

**INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT**

[Where the data of the Return of Income in Form ITR-1(SAHA), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7  
filed and verified]  
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment  
Year  
2023-24

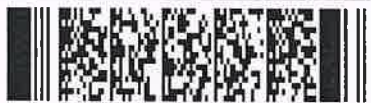
PAN	AABCS1848L		
Name	ARIHANT SUPERSTRUCTURES LIMITED		
Address	25Th Floor, B-Wing, Arihant Aura , Opp Turbhe Railway Station, Turbhe, Turbhe , Thane , 19-Maharashtra, 91-INDIA, 400705		
Status	6-Public company	Form Number	ITR-6
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	326593401280923

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	5,53,770
	Book Profit under MAT, where applicable	3	18,45,50,821
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	3,22,44,720
	Interest and Fee Payable	6	4,12,180
	Total tax, interest and Fee payable	7	3,26,56,900
	Taxes Paid	8	3,26,56,900
(+) Tax Payable /(-) Refundable (7-8)	9	0	
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0

This return has been digitally signed by ASHOKKUMAR BHANWARLAL CHHAJER in the capacity of  
Director having PAN AAAPC8632L from IP address 114.143.164.230 on 28-  
Sep-2023 13:10:31 at THANE (Place) DSC SI.No & Issuer 3048918 &  
399334456096CN=XtraTrust Sub CA 2022,OU=Certifying Authority,O=XtraTrust DigiSign Private Limited,C=IN

System Generated

Barcode/QR Code



AABCS1848L06326593401280923668890df993406a62116056f58309b1148cefd82

**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**

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97, Maharshi Karve Road,  
Near Income Tax Office,  
Mumbai - 400 020.

e-mail : mail@kcjainco.com, kcjainco@gmail.com

## Independent Auditor's Report

To the Members of **Arihant Superstructures Limited**

### Report on the Audit of the Standalone Financial Statements

#### Opinion

We have audited the accompanying standalone financial statements of Arihant Superstructures Limited ("the Company"), which comprise the Balance sheet as at 31 March, 2023, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the standalone 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 standalone financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015 as amended and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March, 2023, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

#### Basis for Opinion

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

#### Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the standalone financial statements for the financial year ended 31 March, 2023. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matter described below to be the key audit matter to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the standalone financial statements section of our report, including in relation to this matter. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the standalone financial statements. The results of our audit procedures, including the procedures performed to address the matter below, provide the basis for our audit opinion on the accompanying standalone financial statements.

Key Audit Matter	How the matter was addressed in our audit
<b>Inventory Valuation</b>	
<p>The Company's inventory comprises of ongoing and completed real estate projects, unlaunched projects, and development rights. As of March 31, 2023, the carrying value of inventories amounts to Rs. 13,203.04 Lakh.</p> <p>The inventories are carried at a lower of cost and net realizable value ("NRV"). The determination of the NRV involves estimates based on prevailing market conditions, current price and expected date of commencement and completion of the project, the estimated future selling price, the cost to complete projects and selling costs.</p> <p>Considering the significance of the amount of carrying value of inventories in the financial statements and the involvement of significant estimation and judgment in such assessment of NRV, the same has been considered a key audit matter.</p>	<p>Our audit procedure/testing includes among others</p> <ul style="list-style-type: none"> <li>- We read and evaluate the accounting policies and disclosures made in the financial statements with respect to inventories.</li> <li>- Evaluating the management's valuation methodology and assessing the key estimates, data input and assumption adopted in the valuation which includes comparing expected future average selling price with available market data such as the recently transacted price for similar properties located in the nearby vicinity of each property development projects and sales budget plan maintained by the company.</li> <li>- Verifying the NRV assessment and comparing the estimated construction costs to complete each development with the company's updated budgets.</li> <li>- We have tested the NRV of the inventories to carry value in the books on a sample basis.</li> </ul>
<b>Assessing the recoverability of carrying value of Investments and loans and advances made by the Company in subsidiaries and associate entities</b>	
<p>As at March 31, 2023, the carrying values of the Company's investment in subsidiaries and other entities amounted to Rs. 8.09 Lakhs. Further, the Company has granted loans and advances to its subsidiaries and others amounting to Rs. 4,526.45 Lakhs. Management reviews on a periodical basis whether there are any indicators of impairment of such investments and loans and advances.</p> <p>For cases where impairment indicators exist, management estimates the recoverable amounts of the investments, as being higher than fair value fewer costs of disposal, and value in use. Significant judgments are required to determine the key assumptions used in the determination of fair value in use.</p> <p>As the impairment assessment involves significant assumptions and judgment, we regard this as a key audit matter.</p>	<p>Our procedures in assessing the impairment of the investment included, among others, the following:</p> <ul style="list-style-type: none"> <li>- We read and evaluate the accounting policies with respect to investments.</li> <li>- We examined the management assessment in determining whether any impairment indicators exist.</li> <li>- We examined the management assessment in determining whether any impairment indicators exist.</li> <li>- We compared the recoverable amount of the investment to the carrying value in books.</li> <li>- We assessed the financial condition of entities to whom loans and advances were granted by obtaining the most recent audited financial statements of such entities.</li> <li>- We performed inquiries with management on the project status and future business plan of entities to whom loans and advances were granted to evaluate their recoverability.</li> <li>- We assessed the disclosures made in the standalone financial statements regarding such investments and loans and advances</li> </ul>



## Other Information

The Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report, but does not include the standalone financial statements and our auditors' report thereon.

Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether such other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

## Responsibilities of Management for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the state of affairs (financial position), profit or loss (financial performance including Other Comprehensive Income), cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. 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 judgements and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, the Company's Management and Board of Directors are 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 the Board of Directors either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the company's financial reporting process.

## Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error and to issue an auditors' 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 standalone 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 standalone 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 Act, we are also responsible for expressing our



opinion on whether the Company has adequate internal financial controls with reference to standalone financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements for the financial year ended March 31, 2023 and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

#### **Report on Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2020 ('the Order'), issued by the Central Government of India in terms of Section 143 (11) of the Act, we give in the "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. 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 including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
  - (d) In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;



- (e) On the basis of the written representations received from the directors as on March 31, 2023, taken on record by the Board of Directors, none of the directors are disqualified as on March 31, 2023, from being appointed as a director in terms of Section 164 (2) of the Act;
- (f) With respect to the adequacy of the internal financial controls with reference to these standalone financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B" to this report;
- (g) In our opinion, the managerial remuneration for the year ended March 31, 2023 has been paid/provided by the Company to its directors in accordance with the provisions of Section 197 read with Schedule V to 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, as amended, in our opinion and to the best of our information and according to the explanations given to us:
- i. The company has, to the extent ascertainable, disclosed the impact of pending litigations on its financial position in its standalone financial statements - Refer Note 35 to the standalone financial statements;
  - ii. The Company did not have any long-term contracts including derivative contracts for which there can be any material foreseeable losses;
  - iii. The company is required to transfer **Rs. 0.01 Lakhs** to the Investor Education and Protection Fund;
  - iv. (i) The Management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person/entity, including foreign entities ('Intermediaries'), with the understanding, whether recorded in writing or otherwise, that the Intermediary has, 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;
  - (ii) The Management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person/entity, including foreign entities, with the understanding, whether recorded in writing or otherwise, as on the date of this audit report, that the company has 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; and
  - (iii) Based on our audit procedures which we have considered reasonable and appropriate in the circumstances and according to the information and explanations provided to us by the Management in this regard, nothing has come to the notice that has caused us to believe that the representations made by the Management under sub-clause (i) and (ii) contain any material misstatement.



v. As stated in Note 47 to the standalone financial statements:

(i) The Company has not paid any dividend during the year; and

(ii) The Board of Directors of the Company have proposed final dividend for the year which is subject to the approval of the members at the ensuing Annual General Meeting. The amount of dividend proposed is in accordance with section 123 of the Act, as applicable.

vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company with effect from April 1, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

**For Kailash Chand Jain & Co.**  
Chartered Accountants  
Firm Registration No.: 112318W

**Saurabh Chouhan**

Partner

Membership No.: 167453

UDIN : 23167453BGRWCQ4537

Place : Navi Mumbai

Date : May 22, 2023



## Annexure - A to the Independent Auditors' Report

The Annexure referred to in the Independent Auditors' Report to the members of the Company on the standalone financial statements for the year ended March 31, 2022, we report that:

- (i) (a)A. The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment, and Investment properties.
- B. The Company has maintained proper records showing full particulars of intangible assets.
- (b) The Property, Plant & Equipment of the company have been physically verified by the management during the year and no material discrepancies have been identified on such verification. In our opinion the frequency of verification is reasonable.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) as disclosed in the financial statements are held in the name of the Company.
- (d)The Company has not revalued any of its Properties, Plant, and Equipment (including right-of-use assets) or intangible assets or both during the year. Accordingly, the requirement under paragraph 3(i)(d) of the Order are not applicable to the Company.
- (e) According to the information and explanations given to us, no proceeding has been initiated or pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder. Accordingly, the provisions stated in clause 3(i) (e) of the Order are not applicable to the Company.
- (ii) (a) The company inventory includes construction work in progress accordingly the requirement under paragraph 3(ii)(a) of the Order is not applicable for construction work in progress. The Inventory comprising of finished goods has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable. No discrepancies were noticed on verification between the physical stocks and the book records.
- (b) The Company has not been sanctioned working capital limits in excess of Rs. 5 crores in aggregate from Banks/ financial institutions on the basis of security of current assets. Accordingly, the requirement under paragraph 3(ii)(b) of the Order is not applicable to the company.





(iii)

(a) According to the information and explanation given to us, the Company has provided loans or provided advances in the nature of loans or given guarantee, or provided security to any other entity.

A. The details of such loans or advances and guarantees or security to subsidiaries, Joint Ventures, and Associates in accordance with provisions of the Companies Act, 2013 are as follow:

Particulars	Guarantees:		Security		Loans		Advances	
	(Rs. Lakhs)	In	(Rs. Lakhs)	In	(Rs. Lakhs)	In	(Rs. Lakhs)	In
<b>Aggregate amount granted/provided during the year</b>								
Subsidiaries		NIL		NIL	1,488.18			NIL
Joint Ventures		NIL		NIL	NIL			NIL
Associates		NIL		NIL	NIL			NIL
<b>Balance Outstanding as at balance sheet date in respect of above cases</b>								
Subsidiaries		NIL		NIL	4,526.45			NIL
Joint Ventures		NIL		NIL	NIL			NIL
Associates		NIL		NIL	NIL			NIL

B. The details of such loans or advances and guarantees or security to parties other than subsidiaries, joint ventures and associates are as follows:

Particulars	Guarantees:		Security		Loans		Advances	
	(Rs. Lakhs)	In	(Rs. In Lakhs)	In	(Rs. In Lakhs)	In	(Rs. In Lakhs)	In
<b>Aggregate amount granted/provided during the year</b>								
Others		NIL		NIL	NIL			NIL
<b>Balance Outstanding as at balance sheet date in respect of above cases</b>								
Others		NIL		NIL	NIL			NIL



(b) According to the information and explanations given to us and based on the audit procedures performed by us, we are of the opinion that the terms and conditions in relation to investments made, guarantee provided, and security given are not prejudicial to the interest of the Company.

(c) In case of the loans and advances in the nature of the loan, the schedule of repayment of principal and payment of interest have been stipulated and the borrowers have been regular in the payment of the principal and interest.

(d) There are no amounts overdue for more than ninety days as of the balance sheet date other than those already provided for in respect of the loan granted to Company/Firm/ LLP/ Other Parties.

(e) According to the information explanation provided to us, the loan or advance in the nature of the loan granted has not fallen due during the year. Hence, the requirements under clause 3(iii)(e) of the Order are not applicable to the Company.

(f) According to the information and explanation given to us and on the basis of our examination of the records of the Company, in our opinion the Company has not granted any loans and/or advances in the nature of loans which are either repayable on demand or without specifying any terms or period of repayment except for the following loans or advances in the nature of loans to its Promoters and related parties as defined in clause (76) of section 2 of the Companies Act, 2013 ("the Act"):

Particulars	Related Parties (Rs In Lakhs)	Amount (Rs. In Lakhs)
Aggregate of loans / advances of loan	4,526.45	4526.45
<b>Total</b>	<b>4,526.45</b>	<b>4,526.45</b>
<b>Percentage of loans / advances in nature of loan to the total loans</b>	<b>99.98%</b>	<b>99.98%</b>

- (iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Act, in respect of loans, investments, guarantees and security made. Further, as the Company is engaged in the business of providing infrastructural facilities, the provisions of section 186 [except for sub-section (1)] are not applicable to it.
- (v) In our opinion and according to the information and, explanations given to us, the Company has not accepted any deposits from the public within the meaning of Sections 73, 74, 75 and 76 of the Act and the rules framed thereunder.
- (vi) We have broadly reviewed the books of accounts maintained by the Company pursuant to the rules prescribed by the Central Government for the maintenance of cost records under Section 148(1) of the Act and are of the opinion that prima facie,



the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of the records.

- (vii) (a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing undisputed statutory dues in respect of provident fund, income tax, sales tax, value added tax, duty of customs, service tax, goods and service tax, cess and other material statutory dues though there has been a slight delay in few cases, with the appropriate authorities.

According to the information and explanations are given to us, no undisputed amounts payable in respect of provident fund, income tax, sales tax, value added tax, the duty of customs, service tax, goods and service tax, cess, and other material statutory dues were in arrears as at March 31, 2023, for a period of more than six months from the date they became payable except as stated below.

- (b) According to the information and explanations given to us and the records of the Company examined by us, the particulars of dues of income tax, sales tax, service tax, the duty of customs and duty of excise duty, value added tax as at March 31, 2023, which have not been deposited on account of a dispute, are as follows:

Name of the statute	Nature of dues	Amount (Rs. In Lakhs)	Period to which the amount relates	Forum where the dispute is pending
-----NIL-----				

- (viii) According to the information and explanations given to us, there are no transactions which are not accounted for in the books of account which have been surrendered or disclosed as income during the year in the Tax Assessment of the Company. Also, there is no previously unrecorded income that has been now recorded in the books of account. Hence, the provision stated in clause 3(viii) of the Order is not applicable to the Company.

- (ix) (a) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of loans or borrowings or in payment of interest thereon to any lender.

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



(c) In our opinion and according to the information explanation provided to us, money raised by way of term loans during the year have been applied for the purpose for which they were raised.

(d) According to the information and explanations given to us, the procedures performed by us, and on an overall examination of the standalone financial statements of the Company, we report that no funds raised on a short-term basis have been used for long-term purposes by the Company.

(e) According to the information explanation given to us and on an overall examination of the standalone financial statements of the Company, we report that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

(f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures, or associate companies.

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

(b) The Company has complied with provisions of Section 42 of Companies Act, 2013 in respect of private placement of Non-Convertible Debentures during the year. According to the information and explanations given by the management, we report that the amounts raised, have been used for the purposes for which the funds were raised.

(xi) (a) During the course of our audit, examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company.

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

(c) We have taken into consideration the whistle blower complaints received by the Company during the year (and upto the date of this report), while determining the nature, timing and extent of our audit procedures.

(xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, the provision stated in clause 3(xii) of the order are not applicable.

(xiii) In our opinion and according to the information and explanations given to us and based on our examination of the records of the company, the transactions with related parties are in compliance with Sections 177 and 188 of the Companies Act, 2013, where applicable, and the details of the related party transactions have been



disclosed in the standalone financial statements as required by the applicable Indian Accounting Standards

(xiv)(a) In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.

(b) We have considered the internal audit reports of the Company issued till date for the period under audit.

(xv) According to the information and explanations given to us, in our opinion during the year the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence, provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.

(xvi) (a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a) and 3(xvi)(b) of the Order is not applicable.

(b) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.

(c) According to the information and explanations provided to us during the course of the audit, the Group does not have any CIC. Accordingly, the requirements of clause 3(xvi)(d) are not applicable.

(xvii) The Company has not incurred cash losses in current and in the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable.

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



- (xx) In our opinion and according to the information and explanations given to us, there is no unspent amount under sub-section (5) of Section 135 of the Companies Act, 2013 pursuant to any project. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable
- (xxi) There have been no qualifications or adverse remarks by the respective auditors in the Companies (Auditor's Report) Order (CARO) Reports of the companies included in the consolidated financial statements. Accordingly, Clause 3(xxi) of the order is not applicable.

**For Kailash Chand Jain & co.**

Chartered accountants

ICAI Firm registration no.: 112318W

  
**Saurabh Chouhan**

Partner

Membership No.: 167453

UDIN: 23167453BGRWCQ4537

Place: Navi Mumbai

Date: May 22, 2023



**Annexure - B to the Independent Auditors' Report of even date on the Standalone financial statements of Arihant Superstructures Limited.**

Referred to in Paragraph 2 (f) of 'Report on Other Legal and Regulatory Requirements' section of our Report of even date.

**Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")**

We have audited the internal financial controls over financial reporting of **Arihant Superstructures Limited** ("the Company") as of March 31, 2023 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

**Management's Responsibility for Internal Financial Controls**

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal 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 ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

**Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.



## Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that

- (1) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with 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.

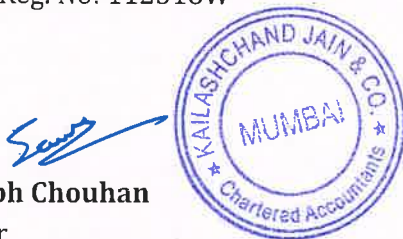
## Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2023 based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

## For Kailash Chand Jain & Co.

Chartered Accountants

Firm's Reg. No: 112318W



**Saurabh Chouhan**

Partner

Membership Number: 167453

UDIN : 23167453BGRWCQ4537

Place : Navi Mumbai

Date : May 22, 2023



**ARIHANT SUPERSTRUCTURES LIMITED**

Balance Sheet as at March 31, 2023

(All amounts in INR Lakhs except as stated otherwise)

Particulars	Notes	As at March 31, 2023	As at March 31, 2022
<b>A ASSETS</b>			
<b>Non Current Assets</b>			
Property, Plant & Equipment			
Tangible Assets	3	189.51	220.28
Intangible Assets	3a	2.27	2.91
Investments in Properties	4	254.30	254.30
Financial Assets			
Investments	5	5.41	5.41
Loans	6	4,526.45	3,138.59
Other Financial Assets	7	262.62	86.80
Deferred Tax Assets (Net)	33	1.91	-
<b>Total Non Current Assets</b>		<b>5,242.47</b>	<b>3,708.29</b>
<b>Current Assets</b>			
Inventories	8	13,203.04	11,518.78
Financial Assets			
Investments	5	2.68	2.61
Trade Receivable	9	1,894.16	2,271.83
Cash & Cash Equivalents	10	303.47	149.83
Other Bank Balances	10a	217.73	9.24
Loans	6	0.91	0.33
Other Financial Assets	7	156.42	48.69
Current Tax Assets	11	764.58	186.57
Other Current Assets			
Land	12	13,930.04	7,431.77
Other	13	1,031.39	533.50
<b>Total Current Assets</b>		<b>31,504.42</b>	<b>22,153.15</b>
<b>TOTAL ASSETS</b>		<b>36,746.89</b>	<b>25,861.44</b>
<b>B EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity Share Capital	14	4,116.00	4,116.00
Other Equity	15	13,513.99	11,664.61
<b>Total Equity</b>		<b>17,629.99</b>	<b>15,780.61</b>
<b>Liabilities</b>			
<b>Non Current Liabilities</b>			
Financial Liabilities			
Borrowings	16	9,283.17	63.11
Provisions	21	30.30	25.53
Deferred Tax Liabilities (net)	33	-	3.02
<b>Total Non Current Liabilities</b>		<b>9,313.47</b>	<b>91.66</b>
<b>Current Liabilities</b>			
Financial Liabilities			
Borrowings	16	493.75	607.94
Trade Payables	17	2,840.27	3,468.92
Other Financial Liabilities	18	411.09	138.22
Other Current Liabilities			
Advance from Customers	19	5,223.92	5,738.32
Other Current Liabilities	20	789.92	31.59
Provisions	21	44.48	4.18
<b>Total Current Liabilities</b>		<b>9,803.43</b>	<b>9,989.17</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>36,746.89</b>	<b>25,861.44</b>
See accompanying notes to the Standalone Financial Statements	1-48		

As per our attached report of even date

For Kailash Chand Jain & Co.

Chartered Accountants

Firm Reg. No.: 112318W

Saurabh Chouhan

Partner

Membership No.: 167453

Place: Navi Mumbai

Date: May 22, 2023



For and on behalf of the Board of Directors of  
Arihant Superstructures Limited

Ashok Chhajjar

Chairman & MD

DIN- 01965094

Dhruv Jopati

Chief Financial Officer

Nimish Shah

Whole Time Director

DIN- 03036904

Darshni Lakhani

Company Secretary

ICSI Mem No. A47094

**ARIHANT SUPERSTRUCTURES LIMITED**

Statement of Profit and Loss for the year ended March 31, 2023

(All amounts in INR Lakhs except as stated otherwise)

Particulars		Notes	For the year ended March 31, 2023	For the year ended March 31, 2022
<b>1</b>	<b>Income</b>			
	Revenue from Operations	22	7,482.81	15,116.78
	Other Income	23	636.91	314.51
	<b>Total Income</b>		<b>8,119.72</b>	<b>15,431.29</b>
<b>2</b>	<b>Expenses</b>			
	Cost of Construction, Land and Development Expenses	24	4,834.34	6,057.29
	Changes in Inventories of Finished Goods, Work-in-Progress and Stock-in-Trade	25	(1,684.26)	2,817.50
	Employee benefits expense	26	745.62	458.08
	Finance costs	27	701.39	154.52
	Depreciation expense		39.10	42.99
	Other expenses	28	1,641.84	1,292.28
	<b>Total expenses</b>		<b>6,278.03</b>	<b>10,822.66</b>
<b>3</b>	<b>Profit / (Loss) before exceptional items and tax (1 - 2)</b>		<b>1,841.69</b>	<b>4,608.63</b>
<b>4</b>	Exceptional Items (net)		-	-
<b>5</b>	<b>Profit / (Loss) before tax (3 + 4)</b>		<b>1,841.69</b>	<b>4,608.63</b>
<b>6</b>	<b>Tax expense/(income):</b>			
	Current Tax Expense		322.26	803.63
	Mat Credit Entitlement		(322.26)	(207.39)
	Deferred Tax		(4.93)	11.14
			(4.93)	607.38
<b>7</b>	<b>Profit / (Loss) after tax (5 - 6)</b>		<b>1,846.62</b>	<b>4,001.25</b>
<b>8</b>	<b>Other Comprehensive Income</b>			
	A. Items that will not be classified to profit & loss			
	Remeasurement gain / (loss) on Defined Benefit Plans		3.89	(12.81)
	Income Tax on Items that will not be reclassified to Profit or Loss		(1.13)	3.73
			2.76	(9.08)
	B. Items that will be reclassified to Statement of Profit and Loss		-	-
	<b>Other comprehensive income</b>		<b>2.76</b>	<b>(9.08)</b>
<b>9</b>	<b>Total Comprehensive Income for the period (7 + 8)</b>		<b>1,849.38</b>	<b>3,992.17</b>
<b>10</b>	<b>Earnings per share (of Rs.10/- each):</b>			
	Basic		4.49	9.72
	Diluted		4.49	9.72
See accompanying notes to the Standalone Financial Statements		1-48		

As per our attached report of even date

For Kailash Chand Jain &amp; Co.

Chartered Accountants

Firm Reg. No.: 112318W

Saurabh Chouhan

Partner

Membership No.: 167453

Place: Navi Mumbai

Date: May 22, 2023

For and on behalf of the Board of Directors of  
Arihant Superstructures Limited

Ashok Chhajer

Chairman &amp; MD

DIN- 01965094

Dhiraj Jopat

Chief Financial Officer

Nimish Shah

Whole Time Director

DIN- 03036904

Darshini Lakhani

Company Secretary

ICSI Mem No. A47094

**ARIHANT SUPERSTRUCTURES LIMITED**

Statement of Cash Flow for the year ended March 31, 2023

(All amounts in INR Lakhs except as stated otherwise)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
<b>A. CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net Profit before Tax and before Extra ordinary Items :	1,841.69	4,608.63
<b>Adjustment for</b>		
Depreciation & Amortisation	39.10	42.99
Loss / (Profit) on Sale of Fixed Assets	-	-
Loss / (Profit) from Partnership firm	(0.07)	(0.06)
Profit on Sale of Fixed Assets	-	(1.55)
Interest Paid	701.39	154.52
Interest Received	(596.35)	(281.84)
Remeasurement gain/ (loss) on defined benefit plans	2.76	(9.08)
Sundry balances written off	-	(3.62)
	<b>1,988.52</b>	<b>4,509.99</b>
<b>Changes in Working Capital</b>		
(Increase) / Decrease in Inventories	(1,684.26)	2,817.50
(Increase) / Decrease in Financial Assets	(1,502.82)	(4,056.59)
(Increase) / Decrease in Non- Financial Assets	(7,008.57)	(2,714.33)
Increase / (Decrease) in Financial Liability	(355.76)	791.35
Increase / (Decrease) in Non-Financial Liability	301.41	(287.11)
<b>Cash flow from Operating Activities before Tax and Extraordinary Items</b>	<b>(8,261.47)</b>	<b>1,060.81</b>
Income Tax paid (Net)	(577.94)	(303.79)
<b>Cash flow from Operating Activities before Extraordinary Items</b>	<b>(8,839.42)</b>	<b>757.03</b>
Adjustment for Extraordinary Items	-	-
<b>Cash Generated from Operating Activities</b>	<b>(8,839.42)</b>	<b>757.03</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>		
(Purchase)/Sale of Property, Plant and Equipments (Net)	(7.69)	(38.94)
(Purchase)/Sale of Investments In property	-	-
(Purchase)/Sale of Investments In Equity	(0.07)	(0.06)
Interest Received on Investment	596.35	281.84
<b>Cash Generated from Investment Activities</b>	<b>588.59</b>	<b>242.84</b>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>		
Increase/(Decrease) in Borrowing	9,105.86	(1,196.50)
Interest paid	(701.39)	(154.52)
<b>Cash Generated from Financing Activities</b>	<b>8,404.47</b>	<b>(1,351.02)</b>
Net Increase in Cash & Cash Equivalents (A+B+C)	153.64	(351.15)
Opening Balance of Cash & Cash Equivalents (Net of Book o/d)	149.83	500.98
<b>Closing Balance of Cash &amp; Cash Equivalents</b>	<b>303.47</b>	<b>149.83</b>
(i) Cash in Hand	3.47	9.95
(ii) Balance with Bank	146.35	126.77
(ii) Balance with Fixed Deposit	153.65	13.11
<b>Closing Balance of Cash &amp; Cash Equivalents</b>	<b>303.47</b>	<b>149.83</b>

**Notes:**

- Cash flow statement has been prepared under the indirect method as set out in Ind AS - 7 specified under
- Reconciliation of liabilities arising from financing activities under Ind AS 7

Particulars	As at March 31, 2023	As at March 31, 2022
<b>Borrowings</b>		
Balance at the beginning of the year	671.06	1,867.56
Cash Flow	9,105.86	(1,196.50)
Non cash changes	-	-
<b>Balance at the end of the year</b>	<b>9,776.92</b>	<b>671.06</b>

As per our attached report of even date

For Kailash Chand Jain & Co.

Chartered Accountants

Firm Reg. No.: 112318W

Saurabh Chouhan

Partner

Membership No.: 167453



Place: Navi Mumbai

Date: May 22, 2023

For and on behalf of the Board of Directors of  
Arihant Superstructures Limited

Ashok Chhajer

Chairman & MD

DIN- 01965094

Dhiraj Jopat

Chief Financial Officer



Nimish Shah

Whole Time Director

DIN- 03036904

Darshni Lakhani

Company Secretary

ICSI Mem No. A47094

**ARIHANT SUPERSTRUCTURES LIMITED**

Statement of Changes in Equity for the year ended March 31, 2023

(All amounts in INR Lakhs except as stated otherwise)

Particulars	Equity Share Capital	Other Equity		Toal Equity Attributable to Equity Holders of the Company
		Reserves & Surplus		
		Security Premium Reserve	Retained Earnings	
<b>Balance as of April 1, 2021</b>	<b>4,116.00</b>	<b>524.40</b>	<b>7,196.20</b>	<b>11,836.60</b>
<b>Changes during the year</b>				
Profit for the year	-	-	4,001.25	4,001.25
Add / (Less) : Earlier Year Tax Provision	-	-	(48.16)	(48.16)
<b>Other Comprehensive Income</b>				
Remeasurement of the net defined benefit plans, net of taxes	-	-	(9.08)	(9.08)
<b>Balance as of March 31 2022</b>	<b>4,116.00</b>	<b>524.40</b>	<b>11,140.21</b>	<b>15,780.61</b>

Particulars	Equity Share Capital	Other Equity		Toal Equity Attributable to Equity Holders of the Company
		Reserves & Surplus		
		Security Premium Reserve	Retained Earnings	
<b>Balance as of April 1, 2022</b>	<b>4,116.00</b>	<b>524.40</b>	<b>11,140.21</b>	<b>15,780.61</b>
<b>Changes during the year</b>				
Profit for the year	-	-	1,846.62	1,846.62
Add / (Less) : Earlier Year Tax Provision	-	-	-	-
<b>Other Comprehensive Income</b>				
Remeasurement of the net defined benefit plans, net of taxes	-	-	2.76	2.76
<b>Balance as of March 31, 2023</b>	<b>4,116.00</b>	<b>524.40</b>	<b>12,989.59</b>	<b>17,629.99</b>

As per our attached report of even date

For Kailash Chand Jain &amp; Co.

Chartered Accountants

Firm Reg. No.: 112318W

  
Saurabh Chouhan

Partner

Membership No.: 167453



Place: Navi Mumbai

Date: May 22, 2023

For and on behalf of the Board of Directors of  
Arihant Superstructures Limited  
Ashok Chhajer

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Chief Financial Officer

  
Nimish Shah

Whole Time Director

DIN- 03036904

  
Darshni Lakhani

Company Secretary

ICSI Mem No. A47094

# Arihant Superstructures Limited

Notes forming part of the Standalone Financial Statements as at 31 March, 2023

## 1 General information

Arihant Superstructures Limited ("the Company") having CIN L51900MH1983PLC029643 is a Public Limited Company domiciled and incorporated in India and its shares are publically traded on National Stock Exchange ("NSE") and the Bombay Stock Exchange ("BSE"), India. The Company's Registered Office is located at Arihant Aura, B-Wing, 25th Floor, Plot no. 13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai, Maharashtra - 400705. The operation of the Company spanned in all aspect of Real Estate Development, from the identification and Acquisition of Land, planning, execution, construction and marketing of projects. The Company has its presence in the States of Rajasthan and Maharashtra.

## 2 Summary of Significant Accounting Policies

### 2.1 Basis of preparation of Financial Statements

The Financial Statements have been prepared on accrual basis in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and the provisions of the Companies Act, 2013.

The Financial Statements have been prepared on accrual and going concern basis under historical cost convention except for certain financial assets and liabilities which have been measured at fair value (refer accounting policy regarding financial instruments). If no such transactions can be identified, an appropriate valuation model is used. Impairment losses of continuing operations, including impairment on inventories, are recognized.

The Financial Statements are presented in Indian Rupees ("Rs" or "₹") and all amounts are rounded to the nearest lakhs, except as stated otherwise.

The standalone Financial Statements of the Company for the year ended March 31, 2023 were approved by the Board of Directors and authorized for issue on May 22, 2023.

### 2.2 Use of Estimates and Judgments

The preparation of the Financial Statements in conformity with Ind AS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions effect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the Financial Statements and reported amounts of revenues and expenses during the period. Accounting estimates could change from period to period and actual results may differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the Financial Statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the Financial Statements. The basis of the description is as under:

#### 1) Evaluation of satisfaction of performance obligation at a point in time for the purpose of revenue recognition:

Determination of revenue under the satisfaction of performance obligation at a point in time method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the timing of satisfaction of performance obligation, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. The Company recognizes revenue when the company satisfies its performance obligation

#### 2) Evaluation of percentage of completion for the purpose of revenue recognition:

Determination of revenue under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentage of completion, cost of completion, the expected revenue from the project or activity and the foreseeable losses to completion.



# **Arihant Superstructures Limited**

Notes forming part of the Standalone Financial Statements as at 31 March, 2023

Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognized in the standalone Financial Statements for the period in which such changes are determined.

### **3) Useful life and residual value of Property, Plant and Equipment and Intangible Assets:**

Useful lives of Property, Plant and Equipment and Intangible Assets are based on the life prescribed in Schedule II of the Companies Act, 2013 or based on internal technical evaluation. Assumptions are also made when the company assesses, whether an asset may be capitalized and which components of the cost of the asset may be capitalized.

### **4) Recognition of Deferred Tax Asset:**

The extent of which deferred tax asset can be recognized is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilized.

### **5) Provisions and contingencies:**

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the balance sheet date. The actual outflow of resources at a future date may therefore vary from the amount included in other provisions.

## **2.3 Current versus Non-Current classification**

The Company presents Assets and Liabilities in the Balance Sheet based on Current/Non-Current classification. The normal operating cycle, in the context of the Company, is the time between the acquisition of Land for a real estate project and its realization in Cash and Cash Equivalents by way of sale of developed units.

An Asset is treated as Current when it is:

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

All other Assets are classified as Non-Current. A Liability is 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.

Deferred Tax Assets and Liabilities are classified as Non-Current Assets and Liabilities.

## **2.4 Property, Plant and Equipment**

### **i. Recognition and measurement**

All property, plant and equipment except freehold land are stated at historical cost less accumulated depreciation. Building was recorded at fair value as deemed cost as at the date of transition to Ind AS. Historical cost includes expenditure that is directly attributable to the acquisition of the items. Cost includes



## Arihant Superstructures Limited

Notes forming part of the Standalone Financial Statements as at 31 March, 2023

freight, duties, taxes, borrowing cost and incidental expenses related to the acquisition and installation of the asset.

Freehold Land is measured at fair value. Valuations are performed with sufficient frequency to ensure that the carrying value of revalued asset does not defer materially from its fair value. Revaluation surplus is recorded in Other Comprehensive Income and credited to the Revaluation reserve in Other Equity.

### ii. Subsequent costs

Subsequent expenditure is capitalized only when it is probable that the future economic benefits of the expenditure will flow to the Company. All other repairs and maintenance are charged to the Standalone Ind AS Statement of Profit and Loss during the reporting period in which they are incurred.

### iii. Derecognition

The carrying amount of an item of Property, Plant and Equipment is derecognized on disposal or when no future economic benefits are expected from its use or disposal. The gain or loss arising from the derecognition of an item of Property, Plant and Equipment is measured as the difference between the net disposal proceeds and the carrying amount of the item and is recognized in the Standalone Statement of Profit and Loss when the item is derecognized.

### iv. Capital work in progress

Cost of assets not ready for intended use, as on the Balance Sheet date, is shown as capital work in progress.

### v. Depreciation

Depreciation is calculated on a written down value basis over the estimated useful lives of the assets as specified in Schedule II of Companies Act, 2013 except for site/sales offices, sample flats and aluminium formwork wherein the estimated useful lives is determined by the management. Management believes that such estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

Class of Property, Plant and Equipment	Useful life (in years)
Buildings	30
Rented Premises	Lease Period
Plant and Machinery	5-10
Furniture & Fixtures	8-10
Vehicles	5-10
Electricals Installations	10
Equipments and facilities	5-8
Computer Hardware	3

Depreciation on addition to property plant and equipment is provided on pro-rata basis from the date of acquisition.

Depreciation on assets sold during the year is charged to the Standalone Statement of Profit and Loss up to the month preceding the month of sale.



## Arihant Superstructures Limited

Notes forming part of the Standalone Financial Statements as at 31 March, 2023

Depreciation methods, useful lives and residual values are reviewed periodically at each financial year end and adjusted prospectively, as appropriate.

### 2.5 Intangible Assets

Intangible Assets acquired separately are measured on initial recognition at cost. Following initial recognition, Intangible Assets are carried at cost less any accumulated amortization and impairment loss. Subsequent expenditure is capitalized only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

On transition to Ind AS, the Company has elected to continue with the carrying value of all its Intangible Assets recognized as at 1st April, 2016 measured as per the previous GAAP and use that carrying value as the deemed cost of Intangible Assets.

The useful lives of Intangible Assets are assessed as either finite or indefinite.

Intangible Assets with finite lives are amortized on a Straight-Line Method over the useful economic life and assessed for impairment whenever there is an indication that the Intangible Asset may be impaired. The amortization period and the amortization method for an Intangible Asset are reviewed at least at the end of each reporting period and adjusted, if appropriate. The useful economic lives estimated for various classes of Intangible Assets are as follows:

Class of Intangible Assets	Useful life (in years)
Goodwill	5
Trademark and Logo	10
Software	3

Intangible Assets with indefinite useful lives are not amortized, but are tested for impairment annually.

### 2.6 Investment Properties

Investment properties are measured initially at cost, including transaction costs and borrowing costs, wherever applicable. Subsequent to initial recognition, subsequent 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.

On transition to Ind AS, the Company has elected to continue with the carrying value of all its Investment Properties recognized as at 1st April, 2016 measured as per the previous GAAP and use that carrying value as the deemed cost of the Investment Properties.

Investment Properties are derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of Investment Properties are included in Profit and Loss in the period of de-recognition.

### 2.7 Finance Costs

Borrowing costs that are directly attributable to real estate project development activities are inventoried / capitalized as part of project cost.

Borrowing costs are inventoried / capitalized as part of project cost when the activities that are necessary to prepare the inventory / asset for its intended use or sale are in progress. Borrowing costs are suspended from inventorization / capitalization when development work on the project is interrupted for extended periods and there is no imminent certainty of recommencement of work.





## **Arihant Superstructures Limited**

Notes forming part of the Standalone Financial Statements as at 31 March, 2023

All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds.

### **2.8 Leases**

The Company evaluates each contract or arrangement, whether it qualifies as lease as defined under Ind AS 116.

#### **Company as a Lessee**

The Company assesses, whether the contract is, or contains, a lease at the inception of the contract or upon the modification of a contract. 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 at the commencement of the lease contract recognizes a Right-of-Use (RoU) asset at cost and corresponding lease liability, except for leases with a term of twelve months or less (short-term leases) and leases for which the underlying asset is of low value (low-value leases). For these short-term and low-value leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease.

The cost of the right-of-use assets comprises the amount of the initial measurement of the lease liability, adjusted for any lease payments made at or prior to the commencement date of the lease, any initial direct costs incurred by the Company, any lease incentives received and expected costs for obligations to dismantle and remove right-of-use assets when they are no longer used.

Subsequently, the right-of-use assets is measured at cost less any accumulated depreciation and accumulated impairment losses, if any. The right-of-use assets are depreciated on a straight-line basis from the commencement date of the lease over the shorter of the end of the lease term or useful life of the right-of-use asset.

Right-of-use assets are assessed for impairment whenever there is an indication that the balance sheet carrying amount may not be recoverable using cash flow projections for the useful life.

For lease liabilities at commencement date, the Company measures the lease liability at the present value of the future lease payments as from the commencement date of the lease to end of the lease term. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, the Company's incremental borrowing rate for the asset subject to the lease in the respective markets.

Subsequently, the Company measures the lease liability by adjusting carrying amount to reflect interest on the lease liability and lease payments made.

The Company remeasures the lease liability (and makes a corresponding adjustment to the related right-of-use asset) whenever there is a change to the lease terms or expected payments under the lease, or a modification that is not accounted for as a separate lease.

The portion of the lease payments attributable to the repayment of lease liabilities is recognized in cash flows used in financing activities. Also, the portion attributable to the payment of interest is included in cash flows from financing activities. Further, Short-term lease payments, payments for leases for which the underlying asset is of low-value and variable lease payments not included in the measurement of the lease liability is also included in cash flows from operating activities.

#### **Company as a Lessor**

In arrangements where the Company is the lessor, it determines at lease inception whether the lease is a finance lease or an operating lease. Leases that transfer substantially all of the risk and rewards incidental to ownership of the underlying asset to the counterparty (the lessee) are accounted for as finance leases. Leases that do not transfer substantially all of the risks and rewards of ownership are accounted for as operating leases. Lease payments received under operating leases are recognized as income in the statement of profit and loss on a straight-line basis over the lease term or another systematic basis. The Company applies another systematic basis if that basis is more representative of the pattern in which benefit from the use of the underlying asset is diminished.



# **Arihant Superstructures Limited**

Notes forming part of the Standalone Financial Statements as at 31 March, 2023

## **2.9 Non-Current Assets held for Sale**

Non-Current Assets are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use and a sale is considered highly probable. They are measured at the lower of their carrying amount and fair value less costs to sell.

Non-current Assets classified as held for sale and their related Liabilities are presented separately in the Balance Sheet. Non-current Assets are not depreciated or amortized while they are classified as Held for Sale.

## **2.10 Dividends Declared**

Provision is made for the amount of any Dividend declared, being appropriately authorized and no longer at the discretion of the Company, on or before the end of the reporting period but not distributed at the end of the reporting period.

## **2.11 Inventories**

### **Construction Materials and Consumables**

Construction Materials and Consumables are valued at lower of cost and net realizable value.

### **Land/Development Rights**

Land/Development Rights are valued at lower of cost and net realizable value.

### **Construction work in Progress**

Completed units and project development forming part of Work in Progress are valued at lower of cost and net realizable value. Cost includes direct materials, labour, project specific direct indirect expenses.

### **Finished Goods**

Finished goods of completed projects and Stock in trade of units is valued at lower of cost or net realizable value.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

### **Cash and Cash Equivalents**

Cash and Cash Equivalent in the Balance Sheet comprise Cash at Banks and on in Hand and Short- Term Deposits maturing within twelve months from the date of Balance Sheet.

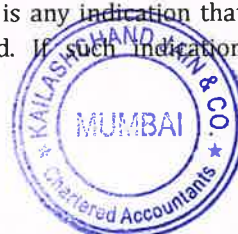
## **2.12 Impairment of Non-Financial Assets**

The carrying amounts of Assets are reviewed at each reporting date if there is any indication of impairment based on internal / external factors. An impairment loss is recognized wherever the carrying amount of an Asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's fair value less cost of disposals and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Fair value is the price that would be received to sell an Asset or paid to transfer a Liability in orderly transaction between market participants at the measurement date. After impairment, depreciation is provided on the revised carrying amount of the Asset over its remaining useful life.

The Group bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for the Company Cash Generating Unit's (CGU) to which the individual Assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year.

Impairment losses are recognized in the Statement of Profit and Loss in expense categories.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the Company



## **Arihant Superstructures Limited**

Notes forming part of the Standalone Financial Statements as at 31 March, 2023

estimates the asset's or CGU's recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The reversal is limited so that the carrying amount of the Asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the Asset in prior years.

### **2.13 Provisions, Contingent Liabilities and Contingent Assets**

A Provision is recognized when the Company has present determined obligations as a result of past events an outflow of resources embodying economic benefits will be required to settle the obligations. Provisions are recognized at the best estimate of the expenditure required to settle the present obligation at the Balance Sheet date.

If the effect of the time value of money is material, provisions are discounted using a current pre tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

A Contingent Liability is not recognized but disclosed in the Notes to the accounts, unless the probability of an outflow of resources is remote. A Contingent Asset is generally neither recognized nor disclosed.

### **2.14 Financial Instruments**

#### **A. Financial Instruments - Initial recognition and measurement**

Financial Assets and Financial Liabilities are recognized in the Company's Statement of Financial position when the Company becomes a party to the contractual provisions of the instrument. The Company determines the classification of its Financial Assets and Liabilities at initial recognition. 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.

#### **B.1. Financial Assets-Subsequent measurement**

The Subsequent measurement of Financial Assets depends on their classification which is as follows:

##### **a. Financial Assets at fair value through Profit or Loss**

Financial Assets at fair value through Profit and Loss include Financial Assets Held for Sale in the near term and those designated upon initial recognition at fair value through profit or loss.

##### **b. Financial Assets measured at amortized cost**

Loans and Receivables are non-derivative Financial Assets with fixed or determinable payments that are not quoted in an active market. Trade Receivables do not carry any interest and are stated at their nominal value as reduced by appropriate allowance for estimated irrecoverable amounts based on the ageing of the receivables balance and historical experience. Additionally, a large number of minor Receivables are grouped into homogenous groups and assessed for impairment collectively. Individual Trade Receivables are written off when management deems them not to be collectible.

##### **c. Financial Assets at fair value through OCI**

All Equity Investments, except Investments in Subsidiaries, Joint Ventures and Associates, falling within the scope of Ind AS 109, are measured at fair value through Other Comprehensive Income (OCI). The Company makes an irrevocable election on an instrument by instrument basis to present in Other Comprehensive Income subsequent changes in the fair value. The classification is made on initial recognition and is irrevocable.

If the Company decides to designate an Equity Instrument at fair value through OCI, then all fair value changes on the instrument, excluding Dividends, are recognized in the OCI.



# Arihant Superstructures Limited

Notes forming part of the Standalone Financial Statements as at 31 March, 2023

## B.2. Financial Assets–Derecognition

The Company derecognizes a financial asset when the contractual rights to the cash flows from the Assets expire or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset.

Upon derecognition of Equity Instruments designated at fair value through OCI, the associated fair value changes of that equity instrument is transferred from OCI to Retained Earnings.

## C. Investment in Subsidiaries, Joint Ventures and Associates

Investments made by the Company in Subsidiaries, Joint Ventures and Associates are measured at cost in the Standalone Financial Statements of the Company.

## D.1. Financial liabilities–Subsequent measurement

The Subsequent measurement of financial liabilities depends on their classification which is as follows:

### a. Financial Liabilities at fair value through Profit or Loss

Financial Liabilities at fair value through Profit or Loss include Financial Liabilities Held for Trading, if any.

### b. Financial Liabilities measured at amortized cost

Interest bearing loans and borrowings including debentures issued by the Company are subsequently measured at amortized cost using the Effective Interest Rate method (EIR). Amortized cost is calculated by taking into account any discount or premium on acquisition and fee or costs that are integral part of the EIR. The EIR amortized is included in finance costs in the Statement of Profit and Loss

## D.2. Financial Liabilities –Derecognition

A Financial Liability is derecognized when the obligation under the liability is discharged or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as derecognition of the original liability and the recognition of new liability. The difference in the respective carrying amount is recognized in the Standalone Statement of Profit and Loss.

## E. Offsetting Financial Instruments

Financial Assets and Financial Liabilities are offset and the net amount reported in the Statement of Financial Position, if and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the Assets and settle the Liabilities simultaneously.

## F. Fair value measurement

The Company measures certain financial instruments at fair value at each reporting date. Fair value is the price that would be received to sell an Asset or paid to transfer a Liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the Assets or Liability or
- In the absence of a principal market, in the most advantageous market for the Asset or Liability.

The principal or the most advantageous market must be accessible to the Company.

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

Level 1 - Quoted (unadjusted) market prices in active market for identical Assets or Liabilities.

Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.



## **Arihant Superstructures Limited**

Notes forming part of the Standalone Financial Statements as at 31 March, 2023

Level 3 - Valuation technique for which the lowest level input that is significant to the fair value measurement is unobservable.

### **2.15 Selling Costs**

Selling expenses related to specific projects/units are being charged to Statement of Profit and Loss in the year in which the revenue thereof is accounted.

### **2.16 Revenue Recognition**

Revenue from contracts with customer is recognized, when control of the goods or services are transferred to the customer, at an amount that reflects the consideration to which the Group is expected to be entitled in exchange for those goods or services. The Group assesses its revenue arrangements against specific criteria in order to determine if it is acting as principal or agent. The Group concluded that it is acting as a principal in all of its revenue arrangements. The specific recognition criteria described below must also be met before revenue is recognized.

The specific recognition criteria for the various types of the Company's activities are described below:

#### **i. Revenue from Real Estate Projects**

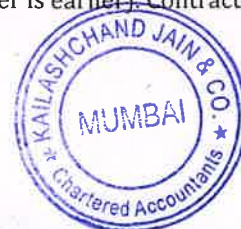
The Group recognizes revenue, on execution of agreement or letter of allotment and when control of the goods or services are transferred to the customer, at an amount that reflects the consideration (i.e. the transaction price) to which the Group is expected to be entitled in exchange for those goods or services excluding any amount received on behalf of third party (such as indirect taxes). An asset created by the Group's performance does not have an alternate use and as per the terms of the contract, the Group has an enforceable right to payment for performance completed till date. Hence the Group transfers control of a good or service over time and, therefore, satisfies a performance obligation and recognizes revenue over time. The Group recognizes revenue at the transaction price which is determined on the basis of agreement or letter of allotment entered into with the customer. The Group recognizes revenue for performance obligation satisfied over time only if it can reasonably measure its progress towards complete satisfaction of the performance obligation. The Group would not be able to reasonably measure its progress towards complete satisfaction of a performance obligation if it lacks reliable information that would be required to apply an appropriate method of measuring progress. In those circumstances, the Group recognizes revenue only to the extent of cost incurred until it can reasonably measure outcome of the performance obligation.

The Group uses cost based input method for measuring progress for performance obligation satisfied over time. Under this method, the Group recognizes revenue in proportion to the actual project cost incurred (excluding land and finance cost) as against the total estimated project cost (excluding land and finance cost).

The management reviews and revises its measure of progress periodically and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognized prospectively in the period in which such changes are determined.

A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognized for the earned consideration that is conditional.

A contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a contract liability is recognized when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognized as revenue when the Group performs under the contract



# Arihant Superstructures Limited

Notes forming part of the Standalone Financial Statements as at 31 March, 2023

## ii. Interest income

Interest income from Debt Instruments (including Fixed Deposits) is recognized using the Effective Interest Rate method. The Effective Interest Rate is that rate that exactly discounts estimated future cash receipts through the expected life of the Financial Asset to the gross carrying amount of a Financial Asset. While calculating the Effective Interest Rate, the Company estimates the expected cash flows by considering all the contractual terms of the Financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

## iii. Dividends

Revenue is recognized when the Company's right to receive the payment is established.

## iv. Delayed Payment Charges

Delayed Payment Charges claimed to expedite recoveries are accounted for on realization.

## v. Other Income

Other Income is accounted for on accrual basis except, where the receipt of income is uncertain.

## vi. Rental Income

Rental income arising from operating leases is accounted over the lease terms.

## 2.17 Foreign Currency Transactions

Foreign Currency Transactions are translated into Indian rupee using the exchange rates prevailing on the date of the transaction. Foreign exchange gains and losses resulting from the settlement of these transactions and from the translation of monetary Assets and Liabilities denominated in foreign currencies at year end exchange rates are recognized in the Statement of Profit or Loss.

## 2.18 Income Taxes

### Current tax

The Current Tax expense for the period is determined as the amount of tax payable in respect of taxable income for the period, based on the applicable income tax rates.

Current Tax relating to items recognized in Other Comprehensive Income or Equity is recognized in Other Comprehensive Income or Equity, respectively.

### Deferred Tax

Deferred Tax is provided using the liability method on temporary differences between the tax bases of Assets and Liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred Tax liabilities are recognized for all taxable temporary differences. Deferred tax Assets are recognized for all deductible temporary differences and, the carry forward of unused tax credits and any unused tax losses. Deferred Tax Assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, the carry forward of unused tax credits and unused tax losses can be utilized.

Deferred Tax Assets and Liabilities are measured at the tax rates that are expected to apply in the year when the Asset is realized or the Liability is settled, based on tax rates (and tax laws) that have been enacted at the Reporting date.

Deferred tax relating to items recognized in Other Comprehensive Income or Equity is recognized in Other Comprehensive Income or Equity, respectively.

Deferred Tax Assets and Deferred Tax Liabilities are offset if a legally enforceable right exists to set off current tax Assets against Current Tax Liabilities.



## **Arihant Superstructures Limited**

Notes forming part of the Standalone Financial Statements as at 31 March, 2023

### **2.19 Earnings Per Share**

The basic Earnings Per Share (EPS) is calculated by dividing the net profit or loss for the year attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating Diluted Earnings per Share, the net profit or loss for the year attributable to the Equity Shareholders and the weighted average number of Equity Shares outstanding during the year is adjusted for the effects of all dilutive potential Equity Shares.

### **2.20 Exceptional Items**

Exceptional items refer to items of income or expense within Statement of Profit and Loss from ordinary activities which are non-recurring and are of such size, nature or incidence that their separate disclosure is considered necessary to explain the performance of the Company.

### **2.21 Retirement and Other Employee Benefits**

Retirement and other Employee benefits are accounted in accordance with Ind AS 19 – Employee Benefits.

#### **Defined Contribution Plan**

The Company contributes to a recognized provident fund for all its employees. Contributions are recognized as an expense when employees have rendered services entitling them to such benefits.

#### **Gratuity (Defined Benefit Scheme)**

The Company provides for its gratuity liability based on actuarial valuation as at the balance sheet date which is carried out by an independent actuary using the Projected Unit Credit Method. Actuarial gains and losses are recognized in full in the Other Comprehensive Income for the period in which they occur.



**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements as at March 31, 2023

(All amounts in currency INR Lakhs except as stated otherwise)

**Note 3 Property, Plant & Equipment**

The changes in carrying value of Property, Plant &amp; Equipment for the year ended March 31, 2022

Particulars	Building	P&M & Office Equipment	Computer Equipment	Furniture & Fixtures	Vehicles	Total
Gross carrying value as of April 1, 2021	14.42	107.87	80.71	39.95	296.47	539.42
Additions	-	0.09	2.98	-	37.41	40.48
(Deductions)/(Disposals)	-	-	-	-	(4.77)	(4.77)
Adjustment	0.01	0.18	0.55	-	-	0.74
Gross carrying value as of March 31, 2022	14.43	108.14	84.24	39.95	329.11	575.87
Accumulated Depreciation as of March 31, 2021	2.83	75.78	73.44	28.43	136.94	317.42
Depreciation	0.56	9.03	3.63	2.15	27.33	42.70
Accumulated depreciation on deletion	-	-	-	-	(4.53)	(4.53)
Accumulated Depreciation as of March 31, 2022	3.39	84.81	77.07	30.58	159.74	355.59
Carrying Value as of March 31, 2022	11.04	23.33	7.17	9.37	169.37	220.28

The changes in carrying value of Property, Plant &amp; Equipment for the year ended March 31, 2023

Particulars	Building	P&M & Office Equipment	Computer Equipment	Furniture & Fixtures	Vehicles	Total
Gross carrying value as of April 1, 2022	14.43	108.14	84.24	39.95	329.11	575.87
Additions	-	2.10	5.59	-	-	7.69
(Deductions)/(Disposals)	-	-	-	-	-	-
Adjustment	-	-	-	-	-	-
Gross carrying value as of March 31, 2023	14.43	110.24	89.83	39.95	329.11	583.56
Accumulated Depreciation as of March 31, 2022	3.39	84.81	77.07	30.58	159.74	355.59
Depreciation for the year	0.56	4.76	1.89	2.09	29.17	38.46
Accumulated depreciation on deletion	-	-	-	-	-	-
Accumulated Depreciation as of March 31, 2023	3.95	89.57	78.96	32.67	188.91	394.05
Carrying Value as of March 31, 2023	10.48	20.67	10.88	7.28	140.20	189.51

**Note 3a Intangible Assets**

The changes in carrying value of Intangible Assets for the year ended March, 31 2022

Particulars	Software	Trademark	Total
Gross carrying value as of April 1, 2021	21.22	2.25	23.47
Additions	-	-	-
(Deductions)/(Disposals)	-	-	-
Gross carrying value as of March 31, 2022	21.22	2.25	23.47
Accumulated Depreciation as of March 31, 2021	17.54	2.00	19.54
Depreciation for the year	0.77	0.25	1.02
Accumulated depreciation on deletion	-	-	-
Accumulated Depreciation as of March 31, 2022	18.31	2.25	20.56
Carrying Value as of March 31, 2022	2.91	0.00	2.91

The changes in carrying value of Intangible Assets for the year ended March, 31 2023

Particulars	Software	Trademark	Total
Gross carrying value as of April 1, 2022	21.22	2.25	23.47
Additions	-	-	-
(Deductions)/(Disposals)	-	-	-
Gross carrying value as of March 31, 2023	21.22	2.25	23.47
Accumulated Depreciation as of March 31, 2022	18.31	2.25	20.56
Depreciation for the year	0.64	-	0.64
Accumulated depreciation on deletion	-	-	-
Accumulated Depreciation as of March 31, 2023	18.95	2.25	21.20
Carrying Value as of March 31, 2023	2.27	0.00	2.27





**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements as at March 31, 2023

(All amounts in INR Lakhs except as stated otherwise)

**Note 4 Investments in Properties**

Particulars	Office at Aura	Total
<b>Non-current Investments</b>		
Gross Carrying Value as at April 01, 2021	254.30	254.30
Additions / (Disposals) March 31, 2022	-	-
Additions / (Disposals) March 31, 2023	254.30	254.30
<b>Accumulated Depreciation</b>		
April 01, 2021	-	-
Additions / (Disposals) March 31, 2022	-	-
Additions / (Disposals) March 31, 2023	-	-
<b>Net Carrying Value as at</b>		
March 31, 2023	254.30	254.30
March 31, 2022	254.30	254.30

Note: Investment in properties comprises of commercial offices in Navi Mumbai.

**(i) Income and expenditure of Investment Properties**

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Rental and facilities Income	-	-
Less : Maintenance Expenses	2.81	2.81
<b>Profit from Investment properties before Depreciation and Impairment</b>	(2.81)	(2.81)
Depreciation and Impairment	-	-
<b>Profit from Investment Properties</b>	(2.81)	(2.81)

**(ii) Fair Value Measurement**

Since the company has acquired the property in March 2020, the company is of the view that there is no major change in the fair value of the property, hence the company has considered the acquisition value as fair value for the year under consideration.

**Note 5 Investment**

Particulars	As at March 31, 2023	As at March 31, 2022
<b>Non-current</b>		
<b>Unquoted</b>		
<b>Investment in equity of subsidiaries at cost (including equity component)</b>		
Arihant Abode Limited (3000 equity shares of Rs. 10/-)	3.00	3.00
Arihant Aashiyana Private Limited (6000 equity shares of Rs. 10/-)	1.05	1.05
Arihant Gruhnirman Private Limited (6000 equity shares of Rs. 10/-)	0.60	0.60
Arihant Vatika Private Limited (6000 equity shares of Rs. 10/-)	0.60	0.60
<b>Investment in partnership firm at cost (including equity component)</b>		
Arihant Aksh Realty LLP	0.10	0.10
<b>Investment in equity of other company at cost (including equity component)</b>		
Amoghvarsh Houses Private Limited (500 shares @ Rs. 10/-)	0.06	0.06
	<b>5.41</b>	<b>5.41</b>
<b>Current</b>		
<b>Unquoted</b>		
<b>Investment in partnership firm at cost (including equity component)</b>		
Arihant Aksh Realty LLP	2.68	2.61
	<b>2.68</b>	<b>2.61</b>
<b>Total Investment</b>	<b>8.09</b>	<b>8.02</b>
<b>Aggregate value of unquoted investments</b>	<b>8.09</b>	<b>8.02</b>



**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements as at March 31, 2023

(All amounts in INR Lakhs except as stated otherwise)

**Note 6 Loans (Unsecured, Considered good)**

Particulars	As at March 31, 2023	As at March 31, 2022
<b>Non-current loans</b>		
Loan to Related parties		
Subsidiaries	4,526.45	3,038.27
Others		100.32
	<b>4,526.45</b>	<b>3,138.59</b>
<b>Current loans</b>		
Loan to others		
Employee	0.91	0.33
	<b>0.91</b>	<b>0.33</b>
<b>Total</b>	<b>4,527.36</b>	<b>3,138.92</b>

**Note 7 Other Financial Assets**

Particulars	As at March 31, 2023	As at March 31, 2022
<b>Non-current</b>		
Security Deposits	262.62	86.80
	<b>262.62</b>	<b>86.80</b>
<b>Current</b>		
Deposit with Government	103.08	20.91
Society Maintenance Receivables	53.34	27.78
	<b>156.42</b>	<b>48.69</b>
<b>Total</b>	<b>419.04</b>	<b>135.49</b>

**Note 8 Inventories**

Particulars	As at March 31, 2023	As at March 31, 2022
Finished goods	1,418.49	1,880.18
Work in Progress	11,585.64	9,477.14
Raw Material	198.91	161.46
<b>Total</b>	<b>13,203.04</b>	<b>11,518.78</b>

**Note 9 Trade Receivables**

Particulars	As at March 31, 2023	As at March 31, 2022
Trade Receivables (Unsecured, considered good)	1,894.16	2,271.83
<b>Total</b>	<b>1,894.16</b>	<b>2,271.83</b>

The real estate sales are made on the basis of cash down payment or construction linked payment plan, invoice is raised on the customer in accordance with milestone achieved as per flat buyer agreement. The Final possession of the property is offered to the customer subject to the payment of full value of consideration. Accordingly, the company does not expect any credit loss.



**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements as at March 31, 2023  
(All amounts in INR Lakhs except as stated otherwise)

**Trade Receivables Ageing Schedule**

Particulars	Undisputed Trade receivables - considered good	Undisputed Trade receivables - which have significant increase in credit risk	Disputed Trade receivables - considered good	Disputed Trade receivables - which have significant increase in credit risk
<b>As at 31 March, 2022</b>				
Less than 6 months	1,363.10	-	-	-
6 months - 1 year	454.37	-	-	-
1 - 2 years	340.77	-	-	-
2 - 3 years	68.15	-	-	-
More than 3 years	45.44	-	-	-
<b>Total</b>	<b>2,271.83</b>	-	-	-
<b>As at 31 March, 2023</b>				
Less than 6 months	1,136.50	-	-	-
6 months - 1 year	378.83	-	-	-
1 - 2 years	284.12	-	-	-
2 - 3 years	56.82	-	-	-
More than 3 years	37.88	-	-	-
<b>Total</b>	<b>1,894.16</b>	-	-	-

**Note 10 Cash and Cash Equivalents**

Particulars	As at March 31, 2023	As at March 31, 2022
Cash in hand	3.47	9.95
Balances with banks		
(i) Current accounts	146.35	126.77
(ii) In deposit accounts with original maturity less than 3 months	153.65	13.11
<b>Total</b>	<b>303.47</b>	<b>149.83</b>

**Note 10a Other Bank Balances**

Particulars	As at March 31, 2023	As at March 31, 2022
Fixed Deposit with Bank	217.73	9.24
<b>Total</b>	<b>217.73</b>	<b>9.24</b>

**Note 11 Current Tax Assets**

Particulars	As at March 31, 2023	As at March 31, 2022
Income Tax (Net of Provision)	764.58	186.57
<b>Total</b>	<b>764.58</b>	<b>186.57</b>

**Note 12 Land**

Particulars	As at March 31, 2023	As at March 31, 2022
Land	13,930.04	7,431.77
<b>Total</b>	<b>13,930.04</b>	<b>7,431.77</b>

**Note 13 Other**

Particulars	As at March 31, 2023	As at March 31, 2022
Prepaid expenses - Unsecured, considered good	1.30	1.06
Cenvat Credit Available	426.08	347.89
Advances for Land	57.00	57.00
Advances to Suppliers	538.41	127.05
Others	8.60	0.50
<b>Total</b>	<b>1,031.39</b>	<b>533.50</b>



**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements as at March 31, 2023  
(All amounts in INR Lakhs except as stated otherwise)

**Note 16 Borrowings**

Particulars	As at March 31, 2023	As at March 31, 2022
<b>Non-current borrowings</b>		
<b>Secured Loans</b>		
Term Loan		
NCD	4,500.00	-
Interest Accrued but not due on NCD	665.95	-
Financial Institutions	1,159.44	-
Vehicle loan	41.30	63.11
<b>Unsecured Loans</b>		
Loan from related parties		
Directors	2,189.70	-
Loan from Others	726.78	-
	<b>9,283.17</b>	<b>63.11</b>
<b>Current borrowings</b>		
<b>Secured Loans</b>		
Term Loan		
Financial Institutions	435.71	460.05
Interest Accrued but not due on NCD	37.21	-
Vehicle loan	20.83	31.73
<b>Unsecured Loans</b>		
Loan from related parties		
Directors	-	116.16
	<b>493.75</b>	<b>607.94</b>
<b>Total</b>	<b>9,776.92</b>	<b>671.05</b>

**Notes on Borrowings :**

**Secured, Rate of Interest & Repayable by :-**

1. Term loan from STCI Finance Limited @ 12.25% p.a. is secured by Adita Project and repayable by Jan 2026.
2. 45,00,000 Unlisted Unrated Secured Redeemable Non-Convertible Debentures, at 16.43% having a face value of Rs. 100/- each aggregating to Rs. 45,00,00,000/- (Rs. Forty Five Crores only) issued during the year by way of private placement. The same will be re-paid by Dec 2024.
3. Vehicle loans are secured against the vehicle itself having rate rate ranging from 8% to 9% p.a.

**Note 17 Trade Payables**

Particulars	As at March 31, 2023	As at March 31, 2022
<b>Trade Payables:</b>		
<b>From MSME</b>		
Sundry Creditors	11.59	5.01
<b>From Others</b>		
Sundry Creditors	2,187.94	2,776.71
Retention	640.74	687.20
<b>Total</b>	<b>2,840.27</b>	<b>3,468.92</b>

\*Refer Note 37 for Trade Payable ageing.

**Note 18 Other Financial Liabilities**

Particulars	As at March 31, 2023	As at March 31, 2022
<b>Other Current Financial Liabilities</b>		
Customer security deposit	44.67	48.22
<b>Other Payables</b>		
Book O/D	257.46	-
Society Maintenance Payable	-	-
Other Payables	108.96	90.00
<b>Total</b>	<b>411.09</b>	<b>138.22</b>



**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements as at March 31, 2023

(All amounts in INR Lakhs except as stated otherwise)

**Note 19 Advances from Customers**

Particulars	As at March 31, 2023	As at March 31, 2022
Bookings Received	5,223.92	5,738.32
<b>Total</b>	<b>5,223.92</b>	<b>5,738.32</b>

**Note 20 Other Current Liabilities**

Particulars	As at March 31, 2023	As at March 31, 2022
Statutory dues	39.92	19.19
Advance for land	750.00	-
Other Payable	-	12.40
<b>Total</b>	<b>789.92</b>	<b>31.59</b>

**Note 21 Provisions**

Particulars	As at March 31, 2023	As at March 31, 2022
<b>Non Current</b>		
Provision for Gratuity	30.30	25.53
	<b>30.30</b>	<b>25.53</b>
<b>Current</b>		
Provision for Expenses	44.48	4.18
	<b>44.48</b>	<b>4.18</b>
<b>Total</b>	<b>74.78</b>	<b>29.71</b>



**Note 14. Equity**

Particulars	Office at Aura		Total	
	Number of shares	₹ in Lakhs	Number of	₹ in Lakhs
(A) Authorised Share Capital				
(i) Equity Shares of Rs. 10/- each				
Balance at the beginning of the year	10,00,00,000	10,000.00	6,00,00,000	6,000.00
Increase during the year	-	-	4,00,00,000	4,000.00
Balance at the end of the year	10,00,00,000	10,000.00	10,00,00,000	10,000.00
(ii) Preference Shares of Rs. 10/- each				
Balance at the beginning of the year	1,50,00,000	1,500.00	1,50,00,000	1,500.00
Increase during the year	-	-	-	-
Balance at the end of the year	1,50,00,000	1,500.00	1,50,00,000	1,500.00
(B) Issued Equity Capital				
Equity Shares of Rs. 10/- each	4,11,59,991	4,116.00	4,11,59,991	4,116.00
(C) Subscribed and fully paid up				
Equity Shares of Rs. 10/- each with voting rights	4,11,59,991	4,116.00	4,11,59,991	4,116.00
<b>TOTAL</b>	<b>4,11,59,991</b>	<b>4,116.00</b>	<b>4,11,59,991</b>	<b>4,116.00</b>

**Notes:**

(i) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year:

Particulars	Opening	Changes	Closing Balance
Equity shares with voting rights			
Year Ended 31 March, 2023			
- Number of shares	4,11,59,991	-	4,11,59,991
- Amount (Rs. in Lakhs)	4,116.00	-	4,116.00
Year Ended 31 March, 2022			
- Number of shares	4,11,59,991	-	4,11,59,991
- Amount (Rs. in Lakhs)	4,116.00	-	4,116.00

(ii) Terms/rights attached to equity shares

The Company has only one class of equity shares having par value of Rs 10 per share. Each shareholder of equity shares is entitled to one vote per share. The Company declares dividends in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

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

**Shareholders holding more than 5% shares in the Company**

Class of shares / Name of shareholder	As at March 31, 2023		As at March 31, 2022	
	Number of shares	% Holding	Number of	% Holding
Equity shares with voting rights				
Ashok B. Chhajjer	1,23,88,237	30.10%	1,23,49,147	30.00%
Sangeeta A. Chhajjer	62,77,404	15.25%	60,70,000	14.75%
Parth A. Chhajjer	60,85,341	14.78%	60,00,000	14.58%
Bhavik A. Chhajjer	60,00,000	14.58%	60,00,000	14.58%

**Shares held by Promoters as at 31 March, 2023**

Particulars	Number of shares	% Holding	% change during the year
Equity shares with voting rights			
Ashok B. Chhajjer	1,23,88,237	30.10%	0.32%
Sangeeta A. Chhajjer	62,77,404	15.25%	3.42%
Parth A. Chhajjer	60,85,341	14.78%	1.42%
Bhavik A. Chhajjer	60,00,000	14.58%	0.00%
Lalitkumar Parasamal Bothra	-	0.00%	-100.00%
Meena Vijay Ranka	146	0.00%	0.00%

**Shares held by Promoters as at 31 March, 2022**

Particulars	Number of shares	% Holding	% change during the year
Equity shares with voting rights			
Ashok B. Chhajjer	1,23,49,147	30.00%	0.00%
Sangeeta A. Chhajjer	60,70,000	14.75%	0.00%
Parth A. Chhajjer	60,00,000	14.58%	0.00%
Bhavik A. Chhajjer	60,00,000	14.58%	0.00%
Lalitkumar Parasamal Bothra	2,07,404	0.50%	0.00%
Meena Vijay Ranka	146	0.00%	0.00%

**Note 15 Other Equity**

Particulars	Other Equity Reserves & Surplus		Total Equity Attributable to Equity Holders of the Company
	Security Premium	Retained Earnings	
Balance as of April 1, 2021	524.40	7,196.20	7,720.60
Changes in Equity for the Year Ended March 31, 2022			
Profit/(Loss) for the Year	-	4,001.25	4,001.25
Other Comprehensive Income	-	(9.08)	(9.08)
Excess Provision of Earlier year Income tax	-	(48.16)	(48.16)
<b>Balance as of March 31, 2022</b>	<b>524.40</b>	<b>11,140.21</b>	<b>11,664.61</b>
Balance as of April 1, 2022	524.40	11,140.21	11,664.61
Changes in Equity for the Year Ended March 31, 2023			
Profit/(Loss) for the year	-	1,846.62	1,846.62
Other Comprehensive Income	-	2.76	2.76
Excess Provision of Earlier year Income tax	-	-	-
<b>Balance as of March 31, 2023</b>	<b>524.40</b>	<b>12,989.59</b>	<b>13,513.99</b>



**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in currency INR Lakhs except as stated otherwise)

**Note 22 Revenue From Operations**

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Revenue from projects (Refer note "a" below)	7,270.65	15,022.50
Sale of services	200.00	75.00
Other Operating Revenue	12.16	19.28
<b>Total</b>	<b>7,482.81</b>	<b>15,116.78</b>

**Notes (a):**

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
<b>Revenue from Projects</b>		
Arihant Aarohi	600.02	1,121.40
Arihant Arshiya	389.43	1,467.62
Arihant Anaika	3,729.76	5,815.35
Arihant Aangan	11.75	85.52
Arihant Adita	1,021.29	2,652.54
Arihant Anchal	1,518.41	2,687.32
Arihant Ayati	-	1,192.73
<b>Total - Sale of products</b>	<b>7,270.66</b>	<b>15,022.48</b>

**Note 23 Other Income**

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Interest income		
Fixed Deposit	19.57	6.10
Others	576.78	275.74
Rent	3.92	8.06
Profit from Partnership firm	0.07	0.06
Profit on Sale of Fixed Assets	-	1.55
Other non- operating income	36.57	23.00
<b>Total Other Income</b>	<b>636.91</b>	<b>314.51</b>

**Note 24 Cost of Construction, Land and Development Expenses**

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Purchases	1,788.20	1,103.14
Direct Expenses	3,046.14	4,954.15
<b>Total</b>	<b>4,834.34</b>	<b>6,057.29</b>



**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in currency INR Lakhs except as stated otherwise) .

**Note 25 Changes in Inventories of Finished Goods, WIP, Stock in Trade**

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Inventories at the end of the year:		
Finished Goods	1,418.49	1,880.18
Work in Progress	11,585.64	9,477.14
Building Materials	198.91	161.46
	<b>13,203.04</b>	<b>11,518.78</b>
Inventories at the beginning of the year:		
Finished Goods	1,880.18	3,824.40
Work in Progress	9,477.14	10,336.97
Building Materials	161.46	174.91
	<b>11,518.78</b>	<b>14,336.28</b>
<b>Net (Increase) / Decrease</b>	<b>(1,684.26)</b>	<b>2,817.50</b>

**Note 26 Employee benefits expense**

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Salaries, wages and bonus	721.45	435.92
Staff welfare expenses	7.01	9.70
Contribution to provident fund	9.63	5.46
Gratuity Expenses	7.53	7.00
<b>Total</b>	<b>745.62</b>	<b>458.08</b>

**Note 27 Finance costs**

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Interest expense on:		
Interest on secured loans	557.97	134.40
Interest on unsecured loans	121.46	19.75
Others Borrowing Cost	21.96	0.37
<b>Total</b>	<b>701.39</b>	<b>154.52</b>





**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in currency INR Lakhs except as stated otherwise)

**Note 28 Other expenses**

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Administrative Expenses	217.73	129.22
Auditor Remuneration (refer note "a" below)	18.00	12.00
<u>Advertisement &amp; Selling Exp</u>		
Advertisement	465.90	133.97
Brokerage	323.21	261.77
Customer Benefits Exp	130.58	137.43
Exhibition & Other Exp	42.97	18.69
Legal and Professional Expenses	187.08	125.02
Rent, Rates & Taxes	187.86	373.61
CSR expenses	-	48.01
Donation	0.25	0.50
Vehicle Expenses	60.25	42.52
Others	8.01	9.54
<b>Total</b>	<b>1,641.84</b>	<b>1,292.28</b>

**Note (a):**

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
<u>Payment to Auditor:</u>		
Statutory Audit (including limited review fees)	12.50	9.50
Tax Audit	5.50	2.50
<b>Total</b>	<b>18.00</b>	<b>12.00</b>



**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements as at March 31, 2023

(All amounts in currency INR Lakhs except as stated otherwise)

**Note 29: Financial Instruments : Accounting classifications and fair value measurements**
**(i) Accounting classifications**

The fair values of the financial assets and liabilities are determined at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The following methods and assumptions were used to estimate the fair values:

The carrying amounts of trade receivables, cash and cash equivalents, bank balances, short term deposits, trade payables, payables for acquisition of property, plant and equipment, short term loans from banks, financial institutions and other current financial assets and liabilities are considered to be the same as their fair values, due to their short-term nature.

**(ii) Fair value measurements**

The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities.

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

The following table presents carrying value and fair value of financial instruments by categories and also fair value hierarchy of assets and liabilities measured at fair value :

**As at March 31, 2023**

Particulars	Note	Non-Current	Current	Carrying Value -Total	Classification			Fair Value		
					FVTPL	FVTOCI	Amortised Cost	Level-1	Level-2	Level-3
<b>Financial Assets</b>										
Investment in Equity Instruments	5	5.31	-	5.31	-	5.31	-	-	-	5.31
Investment in Firm	5	0.10	2.68	2.78	2.78	-	-	-	-	2.78
Loans	6	4,526.45	0.91	4,527.36	-	-	4,527.36	-	-	4,527.36
Other Financial Assets	7	262.62	156.42	419.04	-	-	419.04	-	-	419.04
Trade Receivable	9	-	1,894.16	1,894.16	-	-	1,894.16	-	-	1,894.16
Cash & Cash Equivalents	10	-	303.47	303.47	-	-	303.47	-	-	303.47
<b>Total</b>		<b>4,794.48</b>	<b>2,357.64</b>	<b>7,152.12</b>	<b>2.78</b>	<b>5.31</b>	<b>7,144.03</b>	-	-	<b>7,152.12</b>
<b>Financial Liabilities</b>										
Borrowings	16	9,283.17	493.75	9,776.92	-	-	9,776.92	-	-	9,776.92
Trade payables	17	-	2,840.27	2,840.27	-	-	2,840.27	-	-	2,840.27
Other Financial Liabilities	18	-	411.09	411.09	-	-	411.09	-	-	411.09
<b>Total</b>		<b>9,283.17</b>	<b>3,745.11</b>	<b>13,028.29</b>	-	-	<b>13,028.29</b>	-	-	<b>13,028.29</b>

**As at March 31, 2022**

Particulars	Note	Non-Current	Current	Carrying Value -Total	Classification			Fair Value		
					FVTPL	FVTOCI	Amortised Cost	Level-1	Level-2	Level-3
<b>Financial Assets</b>										
Investment in Equity Instruments	5	5.31	-	5.31	-	5.31	-	-	-	5.31
Investment in Firm	5	0.10	2.61	2.71	2.71	-	-	-	-	2.71
Loans	6	3,138.59	0.33	3,138.92	-	-	3,138.92	-	-	3,138.92
Other Financial Assets	7	86.80	48.69	135.49	-	-	135.49	-	-	135.49
Trade Receivable	9	-	2,271.83	2,271.83	-	-	2,271.83	-	-	2,271.83
Cash & Cash Equivalents	10	-	149.83	149.83	-	-	149.83	-	-	149.83
<b>Total</b>		<b>3,230.80</b>	<b>2,473.29</b>	<b>5,704.09</b>	<b>2.71</b>	<b>5.31</b>	<b>5,696.07</b>	-	-	<b>5,704.09</b>
<b>Financial Liabilities</b>										
Borrowings	16	63.11	607.94	671.05	-	-	671.05	-	-	671.05
Trade payables	17	-	3,468.92	3,468.92	-	-	3,468.92	-	-	3,468.92
Other Financial Liabilities	18	-	138.22	138.22	-	-	138.22	-	-	138.22
<b>Total</b>		<b>63.11</b>	<b>4,215.09</b>	<b>4,278.19</b>	-	-	<b>4,278.19</b>	-	-	<b>4,278.19</b>



**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements as at March 31, 2023  
(All amounts in currency INR Lakhs except as stated otherwise)

**Note 30: Financial Risk Management**

The Company is exposed to financial risks arising from its operations and the use of financial instruments. The Company has identified financial risks and categorised them in three parts viz.

- (i) Credit Risk,
- (ii) Liquidity Risk and
- (iii) Market Risk.

**Risk management framework**

The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The board of directors are responsible for developing and monitoring the Company's risk management. The Company's risk management framework, are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

**(i) Credit Risk**

Credit risk refers to the possibility of a customer and other counterparties not meeting their obligations and terms and conditions which would result into financial losses. Such risk arises mainly from trade receivables, other receivables, loans and investments.

The Company considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis through each reporting period. To assess whether there is a significant increase in credit risk the Company compares the risk of default occurring on asset as at the reporting date with the risk of default as at the date of initial recognition. It considers reasonable and supportive forwarding-looking information such as:

- i) Actual or expected significant adverse changes in business,
- ii) Actual or expected significant changes in the operating results of the counterparty,
- iii) Financial or economic conditions that are expected to cause a significant change to the counterparty's ability to meet its obligations,
- iv) Significant increase in credit risk on other financial instruments of the same counterparty,
- v) Significant changes in the value of the collateral supporting the obligation or in the quality of the third-party guarantees or credit enhancements

Financial assets are written off when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the Company. Where loans or receivables have been written off, the Company continues to engage in enforcement activity to attempt to recover the receivable due. Where recoveries are made, these are recognized as income in the statement of profit and loss. The Company establishes an allowance for doubtful debts and impairment that represents its estimate of incurred losses in respect of trade and other receivables, loans and advances. The maximum exposure to credit risk in case of all the financial instruments covered below is restricted to their respective carrying amount.

i) The movement in Provision for Doubtful Debts is as follows:

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Opening provision	-	-
Add: Provision made during the year	-	-
Less: Provision written back	-	-
Less: Provision reversed	-	-
<b>Closing provision</b>	-	-

ii) Bad debts:

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Bad-debts recognised in statement of Profit and Loss a/c	-	-
<b>Total</b>	-	-

**Cash and cash equivalents**

Credit risk from cash and bank balances is managed by the Company's treasury department in accordance with the Company's



**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements as at March 31, 2023

(All amounts in currency INR Lakhs except as stated otherwise)

**(ii) Liquidity risk**

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

The Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the Company operates.

**a) Financing arrangements**

The Company has access to funds from debt markets through loan from banks. The Company invests its surplus funds in bank fixed deposits.

**b) Maturities of financial liabilities**

The amounts disclosed in the table are the contractual undiscounted cash flows.

**As at March 31, 2023**

Particulars	Less than 1 year	1 - 5 years	More than 5 year	Gross carrying amount (INR)
Long term borrowings	-	9,283.17	-	9,283.17
Short term borrowings	493.75	-	-	493.75
Trade and other payables	2,840.27	-	-	2,840.27
Other financial liabilities	411.09	-	-	411.09
<b>Total</b>	<b>3,745.11</b>	<b>9,283.17</b>	<b>-</b>	<b>13,028.28</b>

**As at March 31, 2022**

Particulars	Less than 1 year	1 - 5 years	More than 5 year	Gross carrying amount (INR)
Long term borrowings	-	63.11	-	63.11
Short term borrowings	607.94	-	-	607.94
Trade and other payables	3,468.92	-	-	3,468.92
Other financial liabilities	138.22	-	-	138.22
<b>Total</b>	<b>4,215.09</b>	<b>63.11</b>	<b>-</b>	<b>4,278.19</b>

**(iii) Market Risk**

The risk that the fair value or future cash flows of financial instruments will fluctuate because of changes in market price. Market risk further comprises of

- (a) Currency risk;  
(b) Interest rate risk; and

**a) Currency risk**

The Company is not exposed to any currency risk as the Company does not have any import payables, short term payables, short term borrowings and export receivables in foreign currency.

**b) Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing investments because of fluctuations in the interest rates. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing investments will fluctuate because of fluctuations in the interest rates.

The Management is responsible for the monitoring of the Company's interest rate position. Various variables are considered by the Management in structuring the Company's borrowings to achieve a reasonable, competitive, cost of funding.



**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements as at March 31, 2023

(All amounts in currency INR Lakhs except as stated otherwise)

**- Exposure to interest rate risk**

The Company's interest rate risk arises from borrowings. The interest rate profile of the Company's interest bearing financial instruments as reported to the Management of the Company is as follows:

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Fixed rate borrowings	9,341.21	211.05
Variable rate borrowing	435.71	460.00
<b>Total</b>	<b>9,776.92</b>	<b>671.05</b>

**- Fair value sensitivity analysis for fixed-rate instruments**

The Company does not account for any fixed-rate financial assets or financial liabilities at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

**- Fair value sensitivity analysis for variable-rate instruments**

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
<b>Interest sensitivity</b>		
Interest rate increase by 50 basis points	437.89	462.00
Interest rate decrease by 50 basis points	433.53	456.00

**- Capital Management**

The Company's capital management objectives are:

- to ensure the Company's ability to continue as a going concern
- to provide an adequate return to shareholders

The Company monitors capital on the basis of the carrying amount of equity less cash and cash equivalents as presented on the face of balance sheet.

The Management assesses the Company's capital requirements in order to maintain an efficient overall financing structure while avoiding excessive leverage. This takes into account the subordination levels of the Company's various classes of debt. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares, or sell assets to reduce debt.

**a) Debt Equity Ratio**

The Company monitors capital using debt equity ratio. The Company's debt to equity ratios are as follows:

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Long term borrowings	9,283.17	63.11
Short term borrowings	493.75	607.94
Total Borrowing	9,776.92	671.05
Less: Cash and cash equivalents	303.47	149.83
Net Debt	9,473.45	521.22
Total Equity	17,629.99	15,780.61
<b>Debt to Equity Ratio</b>	<b>0.54</b>	<b>0.03</b>

**b) Dividends****Dividends paid during the year**

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
- Interim Dividend	NIL	NIL
Rate per Share	NIL	NIL
Amount in INR	NIL	NIL
- Final Dividend	NIL	NIL
Rate per Share	NIL	NIL
Amount in INR	NIL	NIL



**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements as at March 31, 2023

(All amounts in currency INR Lakhs except as stated otherwise)

**Note 31 RELATED PARTY TRANSACTIONS**

Related parties and transactions with them as specified in the Ind-AS 24 on "Related Parties Disclosures" prescribed under Companies (Accounting Standards) Rules, 2015 has been identified and given below on the basis of information available with the company and the same has been relied upon by the auditors.

**Details of related parties:**

Description of relationship	Names of related parties
Subsidiaries	Arihant Abode Limited Arihant Aashiyana Private Limited Arihant Gruhnirman Private Limited Arihant Vatika Realty Private Limited
Key Management Personnel (KMP)	Ashok B. Chhajer Nimesh Shah Deepak Lohia Govind Rao Dhiraj Jopat
Relatives of KMP	Parth A Chhajer Bhavik A Chhajir Sangeeta A. Chhajer
Company in which KMP / Relatives of KMP can exercise significant influence	Adinath Realty Private Limited Amoghvarsh Houses Pvt. Ltd. (earlier known as Arihant Technoinfra Pvt Ltd) Arihant Paradise Realty Pvt. Ltd Arihant Enterprises

Note: Related parties have been identified by the Management.

**Details of related party transactions for the year ended 31 March, 2023**

	Subsidiaries / Associates	KMP	Relatives of KMP	Entities in which KMP / relatives of KMP have significant influence	Total
<b>Loans &amp; Advances Given</b>					
Current Year	3,383.00	-	-	-	3,383.00
Previous Year	4,340.50	-	-	-	4,340.50
<b>Loan &amp; Advances Received</b>					
Current Year	2,400.26	-	-	-	2,400.26
Previous Year	1,657.01	-	-	-	1,657.01
<b>Interest Received (Gross)</b>					
Current Year	505.44	-	-	-	505.44
Previous Year	394.20	-	-	-	394.20
<b>Loan Taken (Borrowings)</b>					
Current Year	-	3,173.74	-	-	3,173.74
Previous Year	-	1,393.00	-	-	1,393.00
<b>Loan Repaid</b>					
Current Year	-	1,174.50	-	-	1,174.50
Previous Year	-	1,423.00	-	-	1,423.00
<b>Interest Paid (Gross)</b>					
Current Year	-	82.54	-	-	82.54
Previous Year	-	19.75	-	-	19.75
<b>Rent Paid (Gross)</b>					
Current Year	-	4.80	-	50.61	55.41
Previous Year	-	4.80	-	-	4.80



**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements as at March 31, 2023  
(All amounts in currency INR Lakhs except as stated otherwise)

Details of related party transactions for the year ended 31 March, 2023 Continued....

	Subsidiaries / Associates	KMP	Relatives of KMP	Entities in which KMP / relatives of KMP have significant influence	Total
<b>Construction Contract</b>					
Current Year	-	-	-	673.50	673.50
Previous Year	-	-	-	1,760.00	1,760.00
<b>Purchase of materials</b>					
Current Year	-	-	-	1.73	1.73
Previous Year	-	-	-	-	-
<b>Advance against contract</b>					
Current Year	-	-	-	247.88	247.88
Previous Year	-	-	-	-	-
<b>Remuneration</b>					
Current Year	-	166.13	-	-	166.13
Previous Year	-	135.73	-	-	135.73
<b>Purchase of Office/Land</b>					
Current Year	-	-	-	-	-
Previous Year	-	-	-	240.00	240.00
<b>Loans and Advances Outstanding(Asset)</b>					
Current Year	4,526.45	-	-	-	4,526.45
Previous Year	3,038.27	-	-	-	3,038.27
<b>Loans and Payables Outstanding (Liability)</b>					
Current Year	-	2,189.69	-	-	2,189.69
Previous Year	-	116.16	-	-	116.16
<b>Deposits (Outstanding Balance)</b>					
Current Year	-	20.00	-	15.00	35.00
Previous Year	-	20.00	-	15.00	35.00



**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements as at March 31, 2023

(All amounts in currency INR Lakhs except as stated otherwise)

**Note 32 Disclosures under Ind-AS 33 on "Earnings Per Share"**

Particulars	As at March 31, 2023	As at March 31, 2022
<b>Earnings per share</b>		
Basic		
Continuing operations		
Net profit / for the year from continuing operations attributable to the Equity Shareholders (₹ in Lakhs)	1,849.38	3,992.17
Weighted average number of Equity Shares	4,11,59,991	4,11,59,991
Par value per share (₹)	10.00	10.00
Earnings per share from continuing operations		
Basic (₹)	4.49	9.70
Diluted (₹)	4.49	9.70

**Note 33 Disclosures under Ind-AS 12 on "Income Taxes"**

Particulars	As at March 31, 2023	As at March 31, 2022
<b>Deferred tax (liability) / asset</b>		
Opening deferred tax (liability) / asset	(3.02)	8.12
Add/(less): Recognised/ reversed during the year	4.93	(11.14)
<b>Closing deferred tax (liability) / asset</b>	1.91	(3.02)

**Note 34 : Foreign currency transactions**

Transactions in foreign currency are accounted for at the exchange rate prevailing on the date of the transaction. All monetary items denominated in foreign currency are converted into Indian rupees at the year-end exchange rate. Following expenses incurred by the company in foreign currency during the year:

CRM Software Expenses - ₹ Nil Lakhs. (Previous Year ₹ 13.85 Lakhs.)

**Unhedged Foreign currency**

Liabilities	As at March 31, 2023		As at March 31, 2022	
	Foreign	Rupees	Foreign Currency	Rupees
Trade payable in USD	-	-	0.22	16.39

**Note 35 : Contingent Liabilities and Commitments:**

Particulars	As at March 31, 2023	As at March 31, 2022
Claim against the company not acknowledged as debts		
Corporate Guarantees Given	-	460.00
Disputed Taxation Matters	-	-
Disputed Land related Legal Cases	-	-
<b>Total</b>	-	<b>460.00</b>

**Note 36 : Details of dues to Micro, Small and Medium Enterprises :**

Particulars	As at March 31, 2023	As at March 31, 2022
(a) The principal amount remaining unpaid to any supplier as at the end of the accounting year;	11.59	5.01
(b) The interest due thereon remaining unpaid to any supplier as at the end of the accounting	Nil	Nil
(c) The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	Nil	Nil
(d) the amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006;	Nil	Nil
(e) The amount of interest accrued and remaining unpaid at the end of accounting year	Nil	Nil
(f) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	Nil	Nil

Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006. There is no undisputed amount overdue during the years ended and as at March 31, 2023 and March 31, 2022 to Micro, Small and Medium Enterprises on account of principal or interest.





**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements as at March 31, 2023  
(All amounts in currency INR Lakhs except as stated otherwise)

**Note 37 : Trade Payable Ageing Schedule**

Particulars	MSME	Others	Disputed dues - MSME	Disputed dues - Others
<b>As at 31 March, 2023</b>				
Unbilled	-	-	-	-
Not due	-	-	-	-
Less than 1 year	11.59	1,818.40	-	-
1 - 2 years	-	93.79	-	-
2 - 3 years	-	35.62	-	-
More than 3 years	-	880.87	-	-
<b>Total</b>	<b>11.59</b>	<b>2,828.68</b>		
<b>As at 31 March, 2022</b>				
Unbilled	-	-	-	-
Not due	-	-	-	-
Less than 1 year	5.01	1,842.89	-	-
1 - 2 years	-	246.67	-	-
2 - 3 years	-	1,074.14	-	-
More than 3 years	-	300.21	-	-
<b>Total</b>	<b>5.01</b>	<b>3,463.91</b>		

**Note 38 : Details of Corporate Social Responsibility Expenditure (CSR)**

Particulars	As at March 31, 2023	As at March 31, 2022
Gross Amount required to be spent for CSR Activity	32.34	3.17
Add / (Less) : Earlier year unspent / (overspent) amount	(34.00)	10.84
Total Amount required to be spent for CSR Activity during the year	<b>(1.66)</b>	<b>14.01</b>
Less : Amount Spent during the year	-	(48.01)
<b>Unspent / (Overspent) amount outstanding</b>	<b>(1.66)</b>	<b>(34.00)</b>

**Note 39 : Impairment of Assets**

On the basis of physical verification of assets, as specified in IND AS - 36 and cash generation capacity of those assets, in the management perception there is no impairment of such assets as appearing in the Balance Sheet as on March 31, 2023.

**Note 40 : Segment Information :**

In accordance with Indian Accounting Standard 108 "Operating Segments" prescribed by Companies (Accounting Standards) Rules, 2015, the company has determined its primary business segment as a single segment of Real Estate Business. Since there are no other business segments in which the company operates, there are no other primary reportable segments. Therefore, the Segment Revenue, Segment Results, Segment Assets, Segment Liabilities, total cost incurred to acquire Segment Assets, depreciation charge are all as is reflected in the financial statements.

**Note 41 : Subsidiary Information :**

Name of Subsidiary	No of Share	% of Holding	% of Voting Rights
Arihant Abode Limited	30,000	60%	60%
Arihant Vatika Realty Private Limited	6,000	60%	60%
Arihant Aashiyana Private Limited	6,000	60%	60%
Arihant Gruhnirman Private Limited	6,000	60%	60%

**Note 42 : Disclosure required by Clause 34(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Particulars	As at 31 March, 2023	As at 31 March, 2022	Maximum balance during March 31, 2023	Maximum balance during March 31, 2022
<b>Subsidiaries</b>				
Arihant Aashiyana Private Limited	2,473.10	688.66	2,473.10	708.79
Arihant Abode Limited	2,055.35	2,349.61	3,432.55	2,349.61
Arihant Gruhnirman Private Limited	-	-	-	-
Arihant Vatika Private Limited	-	-	-	359.91



**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements as at March 31, 2023

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**Note 43 : Employee benefits**

Expenses and liabilities in respect of employee benefits are recorded in accordance with Ind-AS -19, Employee Benefits, notified in the Companies (Accounting Standard) Rules, 2015.

**1 Provident fund**

The Company makes contribution to statutory provident fund in accordance with the Employees' Provident Funds and Miscellaneous Provisions Act, 1952. In terms with Ind-AS -19, Employee Benefits, notified in the Companies (Accounting Standard) Rules, 2015.

**2 Gratuity and leave Obligation**

The Company has a funded defined benefit gratuity plan and is governed by the Payment of Gratuity Act, 1972. Under the Act, employee who has completed five years of service is entitled to specific benefit. The level of benefits provided depends on the employee's length of service and salary at retirement age.

The following tables summarise the components of net benefit expense recognised in the Statement of Profit or Loss and the funded status and amounts recognised in the Balance Sheet for the respective plans:

<b>2.1 Assets and Liability (Balance Sheet Position)</b>		
<b>Particulars</b>	<b>As at</b>	<b>As at</b>
	<b>31 March, 2023</b>	<b>31 March, 2022</b>
<b>Present Value of Obligation</b>	<b>30.30</b>	<b>25.53</b>
Fair Value of Plan Assets	-	-
<b>Surplus / (Deficit)</b>	<b>(30.30)</b>	<b>(25.53)</b>
Effects of Asset Ceiling, if any	-	-
<b>Net Asset / (Liability)</b>	<b>(30.30)</b>	<b>(25.53)</b>

\* The liability as at 31-03-2022 is the provisional amount, which has been provided by the Company.

**2.2 Changes in the Present Value of Obligation**

refer para 140(a)(ii) and 141 of Ind AS19

<b>Particulars</b>	<b>As at</b>	<b>As at</b>
	<b>31 March, 2023</b>	<b>31 March, 2022</b>
<b>Present Value of Obligation as at the beginning</b>	<b>25.53</b>	<b>9.45</b>
Current Service Cost	7.17	2.72
Interest Expense or Cost	1.49	0.55
Re-measurement (or Actuarial) (gain) / loss arising from:		
change in demographic assumptions	(4.28)	-
change in financial assumptions	(1.97)	-
experience variance (i.e. Actual experience vs assumptions)	2.35	12.81
others	-	-
Past Service Cost	-	-
Effect of change in foreign exchange rates	-	-
Benefits Paid	-	-
Transfer In / (Out)	-	-
Effect of business combinations or disposals	-	-
<b>Present Value of Obligation as at the end</b>	<b>30.30</b>	<b>25.53</b>

**2.3 Bifurcation of Present Value of Obligation at the end of the year as per revised Schedule III of the Companies Act, 2013**

<b>Particulars</b>	<b>As at</b>	<b>As at</b>
	<b>31 March, 2023</b>	<b>31 March, 2022</b>
Current Liability (Short term)	20.65	6.03
Non-Current Liability (Long term)	9.65	19.50
<b>Present Value of Obligation</b>	<b>30.30</b>	<b>25.53</b>

**2.4 Changes in the Fair Value of Plan Assets**

refer para 140(a)(i) and 141 of Ind AS19

<b>Particulars</b>	<b>As at</b>	<b>As at</b>
	<b>31 March, 2023</b>	<b>31 March, 2022</b>
<b>Fair Value of Plan Assets as at the beginning</b>	-	-
Investment Income	-	-
Employer's Contribution	-	-
Employee's Contribution	-	-
Benefits Paid	-	-
Return on plan assets, excluding amount recognised in net interest expense	-	-
Transfer In / (Out)	-	-
<b>Fair Value of Plan Assets as at the end</b>	-	-



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**2.5 Change in the Effect of Asset Ceiling**  
refer para 140(a)(iii) and 141 of Ind AS19

Particulars	As at 31 March, 2023	As at 31 March, 2022
<b>Effect of Asset Ceiling at the beginning</b>	-	-
Interest Expense or Cost (to the extent not recognised in net interest expense)	-	-
Re-measurement (or Actuarial) (gain)/loss arising because of change in effect of asset ceiling	-	-
<b>Effect of Asset Ceiling at the end</b>	-	-

**2.6 Expenses Recognised in the Income Statement**  
refer para 57(c) of Ind AS19

Particulars	As at 31 March, 2023	As at 31 March, 2022
Current Service Cost	7.17	2.72
Past Service Cost	-	-
Loss / (Gain) on settlement	-	-
Net Interest Cost / (Income) on the Net Defined Benefit Liability / (Asset)	1.49	0.55
<b>Expenses Recognised in the Income Statement</b>	<b>8.66</b>	<b>3.27</b>

**2.7 Other Comprehensive Income**  
refer para 57(d) of Ind AS19

Particulars	As at 31 March, 2023	As at 31 March, 2022
Actuarial (gains) / losses		
change in demographic assumptions	(4.28)	-
change in financial assumptions	(1.97)	-
experience variance (i.e. Actual experience vs assumptions)	2.35	12.81
others	-	-
Return on plan assets, excluding amount recognised in net interest expense	-	-
Re-measurement (or Actuarial) (gain)/loss arising because of change in effect of asset ceiling	-	-
<b>Components of defined benefit costs recognised in other comprehensive income</b>	<b>(3.89)</b>	<b>12.81</b>

**2.8 Major categories of Plan Assets (as percentage of Total Plan Assets)**  
refer para 142 of Ind AS 19

Particulars	As at 31 March, 2023	As at 31 March, 2022
Government of India securities	-	-
State Government securities	-	-
High quality corporate bonds	-	-
Equity shares of listed companies	-	-
Property	-	-
Special Deposit Scheme	-	-
Funds managed by Insurer	-	-
Bank balance	-	-
Other Investments	-	-
<b>Total</b>	<b>-</b>	<b>-</b>



**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements as at March 31, 2023  
(All amounts in currency INR Lakhs except as stated otherwise)

**Note 44 : Ratio Analysis and its element**

Sr. No.	Particulars	March 31, 2023		March 31, 2022		% Change	Remarks for vaiance more than 25%	
		Numerator	Denominator	Ratio	Numerator			Denominator
1	Current Ratio - (Current Assets / Current Liabilities)	31,504.42	9,803.43	3.21	22,153.15	9,989.17	2.22	Increase in Current Ratio is due to increase in current asset.
2	Debt-Equity Ratio - (Paid-up Debt / Total Equity [Share Capital + Applicable Reserves])	9,776.92	17,629.99	0.55	671.05	15,780.61	0.04	Increase in Debt-Equity Ratio is due to increase in long term borrowing taken during the year.
3	Debt Service Coverage Ratio - [Earnings before Interest Expenses, Depreciation and Tax (excludes Exceptional Item) / (Interest Expenses + Principal Repayment (excluding refinancing, prepayment and group debt))]	2,582.18	701.39	3.68	4,806.14	154.52	31.10	Decrease in Debt Service Coverage Ratio is due to decrease in Earnings before Interest Expenses, Depreciation and Tax in the current year as compared to last year.
4	Return on Equity Ratio - (Profit after tax / Average of total Equity)	1,846.62	16,705.30	0.11	4,001.25	13,808.61	0.29	Decrease in Return on Equity Ratio is due to decrease in PAT in current year as compared to last year.
5	Inventory Turnover Ratio - (Cost of Goods Sold / Average Finished Inventory)	3,150.08	12,360.91	0.25	8,874.79	12,927.54	0.69	Decrease in Inventory Turnover Ratio is due to decrease in COGS in current year as compared to last year.
6	Trade Receivables Turnover Ratio - (Revenue from operations) / Average Trade receivables)	7,482.81	2,083.00	3.59	15,116.78	1,823.37	8.29	Decrease in Trade Receivables Turnover Ratio is due to decrease in revenue from operations in current year as compared to last year.
7	Trade Payables Turnover Ratio - (Cost of Project / Average Trade payables)	4,834.34	3,154.60	1.53	6,057.29	3,053.26	1.98	NA
8	Net Capital Turnover Ratio - (Revenue from operations / Working Capital)	7,482.81	21,700.99	0.34	15,116.78	12,163.98	1.24	Decrease in Net Capital Turnover Ratio is due to decrease in revenue from operations as well as increase in working capital in current year as compared to last year.
9	Net Profit Ratio - (Profit after tax / Total Income)	1,846.62	8,119.72	0.23	4,001.25	15,431.29	0.26	NA
10	Return on Capital Employed - ((Profit before tax (+) finance costs) / (Total Equity (+) Borrowings (-/+)) Deferred Tax Asset/Liability))	2,543.08	27,405.00	0.09	4,763.15	16,454.68	0.29	Decrease in Return on Capital Employed Ratio is due to decrease in PBT + Finance Cost as well as increase in Borrowings in current year as compared to last year.
11	Return on Investment - (Income from investments / Average Investments)	0.07	2.81	0.02	0.06	2.74	0.02	NA



**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements as at March 31, 2023

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**Note 45**

The Company has maintained proper books of account as prescribed under Section 128(1) of the Companies Act, 2013 (as amended). The books of accounts are maintained in electronic mode as required under Section 128 (1) of the Companies Act, 2013 read with the Companies (Accounts) Rules, 2014 (as amended). Back-ups of books of account and other relevant books and papers maintained in electronic mode is kept as per the policy of the Company effective August 5, 2022. The back-up of the principal accounting system is kept in a server physically located in India and is done on a daily basis.

**Note 46 : Other Statutory Information**

- 1 The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- 2 The Company has not identified any transactions or balances in any reporting periods with companies whose name is struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.
- 3 The Company has not traded or invested in Crypto currency or Virtual Currency during the year.
- 4 (A) The Company has 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:
  - (a) 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
  - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.(B) The company have not received any fund from any person or entity 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 other like on behalf of the Ultimate Beneficiaries.
- 5 The Company does not have any transaction which is not recorded in the books of account 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).
- 6 The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period,
- 7 No Scheme of Arrangements have been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.
- 8 The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.
- 9 The company is not declared wilful defaulter by any bank or financial institution or lender during the year.
- 10 The company is not required to submit quarterly return or statement of current assets to Bank or financial institution.
- 11 All the immovable properties are duly held and registered in the name of the company.
- 12 The company does not have any lease assets.
- 13 The Company has not revalued its Property, Plant and Equipment , thus valuation by a registered valuer as defined under rule 2 of the Companies (Registered Valuers and Valuation) Rules, 2017 is not applicable.
- 14 The company does not have any amount representing Capital work-in-progress.
- 15 No Significant Events which could affect after the Financial position as at March 31,2023 to a material extent have been reported by the company, after the balance sheet date till the signing of Report.

**Note 47 : Event after the reporting period**

The Board of Directors have recommended dividend of Rs. 0.50/- per fully paid up equity share of Rs. 10/- each for the financial year 2022-23.



**ARIHANT SUPERSTRUCTURES LIMITED**

Notes forming part of the Financial Statements as at March 31, 2023  
(All amounts in currency INR Lakhs except as stated otherwise)

**Note 48 : Previous Year Figure's regrouping:**


Previous year figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current year's classification.

**As per our attached report of even date**

**For Kailash Chand Jain & Co.**

Chartered Accountants  
Firm Reg. No.: 112318W




  
**Saurabh Chouhan**  
Partner  
Membership No.: 167453  
Place: Navi Mumbai  
Date: May 22, 2023

**For and on behalf of the Board of Directors of  
Arihant Superstructures Limited**

  
**Ashok Chhajler**  
Chairman & MD  
DIN- 01965094

  
**Nimish Shah**  
Whole Time Director  
DIN- 03036904

  
**Dhira Jopat**  
Chief Financial Officer

  
**Darshni Lakhani**  
Company Secretary  
ICSI Mem No. A47094