

ALEMBIC CITY LIMITED

ALEMBIC ROAD, VADODARA - 390 003.

TWENTY EIGHTH ANNUAL REPORT

2021-2022

ALEMBIC CITY LIMITED

Board of Directors

Mr. Mitanshu Shah	-	Chairman
Mr. Samir Patel	-	Director
Mr. Rasesh Shah	-	Director

Statutory Auditors

M/s. Maloo Bhatt & Co.
Chartered Accountants
204-207, Parshwa Complex,
Near Cash N Carry, Ellorapark
Vadodara - 390 023

Bankers

Axis Bank
HDFC Bank

Registered Office

Alembic Road,
Vadodara - 390 003
CIN: U70100GJ1994PLC021552
Tel.: 0265 2280550

ALEMBIC CITY LIMITED

NOTICE

Notice is hereby given that the Twenty Eighth Annual General Meeting of the Members of Alembic City Limited will be held on 5th August, 2022 at 4:00 p.m. at the Registered Office of the Company at Alembic Road, Vadodara - 390 003, to transact the following business:

Ordinary Business:

1. To receive, consider and adopt the Audited Standalone Financial Statements of the Company for the financial year ended 31st March, 2022 and the Reports of the Board of Directors and Auditors thereon.
2. To appoint a Director in place of Mr. Samir Patel (DIN No. 06571207), who retires by rotation and being eligible, offers himself for re-appointment.

NOTES:

1. **ANY MEMBER ENTITLED TO ATTEND AND VOTE IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF AND SUCH PROXY NEED NOT BE A MEMBER OF THE COMPANY.**
2. The proxy form duly completed must reach the Registered Office of the Company not later than forty-eight hours before the time of holding the meeting.
3. The details of Mr. Samir Patel, Director, seeking re-appointment/appointment at the Annual General Meeting, pursuant to para 1.2.5 of Secretarial Standard – 2 (SS-2) is given in Annexure-A of this notice.
4. All documents referred to in the Notice are open for inspection at the Registered Office of the Company between 11.00 a.m. and 1.00 p.m. on any working day except Saturdays and holidays up to the date of Annual General Meeting.

Regd. Off.:

Alembic Road,
Vadodara - 390003
Date: 2nd May, 2022
CIN: U70100GJ1994PLC021552
Tel: +91 265-2280550

By Order of the Board



Mitanshu Shah

Chairman
(DIN: 02305207)

Annexure-A

Details of the Directors seeking appointment / re-appointment at the ensuing Annual General Meeting pursuant to para 1.2.5 of the Secretarial Standard-2 (SS-2) and other applicable provisions are as under:

Name of the Director	Mr. Samir Patel
Age	49 years
Qualifications	CMA, M. Com., LL.B
Experience	27 years
Terms and Conditions of appointment or re-appointment along with details of remuneration sought to be paid	N.A.
Remuneration last drawn (2020-21)	Nil
Nature of expertise in specific functional areas	Finance and Accounts
Date of first appointment on to the Board	07/07/2014
No. of Shares held in the Company as on 31 st March, 2022	10*
Relationship with other Directors, Manager and other Key Managerial Personnel	Mr. Samir Patel is not related to any Director, Manager and other Key Managerial Personnel.
No. of Meetings of the Board attended during the year	4
Directorship in other companies as on 31 st March, 2022	1. Shreno Engineering Limited
Chairmanship / Membership of Committees of other Board	Nil

* Shares held in his capacity as the registered owner. Beneficial owner of these shares is Alembic Limited.

ALEMBIC CITY LIMITED

BOARD'S REPORT

To,
The Members,

Your Directors present their Twenty Eighth Report on the working of the Company together with the Audited Annual Accounts for the year ended on 31st March, 2022.

1. FINANCIAL RESULTS:

The Company has made a net loss of Rs. 131.60 Lacs for the year ended on 31st March, 2022 as against net loss of Rs. 56.67 Lacs for the previous year ended on 31st March, 2021.

2. TRANSFER TO RESERVE:

In view of losses, the Company has not proposed any amount to be transferred to General Reserve for the financial year ended 31st March, 2022.

3. DIVIDEND:

Your Directors do not recommend any dividend on equity shares for the year ended on 31st March, 2022.

4. OPERATIONS AND STATE OF AFFAIRS OF THE COMPANY:

(Rs. in lacs)

For the year ended 31st March	2022	2021
Profit / (Loss) for the year before Interest, Depreciation and Tax	758.75	410.80
Adjusting therefrom:		
Interest (net)	396.35	235.06
Depreciation	542.53	264.78
Provision for deferred tax liabilities or (assets)	(58.06)	(32.47)
Provision for current tax	9.50	0.10
Short/(Excess) tax provisions of earlier years	0.04	-
Loss for the year	(131.60)	(56.67)

5. SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES:

The Company is a wholly owned subsidiary of Alembic Limited. The Company does not have any subsidiaries, associates or joint ventures.

6. DIRECTORS:

In accordance with the provisions of the Companies Act, 2013 and the Articles of Association of the Company, Mr. Samir Patel (DIN: 06571207), Director of the Company, will retire by rotation at the ensuing Annual General Meeting and being eligible, offers himself for re-appointment. Your Directors recommend his re-appointment at the ensuing Annual General Meeting (AGM) of the Company.

7. MEETINGS OF BOARD:

Four (4) Board Meetings were held during the financial year ended 31st March, 2022 i.e. on 06-05-2021, 29-07-2021, 26-10-2021 and 03-02-2022.

8. INTERNAL CONTROL SYSTEMS:

The Company's internal control procedures which includes internal financial controls, ensure compliance with various policies, practices and statutes in keeping with the organization's pace of growth and increasing complexity of operations.

9. RISK MANAGEMENT:

The Company has in place a mechanism to identify, assess, monitor and mitigate various risks to key business objectives. Major risks identified by the business and functions are systematically addressed through mitigating actions on a continuing basis. These are discussed at the meetings of the Board of Directors of the Company.

10. RELATED PARTY TRANSACTIONS:

Related party transactions that were entered into during the financial year were on arm's length basis and were in ordinary course of business. There are no material related party transactions which are not in ordinary course of business or which are not on arm's length basis and hence there is no information to be provided as required under Section 134(3)(h) of the Companies Act, 2013 read with Rule 8(2) of the Companies (Accounts) Rules, 2014.

11. FIXED DEPOSITS:

During the year under review, the Company has not accepted / renewed any deposits.

12. LOANS, GUARANTEE OR INVESTMENTS:

During the year under review, the Company has not granted any Loans under the provisions of Section 186 of the Companies Act, 2013 read with Companies (Meeting of Board and its Power) Rules, 2014. The Company has issued a Bank Guarantee of Rs. 45.68 Lacs to MGVCCL for power deposit. The details of Investments made under the said Section are provided in Notes to the Financial Statements at Note No. 3 & 5 respectively.

The Company has also made redemptions from schemes of various mutual funds aggregating to ₹ 125 Lacs during the year.

13. PARTIAL REDEMPTION OF OPTIONALLY FULLY CONVERTIBLE DEBENTURES:

During the year under review, the Company had partially redeemed 250, 1% Unsecured Optionally Fully Convertible Debentures of ₹ 1,00,000/- each, aggregating to ₹ 250 lacs, out of the total 500, 1% Unsecured Optionally Fully Convertible Debentures of ₹ 1,00,000/- each, issued to its holding company i.e. Alembic Limited.

14. STATUTORY AUDITORS:

In compliance with the provisions of Companies (Audit and Auditors) Rules, 2014, M/s. Maloo Bhatt. & Co., Chartered Accountants (FRN: 0129572W) has been appointed as Statutory Auditors of the Company by the members at their 25th Annual General Meeting ('AGM') of the Company held on 25th September, 2019 to hold office for a period of 5 years i.e. upto the conclusion of 30th Annual General Meeting of the Company.

The Auditors' Report for the financial year 2021-22 does not contain any qualification, reservation or adverse remark. The Auditors' Report is enclosed with the financial statements in this Annual Report.

15. MATERIAL CHANGES:

There has been no material changes and commitments affecting the financial position of the Company since the close of financial year i.e. since 31st March,

2022. Further, it is hereby informed that there has been no change in the nature of business of the Company.

16. ANNUAL RETURN:

As per the provisions of Section 92(3) and Section 134(3)(a) of the Companies Act, 2013, the Company is required to upload a copy of the annual return on the its website, if any, and the web-link of such annual return shall be disclosed in the Board's report. Since the Company does not have a website, the Annual Return is not required to be uploaded.

17. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO:

During the year under review:-

- (a) The Company has not consumed any major energy or utilities and hence, the details regarding appropriate steps taken for conservation of energy is not required to be furnished.
- (b) The Company is not engaged in any manufacturing activity where technology is required.
- (c) The Company has neither earned nor spent any foreign exchange.

18. PARTICULARS OF EMPLOYEES:

During the period under review, there is no employee in respect of whom information as per Section 197 of the Companies Act, 2013 read with Rule 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 is required to be given.

19. COMPLIANCES OF SECRETARIAL STANDARDS:

During the year under review, the Company has complied with all the applicable provisions of the Secretarial Standards.

20. OTHER DISCLOSURES:

There are no significant and material orders passed by the Regulators or Courts or Tribunals impacting the going concern status of the Company and its operations in future.

Disclosures for provisions under the Companies Act, 2013 and / or other applicable statutory provisions, which are not applicable to the Company are not given in the Board's Report.

21. DIRECTORS' RESPONSIBILITY STATEMENT:

Pursuant to Section 134(5) of the Companies Act, 2013, the Board of Directors, to the best of its knowledge and ability, confirm that:

- a) in preparation of the annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures, if any;
- b) they have 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 the Company at the end of the financial year and of the loss of the Company for that period;
- c) they have taken proper and sufficient care for maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d) they have prepared the annual accounts on a going concern basis; and
- e) they have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

Regd. Off.:

Alembic Road,

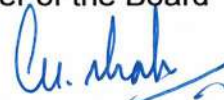
Vadodara - 390003

Date: 2nd May, 2022

CIN: U70100GJ1994PLC021552

Tel: +91 265-2280550

By Order of the Board



Mitanshu Shah

Chairman

(DIN: 02305207)



INDEPENDENT AUDITOR'S REPORT

To the Members of
Alembic City Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Alembic City Limited, which comprise the Balance Sheet as at 31st March, 2022, and the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2022, and its loss, total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the *Code of Ethics* issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidences we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's



BRANCH:

307, Orion Arcade, Near Inox, Zadeshwar Road, Bharuch, Gujarat- 392011

Report including Annexures to Board's Report and other Shareholder's Information, but does not include the financial statements and our auditor's report thereon.

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

We have been provided the aforesaid reports and based on the work we have performed, we did not observe any material misstatement of this other information and accordingly, we have nothing to report in this regard.

Management's Responsibility for the Standalone Financial Statements and for Internal Financial control over Financial Reporting

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 with respect to the preparation of these financial statements that give a true and fair view of the financial position and financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting standards (Ind AS) specified under section 133 of the Act read with relevant rules issued thereunder.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

The Company's Management is responsible for establishing and maintaining internal financial controls based on essential components of the 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 company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.



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

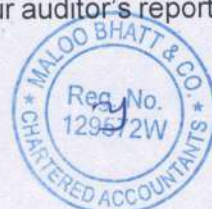
The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act and the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting. Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

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



However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial controls over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial 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 authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Report on Other Legal and Regulatory Requirements

As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure "A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.



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

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- (c) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with relevant rules issued thereunder.
- (e) On the basis of the written representations received from the directors as on 31st March, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) In our opinion considering nature of business, size of the operation and organizational structure of the entity, 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 31st March, 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.
- (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 to the best of our information and according to the explanations given to us, the company has complied with provisions of Section 197 of the Act.
- (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, in our opinion and to the best of our information and according to the explanations given to us:
 - i. In our opinion to the best of our information and as explained to us, the Company does not have any pending litigations which would have impact on its financial position in its financial statements.
 - ii. The Company did not have any long- term contracts including derivative contracts for which there were any material foreseeable losses.



iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

iv.

(a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) 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 or entity, including foreign entity ("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 the Ultimate Beneficiaries;

(b) The management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the 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 any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e) as provided under (a) and (b) above, contain any material misstatement.

v. The Company has not declared or paid any dividend during the year.

For Maloo Bhatt & Co.
Chartered Accountants
(F.R.No.129572W)



CA. Yash Bhatt
Partner
M No. 117745

Place: Vadodara
Date: 02nd May, 2022

UDIN: 22117745AIGLXO6782

ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

(referred to paragraph 1 under "report on other legal and regulatory requirements" of our report of even date on the accounts for the year ended on 31st March, 2022 of Alembic City Limited)

1. The company does not have any Property, Plant and Equipment except Right to use assets. Since the company is engaged in business of renting of immovable properties along with fit out, fixed assets have been capitalized as Investment Property. This clause is being reported for investment properties:
 - i) The company is maintaining proper records showing full particulars including quantitative details and situation of fixed assets held as investment properties
 - ii) Fixed Assets are physically verified by management at reasonable intervals and no material discrepancies were noticed on such verification; and
 - iii) The company has taken immovable properties on lease from Alembic Limited (Holding Company) and does not have any immovable property in its own name. However, the company has made fit-out works on leasehold properties which has been capitalized and amortized over the lease term.
 - iv) The Company has not revalued its Property, Plant and Equipment (including Right to Use assets) and intangible assets during the year.
 - v) No Proceeding have been initiated or pending against the company for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.
2.
 - i) The company does not have any inventory, hence reporting under this clause is not required.
 - ii) The Company has not taken any working capital facility from any Bank or Financial Institution and hence reporting under this clause is not required.
3. The Company has not made any investment in, provided any guarantee or security or granted any loans or advances in nature of loans (except employee advances), secured or unsecured, to companies, firms, Limited Liability Partnerships or other parties. Hence requirements of this clause is not applicable to the Company.
4. According to information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 in respect of loans, investments, guarantees and security.
5. According to information and explanations given to us, the Company has not accepted any deposits including deemed deposits, during the year and hence further reporting in this clause is not required.



6. The maintenance of cost records as prescribed by the Central Government under sub section (1) of section 148 of the Companies Act, 2013 are not applicable to the company.
7. According to the information and explanations given to us in respect of statutory and other dues :
- i) The Company has been regular in depositing undisputed statutory dues, including Income Tax, Goods & Services Tax, and other statutory dues to the appropriate authorities during the year. Based on our audit procedures and according to the information and explanations given to us, there are no arrears of statutory dues which has remained outstanding as at 31st March, 2022 for a period of more than six months from the date they became payable.
 - ii) According to the information and explanations given to us and on the basis the records produced before us by the Company, there are no amounts payable in respect of income tax / sales tax / Service tax / customs duty / wealth tax / excise duty / cess, which have not been deposited on account of any dispute.
8. There are no transactions of unrecorded income surrendered or disclosed during the year, hence reporting under this clause is not applicable to company.
- 9.
- i) The Company has not taken any loan or borrowing from any bank or financial institution or Government. The Company has not defaulted in repayment of dues to debenture holders.
 - ii) The company is not a wilful defaulter by any bank or financial institution or other lender.
 - iii) The Company has not taken any term loan and hence this sub-clause is not applicable.
 - iv) The Company has not taken any fund for short term basis and hence this sub-clause is not applicable.
 - v) The Company doesn't have any subsidiary, associates, or joint venture, hence reporting under this sub-clause is not applicable to the Company.
 - vi) The Company doesn't have any subsidiary, associates, or joint venture, hence reporting under clause 3(ix)(f) is not applicable to the Company.
- 10.
- i) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year.



- ii) The Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year.
- 11.
- i) According to the information and explanations given to us, we have not noticed or reported any fraud by the Company or any fraud on the Company by its officers or employees during the year.
- ii) No report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government;
- iii) As explained to us, the company have not received any whistleblower complaints during the year.
12. This Clause is not applicable to the Company as the Company is not a Nidhi Company.
13. In our opinion, all transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 and the details have been disclosed in the Financial Statements as required by the applicable accounting standards.
14. Since the Internal audit is not applicable to the Company, accordingly requirement of this clause is not applicable to the Company.
15. According to the information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with him and the provisions of section 192 of Companies Act, 2013 have been complied with.
16. This Clause is not applicable to the Company as the Company is not a required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.
17. The company has not incurred any cash losses in the current financial year as well as in immediately preceding financial year.
18. There is no such case of resignation of statutory auditors, hence this clause is not applicable.
19. 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, our knowledge of the Board of Directors



and management plans, we are of the opinion that no material uncertainty exists as on the date of the audit report that and the company is 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.

20. CSR Provisions under section 135 of Companies Act 2013 is not applicable to the company, hence this clause is not applicable.
21. Since the company is not required to prepare Consolidated financial statements, this clause is not applicable.

Place: Vadodara
Date: 02nd May, 2022



For Maloo Bhatt & Co.
Chartered Accountants
(F.R.No.129572W)

CA. Yash Bhatt
Partner
M No. 117745

UDIN: 22117745AIGLXO6782

Alembic City Limited
Balance Sheet

(Rs. in Lacs)

Particulars	Notes	As at 31st March, 2022	As at 31st March, 2021
I. ASSETS			
(1) Non-current assets			
(a) Property, Plant and Equipments	2	5,512.34	2,359.72
(b) Investment Property	2	343.33	379.68
(c) Financial Assets			
- Investments	3	1.78	1.80
- Other Financial Assets	4	183.35	133.30
(d) Deferred Tax Asset	15	57.57	-
Total Non-Current Assets		6,098.37	2,874.50
(2) Current Assets			
(a) Financial Assets			
- Investment	5	225.17	91.02
- Cash and cash equivalents	6	25.33	11.07
- Trade Receivables	7	33.06	70.84
(b) Current Tax Assets (Net)	8	63.22	32.30
(c) Other Current Assets	9	26.69	42.18
Total Current Assets		373.47	247.41
TOTAL ASSETS		6,471.84	3,121.91
II. EQUITY AND LIABILITIES			
EQUITY			
Equity Share capital	10	5.00	5.00
Other Equity	11	(134.24)	89.21
Total Equity		(129.24)	94.21
LIABILITIES			
(1) Non - Current liabilities			
(a) Financial Liabilities			
- Borrowing	12	123.25	230.15
- Lease Liabilities	13	5,281.39	2,338.15
- Others	14	465.71	173.02
(b) Deferred Tax Liability	15	-	34.45
Total Non Current Liabilities		5,870.34	2,775.76
(2) Current liabilities			
(a) Financial Liabilities			
- Trade Payables	16		
i. total outstanding dues of Micro Enterprises & Small Enterprises		0.35	18.98
ii. total outstanding dues of creditors other than Micro Enterprises & Small Enterprises		15.31	28.01
- Lease Liability		578.60	149.37
- Other Financial Liabilities	17	95.77	40.75
(b) Other Current Liabilities	18	40.71	14.83
Total Current Liabilities		730.73	251.93
Total Liabilities		6,601.08	3,027.70
TOTAL EQUITY AND LIABILITIES		6,471.84	3,121.90

Summary of significant accounting policies & other explanatory notes and informations (Note 1 & 23)
The accompanying notes referred to above which form an integral part of the Financial Statements

As per our report of even date

For and on behalf of the Board of Directors

For Maloo Bhatt & Co.
Chartered Accountants
F R No. 129572W

CA. Yash Bhatt
Partner
M. No. 117745
Baroda
Date: 2nd May, 2022



Mitanshu Shah
(DIN - 02305807)

Chairman

Samir Patel
(DIN - 06571207)

Director

Rasesh Shah
(DIN - 00113641)

Director

Baroda
Date: 2nd May, 2022

Alembic City Limited
Statement of Profit and Loss

		(Rs. in Lacs)			
Particulars	Notes	For the Year ended 31st March, 2022		For the Year ended 31st March, 2021	
I. INCOME					
Income from Operation	19		906.45		460.92
Other Income	20		15.94		39.41
Total Income			922.38		500.33
II. EXPENSES					
Finance costs	21		396.35		235.06
Depreciation and amortization expense	2		542.53		264.78
Other expenses	22		163.64		89.53
Total Expenses			1,102.51		589.37
III. Profit before Tax (I - II)			(180.13)		(89.04)
IV. Tax Expense					
Current Tax		9.50		0.10	
Deferred Tax		(58.06)		(32.47)	
Short/(Excess) tax provisions of earlier years		0.04	(48.52)	-	(32.37)
V. Profit (Loss) for the year (IV-III)			(131.60)		(56.67)
VI. Other Comprehensive Income					
A. (i) Items that will not be reclassified to profit or loss			(0.02)		1.09
(ii) Income tax relating to items that will not be reclassified to profit or loss			(0.00)		(0.12)
VII. Total Other Comprehensive Income			(0.02)		0.98
VIII. Total Comprehensive Income for the year (V + VII)			(131.62)		(55.69)
IX. Earnings per equity share (FV Rs. 10/- per share)					
- Basic & Diluted (in Rs) [Refer Note 23(1)]			(263.21)		(113.34)

Summary of significant accounting policies & other explanatory notes and informations (Note 1 & 23)
The accompanying notes referred to above which form an integral part of the Financial Statements

As per our report of even date

For and on behalf of the Board of Directors

For Maloo Bhatt & Co.
Chartered Accountants
F R No. 129572W

CA. Yash Bhatt
Partner
M. No. 117745
Baroda
Date: 2nd May, 2022



Mitanshu Shah
(DIN - 02305207)

Chairman

Samir Patel
(DIN - 06571207)

Director

Rasesh Shah
(DIN - 00113641)

Director

Baroda
Date: 2nd May, 2022

ALEMBIC CITY LIMITED
CIN: U70100GJ1994PLC021552
Regd. Office: Alembic Road, Vadodara 390 003
Ph: 0265 2280550

Statement of Audited Financial Results for the Quarter and Year ended 31st March, 2022


No.	Particulars	Quarter Ended			Year Ended	
		31.03.2022 (Audited)	31.12.2021 (Unaudited)	31.03.2021 (Audited)	31.03.2022 (Audited)	31.03.2021 (Audited)
1	Revenue from Operations	365.34	207.60	128.38	906.45	460.92
2	Other Income	9.04	2.32	6.20	15.94	39.41
3	Total Income	374.38	209.91	134.58	922.38	500.33
4	Expenses					
	Finance Costs	143.06	89.67	63.55	396.35	235.06
	Depreciation and amortisation expense	227.71	111.34	73.46	542.53	264.78
	Other Expenses	83.00	40.28	29.76	163.64	89.53
	Total Expenses	453.78	241.30	166.77	1,102.51	589.37
5	Profit Before Tax	(79.40)	(31.38)	(32.20)	(180.13)	(89.04)
6	Tax Expenses					
	Current Tax	1.52	5.70	0.10	9.50	0.10
	Deferred Tax	(18.85)	(13.96)	(5.58)	(58.06)	(32.47)
	Short/(Excess) tax provisions of earlier years	0.04	-	-	0.04	-
7	Net Profit after tax for the Period	(62.11)	(23.12)	(26.71)	(131.60)	(56.67)
8	Other Comprehensive Income					
	(i) Items that will not be reclassified to Profit or Loss	(0.04)	0.16	0.39	(0.02)	1.09
	(ii) Income tax relating to items that will not be reclassified to Profit or Loss	0.00	(0.02)	(0.04)	(0.00)	(0.12)
9	Total Comprehensive Income/(Loss) for the Period	(62.15)	(22.98)	(26.36)	(131.62)	(55.69)
10	Paid up Equity Share Capital (Face Value of Rs 10/- per share)	5.00	5.00	5.00	5.00	5.00
11	Earnings per equity share (FV Rs. 10/- per share) Basic & Diluted (In Rs.)	(124.22)	(46.24)	(53.43)	(263.21)	(113.34)

Place : Vadodara
Date : 2nd May, 2022

For Alembic City Limited


Mitanshu Shah
Chairman


Samir Patel
Director


Rasesh Shah
Director



Alembic City Limited
Statement of Changes in Equity

A Equity Share Capital:

Particulars	Nos	(Amount in Rs. lacs)
Equity Shares of Rs. 10/- each issued, subscribed and fully paid		
Balance at 1st April, 2020	50,000	5.00
Changes in equity share capital during the year	-	-
Balance at 31st March, 2021	50,000	5.00
Equity Shares of Rs. 10/- each issued, subscribed and fully paid		
Balance at 1st April, 2021	50,000	5.00
Changes in equity share capital during the year	-	-
Balance at 31st March, 2022	50,000	5.00

B Other Equity

Particular	Reserve and Surplus		FVOCI - Equity Investment Reserve	Instrument Classified as Equity	Total
	General Reserve	Retained Earnings			
Balance at 1st April, 2020 (I)	6.05	(65.71)	(0.05)	-	(59.71)
Profit/(Loss) for the period	-	(56.67)	-	-	(56.67)
Equity component of debentures	-	-	-	204.61	204.61
Other Comprehensive Income for the year (net of Tax)	-	-	0.98	-	0.98
Total Comprehensive Income for the year (II)	-	(56.67)	0.98	204.61	148.92
Any other charge	-	-	-	-	-
Transaction for the year (III)	-	-	-	-	-
Balance at 31st March, 2021 (I + II + III)	6.05	(122.38)	0.93	204.61	89.21
Balance as at 1st April, 2021 (I)	6.05	(122.38)	0.93	204.61	89.21
Profit/(Loss) for the year	-	(131.60)	-	-	(131.60)
Equity component of debentures	-	-	-	(91.82)	(91.82)
Other Comprehensive Income for the year (net of Tax)	-	-	(0.02)	-	(0.02)
Total Comprehensive Income for the year (II)	-	(131.60)	(0.02)	(91.82)	(223.44)
Any other charge	-	-	-	-	-
Transaction for the year (III)	-	-	-	-	-
Balance at 31st March, 2022 (I + II + III)	6.05	(253.99)	0.91	112.79	(134.24)

As per our report of even date

For and on behalf of the Board of Directors

For Maloo Bhatt & Co.
Chartered Accountants
F R No. 129572W

CA. Yash Bhatt
Partner
M. No. 117745
Baroda
Date: 2nd May, 2022



Mitanshu Shah
(DIN - 02305207)

Chairman

Samir Patel
(DIN - 06571207)

Director

Rasesh Shah
(DIN - 00113641)

Director

Baroda
Date: 2nd May, 2022

Alembic City Limited
Statement of Cash Flow as at 31st March, 2022

(Rs. in Lacs)

Particulars	For the Year ended 31st March, 2022	For the Year ended 31st March, 2021
A Cash Flow from Operating Activities:		
Net Profit /(Loss) before tax	(180.13)	(89.04)
Adjustments :		
Interest Received	-	-
Depreciation & Amortization on Right of Use Asset	542.53	264.78
Dividend Income	(0.01)	(0.00)
Interest on Lease Liability	358.34	212.11
Notional Interest Income	(2.25)	(1.77)
Change in Fair Value of Investments	(2.96)	(1.02)
Interest on Unsecured Loan	22.12	13.40
Operating profit before change in working capital	737.63	398.45
Working Capital Changes		
Change in provisions	-	-
(Increase)/Decrease in Other Assets	(29.91)	(31.08)
Increase/(Decrease) in Other Liabilities	-	-
(Increase)/Decrease in Trade Receivables	37.78	(61.91)
Increase/(Decrease) in Duties and Taxes	25.89	6.65
Increase/(Decrease) in Trade Payables	(31.33)	46.74
	740.05	358.85
Direct taxes paid (Net of Refunds)	40.46	28.31
Net Cashflow from Operating Activities (A)	699.59	330.53
B Cash Flow from Investing Activity		
Investment in Shares	-	-
Investment in Mutual Fund (Net of sale)	(131.19)	(90.00)
Interest Received	-	-
Dividend Received	0.01	0.00
Deposit Given	(5.61)	(55.22)
(Increase)/Decrease in Capital Work in Progress	-	(382.56)
Net Cash used in Investing Activities (B)	(136.78)	(527.79)
C Cash Flow from Financing Activities		
Repayment of Loan taken from Alembic Ltd.	-	(100.00)
Interest on Unsecured Loan	(4.79)	(6.75)
Principal Repayment of Lease Liability	(283.12)	(125.48)
OFCDs issued (repaid) to Alembic Ltd	(250.00)	500.00
Deposit Received	347.71	53.09
Interest on Lease Liability	(358.34)	(212.11)
Net Cash flow generated from Financing Activities (C)	(548.54)	108.75
I Net increase in Cash & Cash equivalents (A + B + C)	14.27	(88.50)
II Cash & Cash equivalents as at the beginning of the Year	11.07	99.57
III Cash & Cash equivalents as at the end of the Reporting Period	25.33	11.07
IV Cash & Cash equivalents as at the end of the Reporting Period		
Balances with Bank	25.23	10.93
Cash on Hand	0.10	0.13
Cash & Cash Equivalents	25.33	11.07

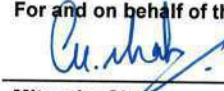
As per our report of even date

For Maloo Bhatt & Co.
Chartered Accountants
F R No. 129572W


CA. Yash Bhatt
Partner
M. No. 117745
Baroda
Date: 2nd May, 2022



For and on behalf of the Board of Directors


Mitanshu Shah
(DIN - 02305207)


Samir Patel
(DIN - 06571207)


Rasesh Shah
(DIN - 00113641)

Baroda
Date: 2nd May, 2022

1. Company Overview and Significant Accounting Policies:

1 General Information

The Company is the public Company domiciled in India and is incorporated under the provision of the Companies Act applicable in India. The registered office of the Company is located at Alembic Road, Vadodara – 390 003, India. The Company's Financial Statements for the year ended 31st March, 2022 comprises of the Balance Sheet, Statement of Profit and Loss, Cash Flow Statement, Statement of Changes in Equity and the Notes to Financial Statements.

1 Basis of preparation of financial statements

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards as prescribed under Section 133 of the Act to be read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The financial statements have been prepared on the historical cost basis except for certain financial instruments which are measured at fair value in accordance with Ind AS.

1 Composition of financial statements

The financial statements are drawn up in INR, the functional currency of the company, and in accordance with IND AS presentation. The financial statements comprise:

- Balance Sheet
- Statement of Profit and Loss
- Statement of Cash Flow
- Statement of Changes in Equity
- Notes to Financial Statements

1 Significant Accounting Policies

a Fair Value Measurement

The Company measures financial instruments at fair value at each reporting date.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

b Investment Properties

Property that is held for long-term rental yields or for capital appreciation or both, is classified as investment property. Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs. Subsequently expenditure is capitalized to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised. Investment properties are depreciated using the straight-line method over their estimated useful lives. Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes.

c Current and non-current classification

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

An asset is current when it is:

- Expected to be realised or intended to sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised 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 current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is 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.



d Significant Accounting Judgments, Estimates and Assumptions

In preparing these financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expense. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Any change in these estimates and assumptions will generally be reflected in the financial statements in current period or prospectively, unless they are required to be treated retrospectively under relevant accounting standards.

e Cash and Cash Equivalents

Cash and cash equivalents include cash at bank and cash in hand and highly liquid interest-bearing securities with maturities of three months or less from the date of inception/acquisition.

f Property, Plant & Equipments (PPE)

Property, Plant & Equipment is stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Cost comprises of the purchase price net of eligible input tax credit, and any attributable cost of bringing the assets to its working condition for its intended use, including the cost of long-term construction projects if the recognition criteria are met.

The cost and related accumulated depreciation are eliminated from the financial statements upon sale or retirement of the asset and the resultant gains or losses are recognized in the statement of profit and loss. Assets to be disposed are reported at the lower of the carrying value or the net realizable value less cost of sell.

The company has adopted 'Cost Model' for accounting of its Property Plant and Equipment.

g Depreciation / Amortisation on Property, Plant & Equipment and Investment Properties

Depreciation / Amortisation on Property, Plant & Equipment and Investment Properties (other than freehold land and capital work-in-progress) is charged on Straight Line Basis so as to write off the original cost of the assets over the useful lives. The useful life of the fixed assets has been adopted based on the Technical Evaluation and in other cases, as prescribed under the Companies Act, 2013. Details for the same are as under:

Class of Assets	Range of Useful Life
Building	05-60 Years
Furniture & Fixtures	10 Years

h Capital Work-in-Progress

Assets under construction wherein assets are not ready for use in the manner as intended by the management are shown as Capital Work-in-Progress.

i Trade Receivables

Trade receivables are carried at original invoice amount less any provisions for doubtful debts. Provisions are made where there is evidence of a risk of non-payment, taking into account ageing, previous experience and general economic conditions. When a trade receivable is determined to be uncollectable it is written off, firstly against any provision available and then to the Statement of Profit and Loss.

j Financial Instruments

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument.

(i) Financial Assets

Initial recognition and measurement

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

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date i.e. the date that the Company commits to purchase or sell the asset.

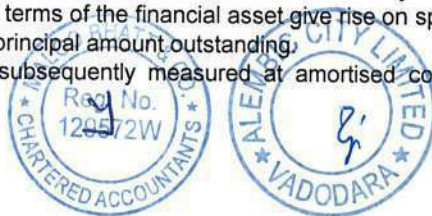
Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in three categories:

Debt Instruments at amortised cost:

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial 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, debt instruments at amortised cost are subsequently measured at amortised cost using the effective interest rate method, less impairment, if any.



Financial assets at fair value through other comprehensive income:

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

The Company has made an irrevocable election for its investments which are classified as equity instruments to present the subsequent changes in fair value in other comprehensive income based on its business model.

Financial assets at fair value through profit or loss:

Financial assets which are not classified in any of the above categories are subsequently fair valued through profit or loss.

De-recognition

The company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under Ind. AS 109.

(ii) Financial Liabilities

Initial recognition and measurement

The Company's financial liabilities include trade and other payables, loans and borrowings.

Financial liabilities are classified, at initial recognition, as at fair value through profit and loss or as those measured at amortised cost.

Subsequent measurement

The subsequent measurement of financial liabilities depends on their classification as follows:

(a) Financial liabilities at fair value through profit and loss

Financial liabilities at fair value through profit and loss include financial liabilities held for trading. The Company has not designated any financial liabilities upon initial recognition at fair value through profit and loss.

(b) Financial liabilities measured at amortised cost

After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate method except for those designated in an effective hedging relationship.

De-recognition

A financial liability (or a part of a financial liability) is derecognized from the company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires.

k Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable. This inter alia involves discounting of the consideration due to the present value if payment extends beyond normal credit terms.

Revenue is recognised when recovery of the consideration is probable and the amount of revenue can be measured reliably.

(i) Rental Income

Rental income on operating lease is accounted as income as per terms agreed with the customer.

(ii) Interest income

For all financial instruments measured at amortised cost and interest bearing financial assets, classified as financial assets at fair value through profit and loss, interest income is recognised using the effective interest rate. Interest income is included in "other income" in the income statement.

(iii) Dividend Income

Dividend income is recognised in profit or loss on the date on which the company's right to receive payment is established.

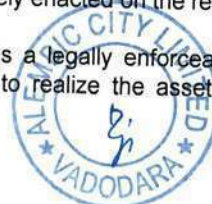
l Taxation:

Income tax expense comprises of current tax and deferred tax. Income tax expense is recognized in the statement of profit and loss except to the extent that it relates to items recognized directly in equity/OCI, in which case it is recognized in other comprehensive income.

(i) Current tax

Current tax for current and prior periods is recognized at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted on the reporting date.

The company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.



(ii) Deferred Tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes.

Deferred tax is measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on the laws that have been enacted or substantively enacted at the reporting date.

Deferred income tax asset are recognised to the extent that it is probable that future taxable profits will be available against which they can be used. Deferred tax assets – unrecognised or recognised, are reviewed at each reporting date and are recognised/reduced to the extent that it is probable/no longer probable respectively that the related tax benefit will be realised.

m Provisions, Contingent Liabilities and Contingent Assets

(i) Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Company expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

(ii) Contingent Liabilities

Contingent liability is disclosed for (i) Possible obligations which will be confirmed only by the future events not wholly within the control of the company or (ii) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

(iii) Contingent Assets

Contingent Assets are not recognised but are disclosed in the notes to the financial statements.

n Earnings per share

Basic earnings per equity share are computed by dividing the net profit attributable to the equity holders of the company by the weighted average number of equity shares outstanding during the period. Diluted earnings per equity share is computed by dividing the net profit attributable to the equity holders of the company by the weighted average number of equity shares considered for deriving basic earnings per equity share and also the weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares. The dilutive potential equity shares are adjusted for the proceeds receivable had the equity shares been actually issued at fair value (i.e. the average market value of the outstanding equity shares). Dilutive potential equity shares are deemed converted as of the beginning of the period, unless issued at a later date. Dilutive potential equity shares are determined independently for each period presented.

The number of equity shares and potentially dilutive equity shares are adjusted retrospectively for all periods presented for any share splits and bonus shares issues including for changes effected prior to the approval of the financial statements by the Board of Directors.

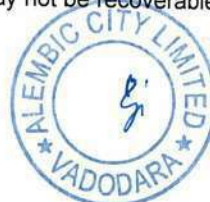
o Leases

(i) Company as lessee

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The company recognises right-of-use asset representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of the right-of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability, adjusted for any lease payments made at or before the commencement date, less any lease incentives received, plus any initial direct costs incurred and an estimate of the costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located.

The right-of-use assets is subsequently measured at cost less accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset. Right-of-use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognised in the statement of profit and loss.



The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the incremental borrowing rate applicable to the company. Generally, the company uses its incremental borrowing rate as the discount rate.

The company recognises the amount of the re-measurement of lease liability as an adjustment to the right-of-use asset. Where the carrying amount of the right-of-use asset is reduced to zero and there is a further reduction in the measurement of the lease liability, the company recognises any remaining amount of the re-measurement in statement of profit and loss.

The company has selected not to recognise right-of-use assets and lease liabilities for short-term leases of all assets that have a lease term of 12 months or less and leases of low-value assets. The company recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

(ii) Company as a Lessor:

Leases in which the company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the company to the lessee.

The company classifies the sublease as a finance lease or as an operating lease with reference to the right-of-use asset arising from the head lease. That is, the company being an intermediate lessor treats the right-of-use asset as the underlying asset in the sublease, not the underlying asset that it leases from the head lessor.

Amounts due from lessees under finance leases are recorded as receivables at the company's net investment in the leases.

2 Recent pronouncements

The following standards / amendments to standards have been issued and will be effective from 1st April 2022. The Company is evaluating the requirements of these standards, improvements and amendments and has not yet determined the impact on the financial statements

- Indian Accounting Standard (Ind AS) 103 – Business Combinations – Qualifications prescribed for recognition of the identifiable assets acquired and liabilities assumed, as part of applying the acquisition method – should meet the definition of assets and liabilities in the Conceptual Framework for Financial Reporting under Ind AS (Conceptual Framework) issued by the ICAI at the acquisition date.
Modification to the exceptions to recognition principle relating to contingent liabilities and contingent assets acquired in a business combination at the acquisition date.
- Indian Accounting Standard (Ind AS) 109 – Financial Instruments – Modification in accounting treatment of certain costs incurred on derecognition of financial liabilities.
- Indian Accounting Standard (Ind AS) 16 - Property, Plant and Equipment – Modification in treatment of excess of net sale proceeds of items produced over the cost of testing as part of cost of an item of property, plant, and equipment.
- Indian Accounting Standard (Ind AS) 37 - Provisions, Contingent Liabilities and Contingent Assets – Modifications in application of recognition and measurement principles relating to onerous contracts.



Alembic City Limited
Balance Sheet

Alembic City Limited
Notes to Financial Statements

2. Property, Plant and Equipment (PPE) & Investment Properties

(Rs. in Lacs)

Particulars	PPE	Investment Properties		
	Right To Use Asset	Building	Furniture	Total
Gross Carrying Amount				
As at 1st April, 2020	1,689.64	-	-	-
Additions / Adjustments	953.13	51.73	330.83	382.56
Disposals	-	-	-	-
As at 31st March, 2021	2,642.77	51.73	330.83	382.56
Accumulated Depreciation				
As at 1st April, 2020	21.17	-	-	-
Depreciation charge during the year	261.89	0.39	2.50	2.89
Disposals	-	-	-	-
As at 31st March, 2021	283.06	0.39	2.50	2.89
Net Carrying amount				
As at 1st April, 2020	1,668.47	-	-	-
As at 31st March, 2021	2,359.72	51.34	328.33	379.68
Gross Carrying Amount				
As at 1st April, 2021	2,642.77	51.73	330.83	382.56
Additions / Adjustments	3,658.81	-	-	-
Disposals	-	-	-	-
As at 31st March, 2022	6,301.58	51.73	330.83	382.56
Accumulated Depreciation				
As at 1st April, 2021	283.06	0.39	2.50	2.89
Depreciation charge during the year	506.18	4.91	31.43	36.34
Disposals	-	-	-	-
As at 31st March, 2022	789.24	5.31	33.93	39.23
Net Carrying amount				
As at 1st April, 2021	2,359.72	51.34	328.33	379.68
As at 31st March, 2022	5,512.34	46.43	296.90	343.33

Note : As there is no CWIP in Investment Properties, ageing of the same is not applicable.

3. Non Current Investments

(Rs. in Lacs)

Particulars	As at 31st March, 2022		As at 31st March, 2021	
Investments at fair value through other comprehensive income				
Investment in Equity Instruments (Quoted)				
- 100 (31st March, 2021: 100) equity shares of Rs. 2/- each fully in Alembic Pharmaceuticals Limited		0.74		0.96
- 10 (31st March, 2021: 10) equity shares of Rs. 10/- each fully in Paushak Limited		1.04		0.84
		1.78		1.80

Note : The Aggregate Cost of Non Current Investment is Rs.0.76 Lacs as in 31st March,2022 (Rs.0.76 Lacs as on 31st March,2021)

4. Other Financial Assets

(Rs. in Lacs)

Particulars	As at 31st March, 2022		As at 31st March, 2021	
- Security Deposit with MGVCCL		155.58		110.18
- Security Deposit given to Alembic Ltd. (Holding Company)		27.76		23.12
		183.35		133.30



Alembic City Limited
Balance Sheet

5. Current Investments

Particulars	As at 31st March, 2022		As at 31st March, 2021	
Investments in Mutual Funds at Fair Value through Profit and Loss Account				
Mutual Fund (Quoted)		225.17		91.02
- Debt Funds		225.17		91.02

Note : The Aggregate Cost of Current Investment is Rs.221.27 Lacs as in 31st March,2022 (Rs.90.28 Lacs as on 31st March,2021)

Alembic City Limited
Notes to Financial Statements

6. Cash and Cash Equivalents

Particulars	As at 31st March, 2022		As at 31st March, 2021	
Balances with Banks		25.23		10.93
Cash on hand		0.10		0.13
		25.33		11.07

7. Trade Receivables (Current / Unsecured)

Particulars	As at 31st March, 2022		As at 31st March, 2021	
Considered good				
Others		33.06		70.84
		33.06		70.84
Trade Receivables which have significant increase in Credit Risk		-		-
Trade Receivables - credit impaired		-		-
		33.06		70.84

8. Current Tax Assets (Net)

Particulars	As at 31st March, 2022		As at 31st March, 2021	
Net current income tax Asset/(Liability) at the beginning of the year		32.30		4.08
Income tax paid (net of refund)		40.46		28.31
Current income tax payable for the year		(9.50)		(0.10)
Current income tax provision for earlier year		(0.04)		-
Net current income tax Asset/(Liability) at the end of the year		63.22		32.30

9. Other Current Assets

Particulars	As at 31st March, 2022		As at 31st March, 2021	
Prepaid Expenses		-		-
Interest Income Receivable		4.52		4.41
Other Income Receivable		0.38		
Advance to Suppliers		0.19		0.04
Balances with Govt. Authorities		21.60		37.73
		26.69		42.18



Alembic City Limited
Balance Sheet

10. Equity Share Capital

(Rs. in Lacs)

Particulars	As at 31st March, 2022		As at 31st March, 2021	
Shares Authorized				
1,50,000 - Equity shares of Rs. 10/- each		15.00		15.00
		15.00		15.00
Shares issued, subscribed and fully paid				
50,000 - Equity shares of Rs. 10/- each		5.00		5.00
		5.00		5.00
Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period				
	As at 31st March, 2022		As at 31st March, 2021	
	Numbers	Amt in Rs. Lacs	Numbers	Amt in Rs. Lacs
Equity Shares of Rs. 10/- each issued, subscribed and fully paid-up At the beginning of the year	50,000	5.00	50,000	5.00
Outstanding at the end of the year	50,000	5.00	50,000	5.00
Alembic City Limited Notes to Financial Statements The rights, preferences and restrictions including restrictions on the distribution of dividends and the repayment of capital The company is having only one class of shares i.e Equity carrying a nominal value of Rs. 10/- per share. Every holder of the equity share of the Company is entitled to one vote per share held. In the event of liquidation of the Company, the equity shareholders will be entitled to receive remaining assets of the Company after the distribution / repayment of all creditors. The distribution to the equity shareholders will be in proportion of the number of shares held by each shareholder.				
Shares in the company held by each shareholder holding more than 5 percent shares specifying the number of shares held				
	As at 31st March, 2022		As at 31st March, 2021	
	Numbers	% held	Numbers	% held
Alembic Limited	50,000	100%	50,000	100%
Shares held by Promoter				
	As at 31st March, 2022		As at 31st March, 2021	
	Numbers	% held	Numbers	% held
Alembic Limited	50,000	100%	50,000	100%
Aggregate number of equity shares bought back during last 5 years : Nil				

11. Other Equity

(Rs. in Lacs)

Particulars	As at 31st March, 2022	As at 31st March, 2021
(a) General Reserves	6.05	6.05
(b) Retained Earnings	(253.99)	(122.38)
(c) FVOCI - Equity Investment Reserve	0.91	0.93
(d) Instrument classified as Equity	112.79	204.61
Total Other Equity	(134.24)	89.21

12. Borrowings

(Rs. in Lacs)

Particulars	As at 31st March, 2022	As at 31st March, 2021
Other financial liabilities (Non Current)		
- 1% Unsecured Optionally Fully Convertible Debentures (OFCDs)	123.25	230.15
	123.25	230.15

The Company had issued 500 1% Unsecured Optionally Fully Convertible Debentures (OFCDs) having face value of Rs. 1 Lac each, to Alembic Limited (Holding Company) on private placement basis in more than one tranches. Term of the OFCDs is Redemption at the end of 10 years from the date of its allotment. The OFCDs have been initially recognized on amortized cost using effective interest method discounted at the rate of 10% p.a. Difference between face value and amortized cost of OFCDs have been accounted as 'Instrument classified as Equity' under Other Equity. Subsequently, on 28th February 2022, The Company has repaid & redeemed 250 OFCDs.



Alembic City Limited
Balance Sheet

13. Lease Liability

Particulars	As at 31st March, 2022		As at 31st March, 2021	
Other financial liabilities (Non Current)				
- Lease Liability		5,281.39		2,338.15
		5,281.39		2,338.15

14. Other Financial Liabilities (Non Current)

Particulars	As at 31st March, 2022		As at 31st March, 2021	
Other financial liabilities (Non Current)				
- Deposits Received from Other than Related Party		300.80		107.91
- Deposits Received from Related Party		1.39		1.27
- Deferred Deposit		163.52		63.84
		465.71		173.02

Alembic City Limited
Notes to Financial Statements

15. Deferred Tax Liabilities (Net):

Particulars	As at 31st March, 2022		As at 31st March, 2021	
Deferred Tax Liabilities on:				
- Debentures		31.90		70.16
- Investment Property		4.09		4.22
- Fair Value through Profit & Loss Account		0.86		0.19
- FVOCI		0.12		0.12
		36.97		74.69
Less: Defferend Tax Assets on:				
- Lease Assets		94.53		40.25
		(57.57)		34.45

16. Trade Payables

Particulars	As at 31st March, 2022		As at 31st March, 2021	
Trade Payables				
Total outstanding dues to Micro Enterprises & Small Enterprises		0.35		18.98
Total outstanding dues to creditors other than Micro Enterprises & Small Enterprises		15.31		28.01
		15.65		46.99

17. Other financial liabilities

Particulars	As at 31st March, 2022		As at 31st March, 2021	
Other financial liabilities				
Rent Deposit		40.47		40.75
Power Deposit		55.30		-
		95.77		40.75

18. Other current liabilities

Particulars	As at 31st March, 2022		As at 31st March, 2021	
Statutory Liabilities				
- GST Payable		28.70		11.28
- TDS Payable		11.49		3.54
Other Current Liabilities		0.52		-
		40.71		14.83



Alembic City Limited
Statement of Profit and Loss

Alembic City Limited
Notes to Financial Statements

19. Income from Operations

	(Rs. in Lacs)			
For the year ended	For the Year ended 31st March, 2022		For the Year ended 31st March, 2021	
Sales of Services				
Rental Income		833.15		425.79
Other Operating Revenue				
Property Maintenance Charges		55.50		25.57
Notional Rental Income		15.89		9.55
Parking Rent		1.91		
		906.45		460.92

20. Other Income

	(Rs. in Lacs)			
For the year ended	For the Year ended 31st March, 2022		For the Year ended 31st March, 2021	
Interest		4.11		7.32
Dividend		0.01		0.00
Notional Interest Income		2.25		1.77
Misc Income		0.39		29.29
Changes in Fair Value of Investment		3.15		0.74
Profit on Sale/ Redemption of Investments		6.02		0.29
		15.94		39.41

21. Finance Cost

	(Rs. in Lacs)			
For the year ended	For the Year ended 31st March, 2022		For the Year ended 31st March, 2021	
Interest Expenses		22.12		13.40
Interest on Lease Liability		358.34		212.11
Notional Interest Expenses (On Deposits Received)		15.89		9.55
		396.35		235.06

22. Other Expenses

	(Rs. in Lacs)			
For the year ended	For the Year ended 31st March, 2022		For the Year ended 31st March, 2021	
Variable Lease Rent		40.52		2.98
Electricity		10.20		19.22
Rates and Taxes		49.77		25.15
Legal & Professional Fees		1.73		0.85
Commission & Brokerage		-		4.11
Repairs & Maintenance		34.97		24.22
Security Expense		7.65		4.07
Housekeeping Expense		12.98		7.06
Interest on late payment of TDS		-		0.00
Payment to Auditors				
Audit Fee	0.50		0.50	
Other Capacity	0.03		-	
Reimbursement of Expenses		0.53		0.50
Miscellaneous Expenses		5.30		1.37
		163.64		89.53



23 Other Explanatory Notes and Information

1 Earning Per Share (EPS)

For the year ended on 31st March		(Rs. in Lacs)	
		2022	2021
a)	Profit / (Loss) after tax	(131.60)	(56.67)
b)	Total number of equity shares	50,000	50,000
c)	Basic and Diluted Earnings per share (in Rs.)	(263.21)	(113.34)

2 Maturity Analysis of Lease Liabilities/ Receivables

		(Rs. in Lacs)	
i	Maturity Analysis - Contractual undiscounted Cash Flows	As on 31st March, 2022	As on 31st March, 2021
	Less than one year	1,082.75	367.22
	One to five years	4,829.99	1,635.01
	More than five years	2,050.18	1,632.48
	Total Undiscounted Lease Liabilities	7,962.92	3,634.71
	Lease Liabilities included in the Statement of Financial Position		
	Non Current	5,281.39	2,338.15
	Current	578.60	149.37
	Total	5,859.99	2,487.52
ii	Amount Recognized in the Statement of Profit & Loss	(Rs. in Lacs)	
	Particulars	As on 31st March, 2022	As on 31st March, 2021
	Interest on Lease Liabilities	358.34	212.11
	Depreciation on Lease Asset	506.18	261.89
iii	Amount Recognized in the Statement of Cash Flow	(Rs. in Lacs)	
	Particulars	As on 31st March, 2022	As on 31st March, 2021
	Interest on Lease Liabilities	358.34	212.11
	Principal on Lease Liabilities	283.12	125.48
iv	Maturity Analysis for Undiscounted future lease receivable	(Rs. in Lacs)	
	Particulars	As on 31st March, 2022	As on 31st March, 2021
	Less than one year	1,284.17	591.39
	One year to two year	1,306.09	595.20
	Two year to three year	1,339.48	622.30
	Three year to four year	1,277.44	581.03
	Four year to five year	1,088.37	493.46
	Five year and above	820.30	1,213.39

3 Disclosure in respect of Related Parties.

List of related Parties with whom the Company has entered into transactions during the year.

- a **Controlling Companies** : Alembic Limited
- b **Subsidiaries and Fellow Subsidiaries** : There is no subsidiary / fellow subsidiary company
- c **Associate / Joint Venture Companies** : There is no associate / joint venture company
- d **Other Related Parties:**
- 1 Alembic Pharmaceuticals Limited
 - 2 Paushak Limited
 - 3 Shreno Publications Limited
- e **Key Management personnel** :
- 1 Shri Mitansu Shah
 - 2 Shri Rasesh Shah
 - 3 Shri Samir Patel
- Chairman
Director
Director
- f **Relatives of Key Management Personnel:** There are no relatives of Key Management Personnel



g Transactions with Related Parties:

		(Rs. in Lacs)			
Sr. No.	Particulars	For the Year ended 31st March, 2022		For the Year ended 31st March, 2021	
Controlling Company					
(i)	Lease Rent Expense		804.93		400.50
(ii)	Reimbursement of Expenses		56.74		28.41
(v)	Rent Deposit Paid		5.61		31.13
(vi)	Interest on Loan Taken		-		4.83
(vii)	1% Unsecured Optionally Fully Convertible Debentures (OFCDs) issued		-		500.00
(viii)	1% Unsecured Optionally Fully Convertible Debentures (OFCDs) repaid		250.00		-
(ix)	Interest on OFCDs		4.79		1.92
(x)	Intercompany Deposit Repaid		-		100.00
(xi)	Commission on Corporate Guarantee		0.02		-
Other Related Parties					
(i)	Printing and Stationery Expenses		-		0.03
(ii)	Dividend Received		0.01		-
(iii)	Lease Rent Income		26.87		15.26
(iv)	Rent Deposit Received		-		3.00
(v)	Reimbursement of Expenses for Electricity Charges		9.64		4.67

h Balances outstanding as at the end of the year:

Balances outstanding as at the end of the year:		(Rs. in Lacs)			
Sr. No.	Particulars	For the Year ended 31st March, 2022		For the Year ended 31st March, 2021	
Controlling Company					
(i)	Rent Deposit Paid		55.73		50.12
(ii)	OFCDs issued		250.00		500.00
Other Related Parties					
(i)	Rent Deposit Received		3.00		3.00

4 Payment to Auditors:

		(Rs. in Lacs)		
Particulars		As at 31st March 2022	As at 31st March 2021	
Statutory Auditors				
Audit Fees (Including Interim Review)		0.50	0.50	
Fees for other services		0.03	0.03	

5 Contingent liabilities :

		(Rs. in Lacs)		
Particulars		As at 31st March 2022	As at 31st March 2021	
Bank Guarantees		45.68	-	

6 Capital commitments : NIL (PY: NIL)

7 Trade Receivables Aging Schedule as on 31st March, 2022 :

		(Rs. in Lacs)						
Particulars		Outstanding for following periods from due date of Payment						Total
		Not due	Less than 6 Months	6 Months - 1 Year	1-2 years	2-3 years	More than 3 years	
a. Undisputed Trade Receivable-Considered good		12.44	20.27	0.35	-	-	-	33.06
b. Undisputed Trade Receivable - which have significant increase in credit risk		-	-	-	-	-	-	-
c. Undisputed Trade Receivable - credit impaired		-	-	-	-	-	-	-
d. Disputed Trade Receivable-Considered good		-	-	-	-	-	-	-
e. Disputed Trade Receivable - which have significant increase in credit risk		-	-	-	-	-	-	-
f. Disputed Trade Receivable - credit impaired		-	-	-	-	-	-	-
g. Unbilled dues		-	-	-	-	-	-	-



Trade Receivables Aging Schedule as on 31st March, 2021 :

(Rs. in Lacs)

Particulars	Outstanding for following periods from due date of Payment						Total
	Not due	Less than 6 Months	6 Months - 1 Year	1-2 years	2-3 years	More than 3 years	
a.Undisputed Trade Receivable-Considered good	7.17	63.67	-	-	-	-	70.84
b.Undisputed Trade Receivable - which have significant increase in credit risk	-	-	-	-	-	-	-
c.Undisputed Trade Receivable - credit impaired	-	-	-	-	-	-	-
d.Disputed Trade Receivable-Considered good	-	-	-	-	-	-	-
e.Disputed Trade Receivable - which have significant increase in credit risk	-	-	-	-	-	-	-
f.Disputed Trade Receivable - credit impaired	-	-	-	-	-	-	-
g.Unbilled dues	-	-	-	-	-	-	-

8 Trade Payable Aging Schedule as on 31st March, 2022 :

(Rs. in Lacs)

Particulars	(Rs. in Lacs)					
	Outstanding for following periods from due date of Payment					
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
a.MSME	0.35	-	-	-	-	0.35
b.Others	11.65	3.66	-	-	-	15.31
c.Disputed dues- MSME	-	-	-	-	-	-
d.Disputed dues- Others	-	-	-	-	-	-
e.Unbilled dues	-	-	-	-	-	-

Trade Payable Aging Schedule as on 31st March, 2021 :

(Rs. in Lacs)

(Rs. in Lacs)						
Particulars	Outstanding for following periods from due date of Payment					
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
a.MSME	18.98	-	-	-	-	18.98
b.Others	27.00	1.01	-	-	-	28.01
c.Disputed dues- MSME	-	-	-	-	-	-
d.Disputed dues- Others	-	-	-	-	-	-
e.Unbilled dues	-	-	-	-	-	-

9 Disclosure related to Micro, Small & Medium Enterprises.

As per requirement of Section 22 of Micro, Small & Medium Enterprises Development Act, 2006 following information is disclosed to the extent identifiable:

(Rs. in Lacs)

Particulars	As at 31st March 2022	As at 31st March 2021
(i) The Principal amount remaining unpaid to any supplier at the end of accounting year	0.35	18.98
(ii) The interest due on above	-	-
Total of (i) & (ii) above	0.35	18.98
Amount of interest paid by the buyer in terms of Section 16 of the Act along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the Act.	-	-
The amount of interest accrued and remaining unpaid at the end of each accounting year.	-	-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of Act.	-	-

10 Taxes Reconciliation:

(i) Income Tax Expense

(Rs. in Lacs)

Particulars	For the Year ended 31st March, 2022	For the Year ended 31st March, 2021
Current tax expense	9.50	0.10
Deferred tax expenses		
Decrease / (Increase) in Deferred Tax Asset	(54.29)	(35.16)
(Decrease) increase in deferred tax liabilities	(3.77)	2.69
Total deferred tax expenses (benefit)	(58.06)	(32.47)
Short/(Excess) tax provisions of earlier years	0.04	-
Total Income tax expenses	(48.52)	(32.37)



(ii) Reconciliation of tax expense and the accounting profit multiplied by India's tax rate:

Particulars	(Rs. in Lacs)	
	For the Year ended 31st March, 2022	For the Year ended 31st March, 2021
Profit before Income tax expense	(180.13)	(89.04)
Tax at the Indian Tax Rate #	(45.33)	(23.15)
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Non Deductible Tax Expense	-	0.00
Set off of loss of earlier year against income of current year	(4.85)	(9.10)
Other	1.62	(0.13)
Short/(Excess) tax provisions of earlier years	0.04	-
Total Income tax expenses	(48.52)	(32.37)

The applicable Indian statutory tax rate for year ended March 31, 2022 is 25.168% and for March 31, 2021, it is 26%

- 11 The previous year's figures have been regrouped / rearranged wherever necessary to make it comparable with the current year.
- 12 The Company's management has made internal assessment of the probable impact of Covid-19 on the business and believes that impact is likely to be short term in nature and does not foresee any medium to long term risk in company's ability to continue as a going concern.
- 13 **Segment Reporting:**
The Company has identified "Real Estate" as the only primary reportable segment. The Company has not identified any Secondary Segment.
- 14 **Financial Instruments**
- (i) **Fair Value measurement hierarchy** (Rs. in Lacs)

Particulars	As at 31st March 2022	
	Carrying Amount	Level of Input used in Level 1
Financial Assets		
At Fair Value through Profit and Loss		
Mutual Funds	225.17	225.17
At FVTOCI		
Investment in Equity instruments	1.78	1.78
At Amortised Cost		
Trade Receivable	33.06	-
Cash and cash equivalents	25.33	-
Financial Liabilities		
Trade Payable	15.65	-
Trade Deposits	40.47	-

Particulars	As at 31st March 2021	
	Carrying Amount	Level of Input used in Level 1
Financial Assets		
At Fair Value through Profit and Loss		
Mutual Funds	91.02	91.02
At FVTOCI		
Investment in Equity instruments	1.80	1.80
At Amortised Cost		
Trade Receivable	70.84	-
Cash and cash equivalents	11.07	-
Financial Liabilities		
Trade Payable	46.99	-
Trade Deposits	40.75	-

Level 1 : Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments and mutual funds that have quoted price. The fair value of all equity instruments which are traded in the stock exchanges is valued using the closing price as at the reporting period. The mutual funds are valued using the closing NAV.



(ii) **Valuation technique used to determine fair value**

Specific valuation techniques used to value financial instruments are as under:

- a. The fair value of investments in mutual fund units is based on the net asset value (NAV) as stated by the issuers of these mutual fund units in the published statements as at Balance Sheet date.
- b. The fair value of quoted investment in equity shares is based on the current bid price of respective investment as at the Balance Sheet date.

15 Financial Risk Management

The Company has exposure to the following risks arising from financial instruments:

- Credit risk
- Liquidity risk and
- Market risk

The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk controls and to monitor risks. Risk management policies and systems are reviewed periodically to reflect changes in market conditions and the Company's activities. The Company monitors compliance with the Company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company.

(i) **Credit Risk**

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers, deposit and other receivables. Credit risk is managed through continuous monitoring of receivables and follow up of overdues.

Investments

The Company limits its exposure to credit risk by generally investing in liquid securities and only with counterparties that have a good credit rating. The Company does not expect any losses from non-performance by these counter parties, and does not have any significant concentration of exposures to specific industry sector or specific country risks.

Trade Receivables

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer, demographics of the customer, default risk of the industry and country in which the customer operates. Credit risk is managed through credit approvals, establishing credit limits and continuously monitoring the creditworthiness of customers to which the Company grants credit terms in the normal course of business.

The Company has used expected credit loss (ECL) model for assessing the impairment loss. For the purpose, the Company uses a provision matrix to compute the expected credit loss amount. The provision matrix takes into account external and internal risk factors and historical data of credit losses from various customers.

(ii) **Liquidity Risk**

Liquidity risk is the risk that the Company will not be able to meet its financial obligation as they fall due. The Company ensures that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions.

Maturities of Financial Liabilities

The table herewith analyses the Company's Financial Liabilities into relevant maturity groupings based on their contractual maturities.

The amounts disclosed in the table are the contractual undiscounted cash flows. Balance dues within the 12 months equal there carrying balances as the impact of discounting is not significant.

Contractual maturities of financial liabilities

Particulars	(Rs. in Lacs)		
	Less than 1 year	More than 1 year	Total
As at 31st March, 2022			
Non-derivatives			
Other Financial Liabilities	40.47	-	40.47
Trade Payables	15.65	-	15.65
Total Non-derivative liabilities	56.13	-	56.13
Particulars	Less than 1 year	More than 1 year	Total
As at 31st March, 2021			
Non-derivatives			
Other Financial Liabilities	40.75	-	40.75
Trade Payables	46.99	-	46.99
Total Non-derivative liabilities	87.74	-	87.74

(iii) **Market Risk**

Market risk is the risk that arises due to changes in market prices and other factors such as foreign exchange rates, interest rates and commodity risk. Market risk is also attributable to all market risk sensitive financial instruments including foreign currency receivables and payables and long term debt.

Price Risk

The Company is mainly exposed to the price risk due its investment in equity instruments and equity & debt mutual fund. The price risk arises due to unascertainty about the future market value of these investments.

Management Policy

The Company maintains its portfolio in accordance with framework set by risk management policies duly monitored by competent professionals.



16 Capital Management

The Company's capital management objectives are:

- to ensure the Company's ability to continue as a going concern; and
- to provide an adequate return to shareholders through optimisation of debts and equity balance.

The Company monitors capital on the basis of the carrying amount of debt less cash and cash equivalents as presented on the face of the financial statements. The Company's objective for capital management is to maintain an optimum overall financial structure.

Particulars	(Rs. in Lacs)	
	As at 31st March 2022	As at 31st March 2021
Debt (includes non-current, current borrowings and current maturities of long term debt)	250.00	500.00
Less : Cash and cash equivalents	25.33	11.07
Net Debt	224.67	488.93
Total Equity	(129.24)	94.21
Net debt to total equity ratio	-174%	519%

17 Investment Property

(i)	Particulars	(Rs. in Lacs)	
		As at 31st March 2022	As at 31st March 2021
	Amount recognised in Statement of Profit or Loss for investment properties Rental Income	74.84	2.42
	Direct operating expenses from property that generated rental income	-	-
	Depreciation	(36.34)	(2.89)
	Profit from Investment Property	38.49	(0.47)

(ii)	Particulars	(Rs. in Lacs)	
		As at 31st March 2022	As at 31st March 2021
	Fair Value		
	Investment Properties	382.56	382.56
	Add: Investment Property under Construction	-	-
	Total	382.56	382.56

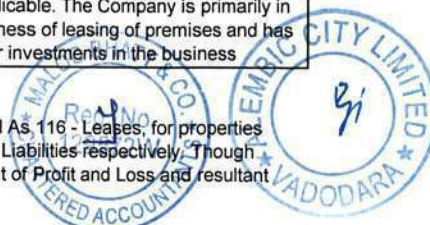
Note : Fair Valuation of Investment Properties is done on Actual Expense basis.

18 Ratios :

Particulars	As on 31.03.2022	As on 31.03.2021	% Variance	Reason of Variance
Current Ratio (in times) Current Asset / Current Liabilities	0.51	0.98	-48%	Increase in Current Lease Liabilities in the ordinary course of business
Debt-Equity Ratio (in times) Debt / Net Worth [Debt: Total external debt (Short term + Long term) / Net worth: Share Capital + General Reserves + Retained Earnings]	-0.47	-2.07	-77%	Re-payment of NCD due to positive cash inflow from operations
Debt Service Coverage Ratio (in times) Earnings available for debt service / Debt Service [Earnings available for debt service: Profit after tax + interest + depreciation / Debt Service: Interest + schedule principal repayments of Long term debt]	2.00	1.89	6%	Not provided, since less than 25%
Return on Equity Ratio (in %) Profit after tax / Average Shareholder's Equity	-2963%	-1133%	161%	Increase in Interest on Lease Liability and depreciation on Right to Use assets
Inventory Turnover Ratio (in times) Sales / Average inventory	-	-	-	Not Applicable. The Company is primarily in the business of leasing of premises. There is no inventory.
Trade Receivables turnover Ratio (in times) Income from operations / Average debtors [Average debtors: (Opening + Closing balance / 2)]	17.45	11.56	51%	Increase in business operations with favourable credit terms.
Trade Payable turnover Ratio (in times) Credit purchases / Average trade payables	-	-	-	Not Applicable. The Company is primarily in the business of leasing of premises and has no major credit purchases.
Net Capital Turnover Ratio (in times) Income from operations / working capital (current assets minus current liabilities)	-2.55	-110.55	-98%	Increase in Current Lease Liabilities in the ordinary course of business
Net Profit Ratio (%) Net Profit after taxes / Income from Operations	-16%	-12%	33%	Increase in Interest on Lease Liability and depreciation on Right to Use assets
Return on Capital Employed (%) (Profit after tax + tax + interest) / (Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability)	-125%	95%	-231%	Increase in Interest on Lease Liability and depreciation on Right to Use assets
Return on Investment Net Profit / Cost of the investments	-	-	-	Not Applicable. The Company is primarily in the business of leasing of premises and has no major investments in the business

Note:

The Company recognizes 'Right to Use Asset' and 'Lease Liability' in accordance with the provisions of Ind AS 116 - Leases, for properties acquired on lease from its holding company for its business purpose, which get recognized as Assets and Liabilities respectively. Though these numbers are notional in nature, they have a significantly impact on the Balance Sheet and Statement of Profit and Loss and resultant ratios.



19 Other statutory information

1. The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
2. The Company do not have any transactions with companies struck off.
3. The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
4. The Company have not traded or invested in Crypto currency or Virtual Currency during the year.
5. The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall: 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 to or on behalf of the Ultimate Beneficiaries.
6. The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - (a) 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
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
7. The Company do not have any such transaction which is not recorded in the books of accounts and that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961)
8. The Company does not hold any immovable property in its name except renovation expenditure on leasehold property which has been capitalised in Building.
9. There is no Scheme of Arrangements approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.
10. The company is not declared as wilful defaulter by any bank or financial Institution or other lender.
11. The company has not granted any loans and advances to Promoters, Directors, KMPs and other related parties either severally or jointly with any other person.

20 The financial statements were authorised for issue by the Company's Board of Directors on 2nd May, 2022

As per our report of even date

For Maloo Bhatt & Co.
Chartered Accountants
F R No. 129572W

CA. Yash Bhatt
Partner
M. No. 117745
Baroda
Date: 2nd May, 2022



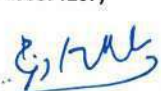
For and on behalf of the Board of Directors


Mitanshu Shah
(DIN - 02305207)

Chairman


Samir Patel
(DIN - 06571207)

Director


Rasesh Shah
(DIN - 00113641)

Director

Baroda
Date: 2nd May, 2022