 at amorised cost	Investments	280.79	42.31	323.09	Addition in Preference share is new acquisition Rs. 19 lacs and fair value change
Convertible Promissory note - M/s Food cloud P LTD	Investments	30.00	10.00	40.00	Addition in covertible promissory note
Capital in partnership firm - M/s UTKARSH(Associate)	Investments	601.58	-245.51	356.07	
Investment in Mutual funds Equity/AIF's	Investments	793.87	-514.04	279.83	Redemption of investment

VII **Disclosure as per Ind AS 33 : Earnings per Share**

Basic and diluted earnings per share

Particulars	31-Mar-21	31-Mar-22
Profit attributable to equity shareholders (used as numerator) (Rs)	10.73	1,461.30
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	1.07	146.13

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

A) Contingent Liability -NIL

IX **Disclosure as per Ind AS 40: Investment Property**

i) Direct Operating Expenses arising from investment property that generated rental income are Rs.4.81 lakhs (Previous year RS. 9.54 lacs)

ii) Direct Operating Expenses arising from investment property that did not generated rental income are Rs.3.92 lacs (Previous year Rs. 4.66 lacs)

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, 2022 and March 31, 2021.

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.

Particulars	31-Mar-21	31-Mar-22
Financial Assets		
Loan to Related Parties(including interest receivable)	146.01	491.18
Loan to others	0.00	50.46
Preference Shares redeemable at premium	280.79	323.09
Bank Deposits(including interest accrued)	0.00	0.00
Total	**426.80**	**864.73**
Financial Liabilities		
Loans from related parties including interest payable	1005.80	275.90
Loans from others including interest accrued but not due	905.39	130.00
Total	**1911.19**	**405.90**

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 ammortised 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 uncertainities about future values of the investment securities.

a) Exposure to Investment Price Risk

Particulars	31-Mar-21	31-Mar-22
Investment in Equity Instruments	304.65	605.90
Investment in Preference Shares	280.79	323.09
Investment in Mutual Funds	793.87	279.83
Convertible Promissory Note	30.00	40.00
	1409.31	**1248.82**

b) Sensitivity Analysis

Particulars	31-Mar-21			31-Mar-22		
	Sensitivity Analysis	Impact on		Sensitivity Analysis	Impact on	
		Profit before Tax	Other Equity		Profit before Tax	Other Equity
Market Rate Increase	5%	70.47	52.73	5%	62.44	46.73
Market Rate Decrease	5%	-70.47	-52.73	5%	-62.44	-46.73

For year ended 31.3.2022 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, 2021					
Unsecured		1.15	0.88	-	2.03
As at March 31, 2022					
Unsecured		0.97		0.88	1.85

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 choosen 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:

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	**33.74**				**33.74**
Total Financial Liabilities					**1,944.93**
Other liabilities	**10.68**				**10.68**
Total	10.68		-	-	1,955.61

Particulars	As at 31-3-2022				Total
	On demand	<6 months	6-12 months	>1 year	
Interest bearing borrowings (including current maturities)	**405.90**				**405.90**
Trade / other payables	**4.03**				**4.03**
Total Financial Liabilities					**409.93**
Other liabilities	**5.34**				**5.34**
Total	5.34		-	-	415.27

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

Particulars	3/31/2021		
	FVTPL	FVTOCI	Amortised Cost
Financial Assets			
Investments			
-Equity Instruments	-	304.65	-
-Prefrence Shares (Debt)	-	-	280.79
-Mutual funds AIF	793.87		
-Partnersip firm (Associate)	601.58		
-Convertible Promissory Note	30.00		
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**
	-	-	1,978.67

Particulars	3/31/2022		
	FVTPL	FVTOCI	Amortised Cost
Financial Assets			
Investments			
-Equity Instruments	-	605.90	-
-Prefrence Shares (Debt)	-	-	323.09
-Mutual funds AIF	279.83		
-Partnersip firm (Associate)	356.07		
-Convertible Promissory Note	40.00		
Trade Receivables	-	-	1.85
Loans	-	-	541.64
Cash and cash equivalents	-	-	2.92
Other Financial Assets	-	-	2,123.72
Total	**675.90**	**605.90**	**2,993.22**
Financial Liabilities			
Borrowings	-	-	405.90
Trade Payable	-	-	-
Other Financial Liabilities	-	-	4.03
Total	**-**	**-**	**409.93**

b) Fair Value hierarchy

Financial assets and liabilities measured at Fair value	Level 1	Level 2	Level 3	Total
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	-	-	-	-

As at 31 March 2022				
Financial Assets				
Investments in quoted Equity instruments	336.00	-	-	336.00
Investments in unquoted Equity instruments	-	-	269.90	269.90
Investment in preference shares(Debt)			323.09	323.09
Investment in Mutual Funds AIF's	279.83			279.83
Convertible Promissory Note			40.00	40.00
				-
Financial Liabilities	-	-	-	-

Level 1- Level 1 hierarchy includes financial instruments measured using quoted prices/ available NAV in case of Mutual funds/ AIF's. 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). Instruments like Mutual funds where NAV,s are available are stated at available NAV.

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 brrowing rate of the entity as on each balance sheet date is used for discounting. Company has given loans which are repayble on demand

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

Particulars	Level	3/31/2021		3/31/2022	
		Carrying amount	Fair value	Carrying amount	Fair value
Financial Assets					
Loans	3	146.01	146.01	541.64	541.64
Trade Receivables	3	2.03	2.03	1.85	1.85
Total		**148.04**	**148.04**	**543.49**	**543.49**
Financial Liabilities					
Loans- Borrowing from banks	3	-	-	-	-
Other Borrowings	3	1,911.19	1,911.19	405.90	405.90
Other Financial Liabilities	3	33.74	33.74	4.03	4.03
Total		**1,944.93**	**1,944.93**	**409.93**	**409.93**

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.

Particulars	As at 31-3-21	As at 31-3-22
Total debt	1,911.19	405.90
Less: cash and cash equivalents	**1.43**	**2.92**
Net Debt	**1,909.76**	**402.98**
Equity	2,459.47	3,827.11
Net debt to equity ratio	**0.78**	**0.11**

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. Share of Profit and loss from investment in partnership firm is shown seperately on the face of statement of profit and loss as a seperate line item.

Company has not done any transaction with companies struck off under section 248 of the Companies Act,2013

10 Registration of charges or satisfaction with Registrar of Companies

Not Applicable

11 Compliance with number of layers of companies

The company has complied with the number of layers prescribed under clause (87) of Section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.

12 Ratios

Duly disclosed in note No.26

13 Compliance with approved Scheme(s) of Arrangements

No such scheme of arrangement during the year

14 Utilisation of Borrowed funds and share premium

a) no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the intermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner whasoever by or on behalf of the company (Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of ultimate beneficiaries.

b) no funds have been received by the company from any person(s) or entity(ies) including foreign entities ("Funding Parties") with the understanding whether recorded in writing or otherwise, that such company shall whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or provide guarantee, security or the like on behalf of the

15 Undisclosed Income:

There were no previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

16 Corporate Social Responsibility (CSR)

Not Applicable during the year

17 Details of Crypto Currency or Virtual Currency

Company has not invested or traded in crypto currency or virtual currency during the year.

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
DATE: 23/04/2022
PLACE: JAIPUR
UDIN

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.858.12 lacs(previous year Rs. 1464.96lacs), Current assets being cash and bank balances and Advance tax Rs993.21 lacs (previous year Rs.2.40 lacs), and current liabilities being provision for taxation Rs.980.66 lacs(previous year provison for taxation RS. NIL, but expenses payable Rs. 0.3lacs), Total Capital after adjusting Profit/loss of the current year net of withdrawls Rs.870.67 lacs(previous year RS. 1467.05lacs). Revenue was 4481.50 (previous year Rs.NIL)being profit on sale of Preferance shares and indirect income comprising of interest earned on FDR's was Rs.3.83 lacs (previous year Rs. NIL) and expenses in connection with revenue earned was Rs.186.11 lacs. Profit from operation after provision for taxation Rs.980.66 was Rs. 3318.57 lacs (previous year loss from operation Rs. 0.61lacs).

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 asssets. 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.

XIX **OTHER DISCLOSURES REQUIRED BY SCHEDULE III TO THE COMPANIES ACT, 2013**

1 **Disclosure related to utilization of funds borrowed from banks and financial institutions**
The company has not taken loan from Bank or Financial institution.

2 **Title deeds of Immovable Property not held in name of the Company**
Immovable property as at year end were held by the company in its own name

3 **Revaluation of PPE**
intangible asset.

4 **Loans and advances granted to promoters, directors, KMPs and Related Parties**
Duly disclosed in note no. 10(a)

5 **Capital work in progress, intangible assets under development**
Nil as at year end

6 **Benami Properties**
NIL

7 **Borrowings from banks or financial institutions on the basis of security of current assets.**
assets

8 **Wilful Defaulter**
Company is not declared as a wilful defaulter by any bank or financial Institution or other lender

9 **Relationship with Struck off Companies**

Related party transactions

Transcorp enterprises Ltd	Rent	1.94
	O/s	-0.2

	BIL	AFT
Short term borrowings		
a) Maximum Amount	716.05	228.24
b) Year End Balance	-	106.59
c) Loans received	138.00	260.25
d) Repayment Given	854.05	381.05
Interest Paid/ credited gross	24.91	12.94
TDS	2.49	1.29

	TCIBPL	TFPL	total	BIL
Loan given				
a) Maximum Amount	95.71	43.12	138.83	
b) Year End Balance	76.57	0	76.57	414.62
c) Loans given	0	0	0	740.04
d) Repayment received	19.14	43.12	62.26	303
e) Interest receivable	0	0	0	0
Interest Received/ debited gross	7.21	0.61	7.82	0
TDS	0.12	0.06		0

Direct Operating Expenses arising from investment property that generated rental income

	2021-22	2020-21	2019-20
Municipal Taxes	105376	139351	114976
Electricity expenses	7878	48319	0
Repairs to Building	89504	469869	258244
Security Charges	210000	272607	269500
building Insurance	31676	5766	22323
Lease Money	36660	18330	18330
	481094	954242	**683373**

Direct Operating Expenses arising from investment property that did not generated rental incom

Municipal Taxes		76138	0
Electricity expenses		0	0
Repairs to Building		0	0
Security Charges	392353	389760	393724
Insurance		0	0
Lease Money		0	0
	392353	465898	393724