

AUDIT REPORT

AND

STATEMENT OF ACCOUNTS

OF

RUKMANI PROPERTY PROJECT PVT. LTD

**Formerly known as Aastha synergy Properties Pvt. Ltd,
Bistupur, Jamshedpur**

FOR THE YEAR ENDED ON 31.03.2020.

N. KUMAR & CO.

CHARTERED ACCOUNTANTS

1ST FLOOR, PRABHAVATI SADAN

STATION ROAD, JAMSHEDPUR.

Phone No. : 0657-2290131

E - Mail id : nkcooca@gmail.com

ASSESSMENT YEAR : 2020-21

ACCOUNTING YEAR : 2019-20

RUKMANI PROPERTY PROJECT PRIVATE LIMITED
(Formerly Known as Aastha Synergy Properties Private Limited)
BISTUPUR, JAMSHEDPUR

COMPUTATION OF INCOME

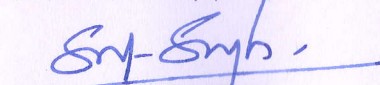
(A)	Profit or (Loss) as Per Profit & Loss A/C		(163,418.20)
	<u>Add : Item debited to Profit & Loss A/c</u>		
	Depreciation as per Companies Act	-	
	Donation debited to P&L A/c	-	
			-
	Profit before absorption of Depreciation :		(163,418.20)
	LESS :		
	Absorption of Dep. as per Income tax (Annexure - I)	-	
	Profit On Sale Of Fixed Asstes Credited In P/L A/c	-	
			-
	Taxable Profit For Business		(163,418.20)
	TOTAL TAXABLE PROFIT		(163,418.20)
		or	(163,420.00)
	Income Tax :: Normal Rate		NIL
		"A"	-

(B)	<u>COMPUTATION AS PER SECTION 115JB</u>		
	Profit or (Loss) as per Profit & Loss A/C	:	(163,418.20)
	Book Profit	:	(163,418.20)
	or	:	(163,420.00)
	Income Tax @ 15%	:	"B" NIL
	"A" and "B" which ever is higher		NIL
	ADD: Education Cess @ 4%		NIL
			NIL
	Tax Paid U/S 140A		NIL


Note:

<u>Assessment Year</u>	<u>Business Loss</u>	<u>C/F</u>
2015-16	22,110.00	22,110.00
2016-17	23,520.00	23,520.00
2017-18	66,884.24	66,884.24
2018-19	83,980.00	83,980.00
2019-20	163,420.00	163,418.20

for:-RUKMANI PROPERTY PROJECT (P) LTD.


DIRECTOR.

for:-RUKMANI PROPERTY PROJECT (P) LTD.


DIRECTOR.

RUKMANI PROPERTY PROJECT PRIVATE LIMITED
2ND Floor, Aastha Trade Centre, Q Road, Bistupur, Jamshedpur -831001

CIN NO U70102JH2011PTC014682

Ref No:.....

Date:.....

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the 9th Annual General Meeting of the Members of the RUKMANI PROPERTY PROJECT PRIVATE LIMITED will be held on Monday, 30TH Day of November, 2020 at 11:00 A.M. at the Registered Office of the Company.

AGENDA

To Transact the following Ordinary Business:

1. To receive, consider and adopt the Audited Financial Statement of the Company for the financial year ended 31st March 2020, together with the Reports of the Board of Directors and Auditors thereon.

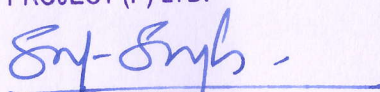
2. To fix the remuneration of Statutory Auditors of the Company.

To Transact the following Special Business:

3. To change the Designation of Mrs.Karishma Singh and Mr. Sunder Singh from Additional Director to Executive Director of the Company.

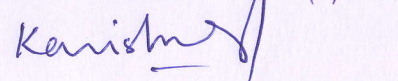
RESOLVED FURTHER THAT for the purpose of giving effect to this resolution Sunder Singh, Being Director of the Company be and hereby severally authorised to file all the necessary Forms and / or Returns and make the and / or any other Form to the Registrar of Companies and / or to Central Government and / or to Statutory Authorities for approval and such other acts, things and deeds as may be necessary to give effect to this resolution.”

for:-RUKMANI PROPERTY PROJECT (P) LTD.



DIRECTOR.

for:-RUKMANI PROPERTY PROJECT (P) LTD.



DIRECTOR.

RUKMANI PROPERTY PROJECT PRIVATE LIMITED
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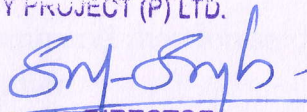
NOTES:

1. A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF AND THE PROXY NEED NOT BE A MEMBER.
2. Explanatory Statement pursuant to the provisions of Section 102 of the Companies Act, 2013 with respect to special business as set out in the Notice is annexed herewith.

FOR AND ON BEHALF OF THE BOARD OF DIRECTORS

RUKMANI PROPERTY PROJECT PRIVATE LIMITED

for:-RUKMANI PROPERTY PROJECT (P) LTD.

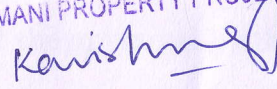


DIRECTOR

SUNDER SINGH

DIN: 07367999

for:-RUKMANI PROPERTY PROJECT (P) LTD.



DIRECTOR.

Place: Jamshedpur

Date: 07.11.2020

RUKMANI PROPERTY PROJECT PRIVATE LIMITED
2ND Floor, Aastha Trade Centre, Q Road, Bistupur, Jamshedpur -831001

CIN NO U70102JH2011PTC014682

Ref No:.....

Date:.....

ANNEXURE TO NOTICE:

**EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE
COMPANIES ACT 2013**

Item No.3

Mrs. Karishma Singh was appointed as Additional Director in the company on 04.06.2020 and Mr. Sunder Singh was appointed as Additional Director in the company on 16.03.2016.

The company proposes to change the designation of the directors and requires the shareholders to pass an ordinary resolution to give effect to Item No.3

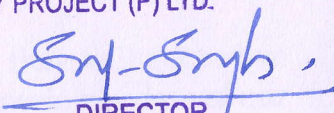
None of the Directors and/or Key Managerial personnel of the company and their relatives, are in any way concerned or interested in the proposed change in Designation of the Director.

The Directors recommend the aforesaid resolution for the approval by the Shareholders as Ordinary Resolution.

By Order of Board of Directors

Rukmani Property Project Pvt. Ltd.

for:-RUKMANI PROPERTY PROJECT (P) LTD.


DIRECTOR.

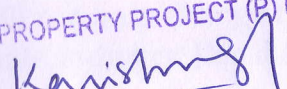
Sunder Singh

Director

DIN: 07367999

Date:07.11.2020

Place: Jamshedpur

for:-RUKMANI PROPERTY PROJECT (P) LTD.

DIRECTOR.

RUKMANI PROPERTY PROJECT PRIVATE LIMITED
2ND Floor, Aastha Trade Centre, Q Road, Bistupur, Jamshedpur -831001

CIN NO U70102JH2011PTC014682

Ref No:.....

Date:.....

Dear Shareholders,

On behalf of the Board of Directors, it is my pleasure to present the 9th Annual Report of RUKMANI PROPERTY PROJECT PRIVATE LIMITED ("the Company") together with the Audited Statement of Accounts for the year ended March 31, 2020.

1.Highlights of Financial Performance

The Company has recorded the following financial performance, for the year ended March 31, 2020.

Summary of Operations

FINANCIAL SUMMARY

Amount in Rs

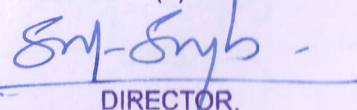
Particulars	As at the end of current reporting period	As at the end of previous reporting period
Total Revenue	-	
Profit before Depreciation	(163,418.20)	(83,980.24)
Provision for Depreciation	-	-
Profit or Loss before Tax	(163,418.20)	(83,980.24)
Less: Current Tax		
Profit or Loss After Tax	(163,418.20)	(83,980.24)

2.State of Affairs

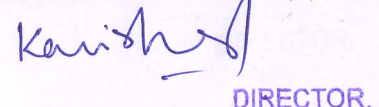
The Company has acquired Land during the current year for its Three upcoming project. The brief introduction of the upcoming projects are given below:

- **Majestic**- Majestic is a project given to our customers where they will get to live in the sky by getting view of Dalma Mountains and the mesmerizing view of our Beautiful city "Jamshedpur". Majestic project customers can flaunt their property to the society which will reflect their standard of living. It is going to be the biggest project of "Three" tallest towers in our city with unrealistic, futuristic architecture project. This is a luxury Lifestyle project, involving investment of Rs. 350 crore where the profits will be Rs.200 crore in a span of five years. The Board Welcomes the Majestic project customers.
- **Kapali**- Our upcoming Kapali project has no comparison with any other projects in East Region. It is our 32 acres project which will not only change the face of the city but also will become an icon of the real estate industry Jamshedpur. It will

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DIRECTOR.

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DIRECTOR.

RUKMANI PROPERTY PROJECT PRIVATE LIMITED

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pump in not only general residential unit upto 38th Floor but will also fire the information, resulting in growth of information technology industry, education to hospitality in Jamshedpur.

- **One Aastha** - Our city Jamshedpur is a small town, where entire employment is from Industrial Activity due to Tata Steel Foundation layed in 1907 by Jamshedji Tata (The Founder of Jamshedpur). In late years of 2000s , Adityapur area has become a great commercial HUB for the Industrial Belt under the government body AAIDA ,therefore this futuristic tower is supposed to be unidirectional idea where co-working culture is supposed to be adopted by our fellow Industrialist . This building will not only give great open space but also will aim to raise the employee efficiency. This Tower is aimed to never sleep and work 24*7.

3.Dividends

No dividend was declared for the current financial year due to conservation of profits and continued investment in the business.

4.Details of Subsidiaries, Joint Ventures or Associate Companies

The Company does not have any Subsidiary, Joint Venture or Associate Company.

5.Internal Financial Control

The Company has in place adequate internal financial control with reference to financial statements. During the year, such controls were tested and no reportable material weakness in the design or operation was noticed.


6.Directors & Key Managerial Personnel (KMP)

There has been no change in the constitution of Board of Directors during the year under review i.e. the structure of the Board remains the same. The Designation of Mrs. Karishma Singh, was appointed on 04.06.2020 as Additional Director of the company, has now been Proposed to be changed from Additional Director to Director of the company.

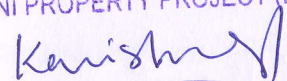
7.Meeting of Board of Directors

A total of 6 Board Meetings were held during the financial year ended 31st March 2020.

for:-RUKMANI PROPERTY PROJECT (P) LTD.


DIRECTOR.

for:-RUKMANI PROPERTY PROJECT (P) LTD.


DIRECTOR.

RUKMANI PROPERTY PROJECT PRIVATE LIMITED
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8. Board's Comment on Auditor's Report

The observations of the Statutory Auditors, when read together with the relevant notes to the accounts and accounting policies are self explanatory and do not call for any further comment.

9. Statutory Auditors

M/s N. Kumar & Co., Chartered Accountants, have been appointed as Statutory Auditors of the Company pursuant to the proposal and recommendation of Board of Directors of the Company to hold the office for a period of 5 years from the conclusion of Annual General Meeting for the financial year ended 2019 till the conclusion of Annual General Meeting for the financial year ended 2024, to examine and audit the accounts of the Company on such remunerations may be mutually agreed between the Board of Directors of the Company and Statutory Auditors.

10. Loans and Investment

The Company has not made any investment, given guarantee and securities during the year under review. There for no need to comply with provisions of Section 186 of Companies Act, 2013.

11. Extract of Annual Return

The extract of Annual Return in Form No. MGT-9 as required under Section 92 of the Companies Act, 2013 for the financial year ending March 31, 2020 is annexed and forms part of this report.

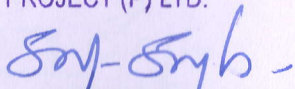
12. Related Party Transactions

All related party transactions that were entered into during the financial year ended 31st March, 2020 were on an arm's length basis and were in the ordinary course of business. Therefore, the provisions of Section 188 of the Companies Act, 2013 were not attracted. There have been no materially significant related party transactions between the Company and the Directors, the management, the subsidiaries or the relatives except for those disclosed in the financial statements.

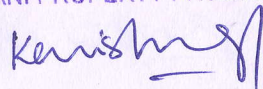
13. Conservation of Energy and Technology Absorption

The particulars as required under the provisions of Section 134(3) (m) of the Companies Act, 2013 in respect of conservation of energy and technology absorption have not been

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DIRECTOR.

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furnished considering the nature of activities undertaken by the company during the year under review.

14.Foreign Exchange Earnings and Outgo

The company has not earned any foreign exchange earnings and outgo as provided below during the year ended 31st, March 2020.

15.Risk Management Policy

The Company has developed and implemented a risk management policy which identifies major risks which may threaten the existence of the Company. The same has also been adopted by your Board and is also subject to its review from time to time. Risk mitigation process and measures have been also formulated and clearly spelled out in the said policy.

16.Deposits

The Company has not accepted any deposits during the year under review.

17.Material Changes and Commitments

The Company has held an Extra-Ordinary General Meeting on 20th October 2020, to discuss the following matters which occurred between the end of the financial year to which this financial statement relates and the date of this report:

- i) To increase the Authorised Share Capital of the company
- ii) To change the main object of the company
- iii) To change the Designation of Directors from Additional Director to Executive Director of the company.

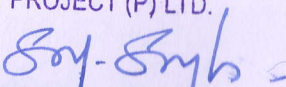
18.Significant and Material Orders Passed by Regulators, Courts and Tribunals

No significant and material order has been passed by the regulators, courts, tribunals impacting the going concern status and Company's operations in future.

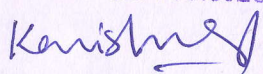
19.Corporate Social Responsibility (CSR)

CSR provisions are not applicable for the Company.

for:-RUKMANI PROPERTY PROJECT (P) LTD.


DIRECTOR.

for:-RUKMANI PROPERTY PROJECT (P) LTD.


DIRECTOR.

RUKMANI PROPERTY PROJECT PRIVATE LIMITED
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CIN NO U70102JH2011PTC014682

Ref No:.....

Date:.....

20.Safe & Conducive Workplace

The Company is committed to provide a safe and conducive work environment to its employees. During the year under review, there were no cases filed pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

21.General

Your Directors state that no disclosure or reporting is required in respect of the following items as there were no transactions on these items during the year under review:

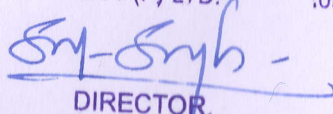
1. Issue of shares (including sweat equity shares) to employees of the Company under any scheme.
2. The Company has no subsidiary and neither the Managing Director nor the Whole-time Directors of the Company receive any remuneration or commission from any of its subsidiaries.

22.Directors Responsibility Statement

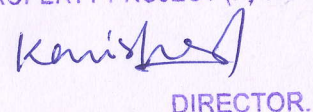
Pursuant to Section 134(5) of the Companies Act, 2013 the Board of Directors of the Company confirms that-

1. In the preparation of the annual accounts for the year ended March 31, 2020, the applicable accounting standards read with requirements set out under Schedule III to the Act, have been followed and there are no material departures from the same.
2. The Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2020 and of the Loss of the Company for the year ended on that date.
3. The Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.
4. The Directors have prepared the annual accounts on a 'going concern' basis.
5. The Company being unlisted, sub clause (e) of section 134(5) of the Companies Act, 2013 pertaining to laying down internal financial controls is not applicable to the Company

for:-RUKMANI PROPERTY PROJECT (P) LTD.


DIRECTOR.

for:-RUKMANI PROPERTY PROJECT (P) LTD.


DIRECTOR.

RUKMANI PROPERTY PROJECT PRIVATE LIMITED

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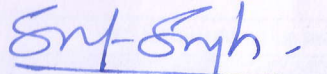
6. The Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such system are adequate and operating effectively.

23.Acknowledgement

Your Directors would like to express their sincere appreciation for the assistance and co-operation received from the customers, employees, banks, Government authorities, vendors and members during the year under review.

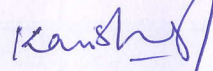
FOR AND ON BEHALF OF THE BOARD OF DIRECTORS
RUKMANI PROPERTY PROJECT PRIVATE LIMITED

for:-RUKMANI PROPERTY PROJECT (P) LTD.


DIRECTOR.

SUNDER SINGH
DIN: 07367999

for:-RUKMANI PROPERTY PROJECT (P) LTD.


DIRECTOR,

Place: Jamshedpur

Date:07.11.2020

Annexure I

EXTRACT OF ANNUAL RETURN

As on financial year ended on 31.03.2020

Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company (Management & Administration) Rules, 2014.

I. REGISTRATION & OTHER DETAILS:									
1	CIN	U70102JH2011PTC014682							
2	Registration Date	11.02.2011							
3	Name of the Company	RUKMANI PROPERTY PROJECT PRIVATE LIMITED							
4	Category/Sub-category of the Company	Company limited by shares Indian Non Government Company							
5	Address of the Registered office & contact details	2ND FLOOR, AASTHA TRADE CENTRE, Q ROAD, BISTUPUR JAMSHEDPUR, JHARKHAND							
6	Whether listed company	Unlisted							
7	Name, Address & contact details of the Registrar & Transfer Agent, if any.	Roc-Jharkhand							
II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY									
(All the business activities contributing 10 % or more of the total turnover of the company shall be stated)									
S. No.	Name and Description of main products / services	NIC Code of the Product/service		% to total turnover of the company					
1	NO turnover during the year			0%					
III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES									
SN	Name and address of the Company	CIN/GLN		Holding/ Subsidiary/ Associate		% of shares held		Applicable Section	
1	No such Companies								
IV. SHARE HOLDING PATTERN									
(Equity share capital breakup as percentage of total equity)									
(i) Category-wise Share Holding									
Category of Shareholders	No. of Shares held at the beginning of the year [As on 31-March-2015]				No. of Shares held at the end of the year [As on 31-March-2016]				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
A. Promoters									
(1) Indian									
a) Individual/ HUF		10,000	10,000	100.00%		10,000	10,000	100.00%	0.00%
b) Bodies Corp.		-	-	0.00%		-	-	0.00%	0.00%
Sub Total (A) (1)	-	10,000	10,000	100.00%	-	10,000	10,000	100.00%	0.00%
(2) Foreign									
Sub Total (A) (2)	-	-	-	0.00%	-	-	-	0.00%	0.00%
TOTAL (A)	-	10,000	10,000	100.00%	-	10,000	10,000	100.00%	0.00%
B. Public Shareholding									
1. Institutions									
Sub-total (B)(1):-	-	-	-	0.00%	-	-	-	0.00%	0.00%
2. Non-Institutions									
Sub-total (B)(2):-	-	-	-	0.00%	-	-	-	0.00%	0.00%
Total Public (B)	-	-	-	0.00%	-	-	-	0.00%	0.00%
C. Shares held by Custodian for GDRs & ADRs				0.00%				0.00%	0.00%
Grand Total (A+B+C)	-	10,000	10,000	100.00%	-	10,000	10,000	100.00%	0.00%

for:-RUKMANI PROPERTY PROJECT (P) LTD.

Smt. Smt. Smt.
DIRECTOR.

for:-RUKMANI PROPERTY PROJECT (P) LTD.

Kaishree
DIRECTOR.

(ii) Shareholding of Promoter								
SN	Shareholder's Name	Shareholding at the beginning of the			Shareholding at the end of the year			% change in shareholding during the year
		No. of Shares	% of total Shares of the company	% of Shares Pledged/ encumbered to total shares	No. of Shares	% of total Shares of the company	% of Shares Pledged / encumbered to total shares	
1	Kaushal Kumar Singh	5,000	50.00%	0	5,000	50.00%	0	0.00%
2	Kamini Kaushal	5,000	50.00%	0	5,000	50.00%	0	0.00%
		10,000	100.00%	0	10,000	100.00%	0	0.00%

(iii) Change in Promoters' Shareholding (please specify, if there is no change)

SN	Particulars	Date	Reason	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
				No. of shares	% of total	No. of shares	% of total
	At the beginning of the year				0.00%		0.00%
	Changes during the year				0.00%		0.00%
	At the end of the year				0.00%		0.00%

(iv) Shareholding Pattern of top ten Shareholders

(Other than Directors, Promoters and Holders of GDRs and ADRs):

SN	For each of the Top 10 shareholders	Date	Reason	Shareholding at the beg of the year		Cum Shareholding during the year	
				No. of shares	% of total shares	No. of shares	% of total shares
	Name						
	At the beginning of the year				0.00%		0.00%
	Changes during the year				0.00%		0.00%
	At the end of the year				0.00%		0.00%

(v) Shareholding of Directors and Key Managerial Personnel:

SN	Shareholding of each Directors and each Key Managerial Personnel	Date	Reason	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
				No. of shares	% of total shares	No. of shares	% of total shares
1	Sunder Singh						
	At the beginning of the year			-	0.00%		0.00%
	Changes during the year			-	0.00%		0.00%
	At the end of the year			-	0.00%	-	0.00%
2	Karishma Singh						
	At the beginning of the year			-	0.00%		0.00%
	Changes during the year			-	0.00%		0.00%
	At the end of the year			-	0.00%	-	0.00%

for:- RUKMANI PROPERTY PROJECT (P) LTD.

Smy-Smb
DIRECTOR.

for:- RUKMANI PROPERTY PROJECT (P) LTD.

Karishma Singh
DIRECTOR.

V. INDEBTEDNESS					
Indebtedness of the Company including interest outstanding/accrued but not due for payment.					
					(Amt. Rs./Lacs)
Particulars	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness	
Indebtedness at the beginning of the financial year		NIL			
Total (i+ii+iii)	-	6,239,994.10	-	-	
Change in Indebtedness during the financial year		NIL			
Addition		56,402,278.50			
Reduction		-			
Net Change	-	56,402,278.50	-	-	
Indebtedness at the end of the financial year		NIL			
Total (i+ii+iii)	-	62,642,272.60	-	-	
VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL					
A. Remuneration to Managing Director, Whole-time Directors and/or Manager:					
B. Remuneration to other Directors :					
C. Remuneration to Key Managerial Personnel other than MD/Manager/WTD					
} No remuneration is paid to directors					
VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:					
Type	Section of the Companie s Act	Brief Description	Details of Penalty / Punishment/ Compounding fees imposed	Authority [RD / NCLT/ COURT]	Appeal made, if any (give Details)
A. COMPANY					
Penalty		No such Case			
Punishment					
Compounding					
B. DIRECTORS					
Penalty		No such Case			
Punishment					
Compounding					
C. OTHER OFFICERS IN DEFAULT					
Penalty		No such Case			
Punishment					
Compounding					

for:- RUKMANI PROPERTY PROJECT (P) LTD.

S.M. Symbh
DIRECTOR.

for:- RUKMANI PROPERTY PROJECT (P) LTD.

Karishma
DIRECTOR.

INDEPENDENT AUDITORS' REPORT

The Members of RUKMANI PROPERTY PROJECT PRIVATE LIMITED

Report on the audit of the financial statements

Opinion

We have audited the accompanying financial statements of **RUKMANI PROPERTY PROJECT PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at **March 31, 2020**, and the Statement of Profit and Loss for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the **Companies Act, 2013** ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at **March 31, 2020**, its loss for the year ended on that date.

Information other than the Financial Statements and Auditors' Report thereon

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Annual Report but does not include the financial statements and our auditor's report thereon.

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

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



Management's Responsibility for the 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 financial statements that give a true and fair view of the financial position, financial performance of the Company in accordance with the accounting principles generally accepted in India, including the accounting standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the audit of the financial statements

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

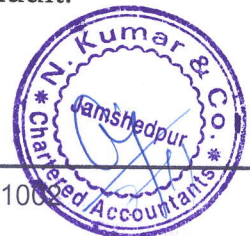
As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:



CHARTERED ACCOUNTANTS

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

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



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

Report on other Legal and Regulatory Requirements

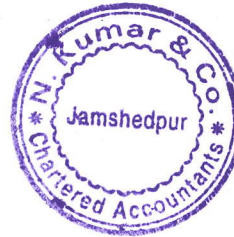
1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, is not applicable.
2. As required by Section 143(3) of the Act, we report that:
 - a) We have sought and obtained 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, dealt with by this report are in agreement with the books of account;
 - d) In our opinion, the aforesaid financial statements comply with the accounting standards specified under section 133 of the Act, read with rule 7 of the **Companies (Accounts) Rules, 2014;**
 - e) On the basis of the written representations received from the directors as on March 31, 2020 taken on record by the Board of Directors, no Director is disqualified as on March 31, 2020 from being appointed as a director in terms of Section 164 (2) of the Act;
 - f) Since the Company's turnover as per last audited financial statements is less than Rs.50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs.25 Crores, the Company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls vide notification dated June 13, 2017; and
 - g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in

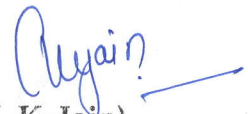
CHARTERED ACCOUNTANTS

our opinion and to the best of our information and according to the explanations given to us;

- i. The Company does not have any pending litigations with respect to statutory dues which would impact its financial position;
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
- iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company

For N. Kumar & Co.
Chartered Accountants
F.R.N. - 004110C




(N. K. Jain)
Partner
M. No. 07315

UDIN -20073155AAAADB3190

Place :-Jamshedpur

Date :- 07.11.2020

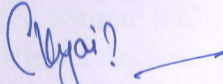
RUKMANI PROPERTY PROJECT PRIVATE LIMITED
(Formerly Known as Aastha Synergy Properties Private Limited)
BISTUPUR, JAMSHEDPUR

BALANCE SHEET AS ON 31ST MARCH 2020

<u>Particulars</u>	<u>Notes</u>	<u>Current Year</u>	<u>Previous Year</u>
<u>EQUITY AND LIABILITIES</u>			
<u>(1) Shareholders' Fund</u>			
(a) Share Capital	2	100,000.00	100,000.00
(b) Reserve & Surplus	3	(423,740.40)	(260,322.20)
		(323,740.40)	(160,322.20)
(2) Share Application Money pending allotment		-	-
<u>(3) Non Current Liabilities</u>			
(a) Long Term Borrowings	4	62,642,272.60	6,239,994.10
<u>(4) Current Liabilities</u>			
(a) Other Current Liabilities	5	160,249,878.00	27,464,000.00
TOTAL		222,568,410.20	33,543,671.90
<u>ASSETS</u>			
<u>(1) Non-current assets</u>			
(a) Other Non-current assets	6	43,000.00	86,000.00
<u>(2) Current Assets</u>			
Inventories	7	186,988,844.00	28,257,000.00
Cash & Cash equivalents	8	7,253,095.20	480,671.90
Other Current Assets	9	28,283,471.00	4,720,000.00
TOTAL		222,568,410.20	33,543,671.90
Significant Accounting Policies and Notes to Accounts forming an integral part of the Financial Statements	1	-	-

As per Report of our even date annexed

For N. Kumar & Co.
Chartered Accountants
FR. No 004110C


(N. K. Jain)

Partner
M. No. 073155
Place: Jamshedpur
Date : 07.11.2020

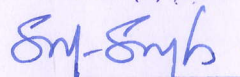


For Rukmani Property Project Pvt. Ltd

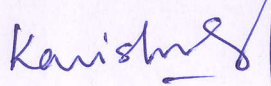
Director

Director

for:-RUKMANI PROPERTY PROJECT (P) LTD.


DIRECTOR.

for:-RUKMANI PROPERTY PROJECT (P) LTD.


DIRECTOR.

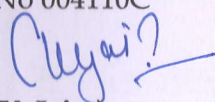
RUKMANI PROPERTY PROJECT PRIVATE LIMITED
(Formerly Known as Aastha Synergy Properties Private Limited)
BISTUPUR, JAMSHEDPUR

Profit & Loss for the year ended on 31st March, 2020

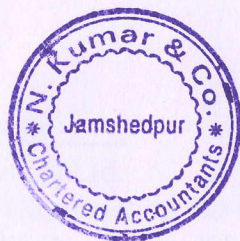
<u>Particulars</u>	<u>Notes</u>		<u>Current Year</u>
I. Revenue from operations		-	-
II. Total Revenue		-	-
III. Expenses			
Changes in Material Consumed	10	-	
Depriciation & Amortisation	11	43,000.00	56,445.24
Other Expenses	12	120,418.20	27,535.00
Total Expenses		163,418.20	83,980.24
IV. Profit before exceptional and extra ordinary items and tax (II - III)		(163,418.20)	(83,980.24)
V. Exceptional Items			
VI. Profit before extra ordinary items and tax (IV - V)		(163,418.20)	(83,980.24)
VII. Extra ordinary items			
VIII. Profit before tax (VI - VII)		(163,418.20)	(83,980.24)
IX. Tax Expenses			
(1) Current Tax		-	-
(2) Deferred Tax		-	-
X. Profit (Loss) for the period from continuing operations (VIII - IX)		(163,418.20)	(83,980.24)
XI. Profit (Loss) for the period		(163,418.20)	(83,980.24)
XII. Earning Per Share			
Basic & Diluted Earning Per Share		(16.34)	(8.40)
Significant Accounting Policies and Notes to Accounts forming an integral part of the Financial Statements	1		

As per Report of our even date annexed

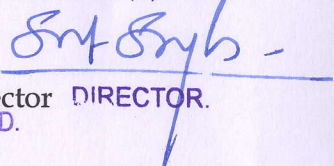
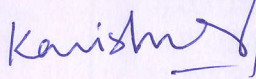
For N. Kumar & Co.
Chartered Accountants
FR. No 004110C


(N. K. Jain)

Partner
M. No. 073155
Place: Jamshedpur
Date : 07.11.2020



For Rukmani Property Project Pvt. Ltd
for:-RUKMANI PROPERTY PROJECT (P) LTD.


Director DIRECTOR.
for:-RUKMANI PROPERTY PROJECT (P) LTD.

Director DIRECTOR.

RUKMANI PROPERTY PROJECT PRIVATE LIMITED
BISTUPUR, JAMSHEDPUR

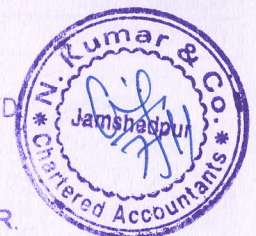
Notes forming part of Balance Sheet as on 31st March, 2020

<u>Note '2'</u>		<u>Current Year</u>	<u>Previous Year</u>
Share Capital			
Authorised			
(10,00,000 equity shares of Rs 10/- each)		10,000,000.00	10,000,000.00
Issued, Subscribed & Paid-up Capital			
(10,000 equity shares of Rs 10/- each fully paid up in cash)		100,000.00	100,000.00
		100,000.00	100,000.00
a) The Company have only one class of shares i.e. Equity Shares having par value of Rs 10/- Each Each Equity Shareholder have one voting right per share.			
b) The details of shareholders holding more than 5% shares as at 31-03-2020 & 31-03-2019 is set out below			
Name of the share holders	No. of shares held	% held as at 31-03-20	No. of shares
			% held as at 31-03-19
Kaushal Kumar Singh	5,000.00	50.00%	5,000.00
Kamini Kaushal	5,000.00	50.00%	5,000.00
			50.00%
c) The reconciliation of the number of shares outstanding as at 31.03.2020 & 31.03.2019			
Particulars	As at 31.03.2020	As at 31.03.2019	
No. of shares at the beginning	10,000.00	10,000.00	
Add: Shares issued during the year	-	-	
Less : shares bought back	-	-	
No. of shares held at the end	10,000.00	10,000.00	
<u>Note '3'</u>		<u>Current Year</u>	<u>Previous Year</u>
Reserve & Surplus			
(a) Profit & Loss Account			
Balance as per last account		(260,322.20)	(176,341.96)
Add: Profit for the year		(163,418.20)	(83,980.24)
Transfer to Balance sheet		(423,740.40)	(260,322.20)
<u>Note '4'</u>			
Long Term Borrowings			
Loan From Directors & Directors Relatives			
Kaushal Kumar Singh		13,515,000.00	2,300,000.00
Sunder Singh		3,110,000.00	-
Kamini Kaushal		2,005,000.00	5,000.00
		18,630,000.00	2,305,000.00
Inter Corporate Loan			
Aastha Foundation (P) Ltd.		4,000,000.00	-
Kaushal Kanchan Construction Pvt Ltd		6,830,940.00	4,105,940.00
Aastha Promoters & Developers P Ltd		33,181,332.60	(170,945.90)
		44,012,272.60	3,934,994.10
		62,642,272.60	6,239,994.10

for:-RUKMANI PROPERTY PROJECT (P) LTD. for:-RUKMANI PROPERTY PROJECT (P) LTD.

Smy-Smy-
DIRECTOR.

Kanishk
DIRECTOR.



RUKMANI PROPERTY PROJECT PRIVATE LIMITED
BISTUPUR, JAMSHEDPUR

Notes forming part of Balance Sheet as on 31st March, 2020

Note '5'		
<u>Other Current Liabilities & Provision</u>		
Audit Fees Payable	25,000.00	20,000.00
E-Services Payable	9,600.00	-
Aastha Promoters & Developers P Ltd	36,007,500.00	27,444,000.00
Sukanya & Associates	176,000.00	-
Continental Project & Maketing	32,851.00	-
Shiva Enterprises	55,500.00	-
Kamini Kaushal Construction	250,000.00	-
Liability against Land	123,693,427.00	-
	160,249,878.00	27,464,000.00
Note '6'		
<u>Other Non-current assets</u>		
Preoperative Exps.	-	-
Preliminary Expenses	43,000.00	86,000.00
	43,000.00	86,000.00
Note '7'		
<u>Inventories</u>		
Closing WIP	186,988,844.00	28,257,000.00
	186,988,844.00	28,257,000.00
Note '8'		
<u>Cash & Cash equivalents</u>		
Cash in hand	20,425.80	445,525.80
SBI	5,019,985.78	-
OBC (2388)	2,212,683.62	35,146.10
	7,253,095.20	480,671.90
Note '9'		
<u>Other Current Assets</u>		
<u>Advance Against Land</u>		
Aastha Twin City	1,350,000.00	1,350,000.00
Kapali Land	21,675,000.00	2,000,000.00
Moharda Land	4,372,500.00	-
	27,397,500.00	3,350,000.00
<u>Short Term Loans and Advances</u>		
Aastha Infra-real Pvt Ltd	800,000.00	800,000.00
Sourya	-	30,000.00
Sukanya & Associates	-	50,000.00
Sunder Singh	-	490,000.00
Apurva Construction	32,851.00	-
GST Advance Payment	3,120.00	-
Vinayak Civil Work	50,000.00	-
	885,971.00	1,370,000.00
	28,283,471.00	4,720,000.00

for:- RUKMANI PROPERTY PROJECT (P) LTD. for:- RUKMANI PROPERTY PROJECT (P) LTD.

Smt. Smt.
DIRECTOR.

Kamini Kaushal
DIRECTOR



Kaushal Kanchan Construction Pvt Ltd
Aastha Promoters & Developers P Ltd

Notes forming part of Balance Sheet as on 31st March, 2020

Notes forming part of Balance Sheet as on 31st March, 2020		
Note '10'		
Cost of Material Consumed		
Opening WIP	28,257,000.00	28,257,000.00
Kapali Project		
Land	8,650,000.00	-
Registry Expenses	11,260.00	-
Site Expenses (Kapali)	1,200.00	-
	8,662,460.00	-
ATC New Project		
Land	2,250,000.00	-
Registry Expenses	69,124.00	-
Stamp Paper Expenses	90,000.00	-
Modification Work	118,000.00	-
	2,527,124.00	-
Majestic Project		
Land	135,932,300.00	-
Registry Expenses	4,461,760.00	-
Stamp Paper Expenses	5,938,000.00	-
Developer Registration	150,000.00	-
Drawings & Designing	708,000.00	-
Project Consultant	159,000.00	-
Rod/Bar / Angle/Flats	137,700.00	-
Sand	55,500.00	-
	147,542,260.00	-
	186,988,844.00	28,257,000.00
Less: Closing WIP	186,988,844.00	28,257,000.00
	-	-
Note '11'		
Depreciation & Amortisation		
Preliminary Expenses W/o	43,000.00	48,700.00
Preoperative Expenses w/o	-	7,745.24
	43,000.00	56,445.24
Note '12'		
Other Expenses		
Audit Fee	25,000.00	10,000.00
Bank Charges	7,858.20	610.00
Office & General Exp.	15,300.00	6,675.00
Roc-Filling Fees	21,400.00	2,500.00
Telephone Expenses	-	3,500.00
Travelling Expenses	-	4,250.00
Other Expenses	50,860.00	-
	120,418.20	27,535.00

for:-RUKMANI PROPERTY PROJECT (P) LTD.

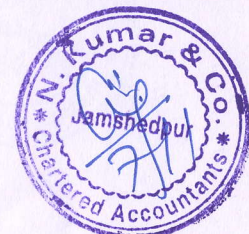
[Signature]

DIRECTOR.

for:-RUKMANI PROPERTY PROJECT (P) LTD.

[Signature]

DIRECTOR.



RUKMANI PROPERTY PROJECT PRIVATE LIMITED.
(Formerly Known as Aastha synergy properties private limited)
BISTUPUR, JAMSHEDPUR

NOTES TO BALANCE SHEET & PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2020.
NOTES " 1"

A. SIGNIFICANT ACCOUNTING POLICIES, PRACTICES AND NOTES ON A/C 'S :

- 1) **Corporate Information :** Rukmani Property Project Private Limited (Formerly Known as Aastha synergy properties private limited) is a private limited company incorporated under the provisions of Companies Act, 1956. The Company was incorporated for import, export, Trading and distribution of Petroleum products and allied business. But subsequently the name and object clause of company is changed as provision of companies act.
- 2) **Basis Of Preparation:** The financial statements have been prepared to comply in all material respects with the Accounting Standards notified by the company (Accounting Standards) Rules, 2006, (as amended) and the relevant provisions of the Companies act, 2013. The financial statements have been prepared under the historical cost convention on an accrual basis.
- 3) **Accounting Conventions:** The financial statements have been prepared under the historical cost conventions in accordance with the generally accepted accounting principles in India and the provisions of the Companies Act, 2013 as adopted consistently by the company. All income and expenditure having a material bearing on the financial statements are recognized on accrual basis.
- 4) **Sales :** There was no turnover during the year
- 5) **Preliminary Expenses:** Preliminary & Pre-operative Expenses will be written off over a period of 5 yrs.
- 6) **Expenditure:** Expenses are accounted on accrual basis and provision is made for all known losses and liabilities.

B. NOTES ON ACCOUNTS:

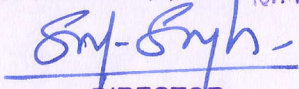
- a) The company has no knowledge of any contingent liability, which has not been provided or disclosed in the balance sheet.

b) **AUDITORS REMUNERATION**

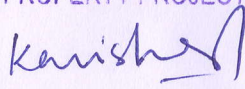
Audit Fees: 25,000.00

- | | |
|------------------------------------|-------------------|
| c) EXPENDITURE IN FOREIGN CURRENCY | : NIL (P.Y. NIL) |
| d) C.I.F. VALUE OF IMPORTS | : NIL (P.Y. NIL) |
| e) EARNING IN FOREIGN CURRENCY | : NIL (P.Y. NIL) |

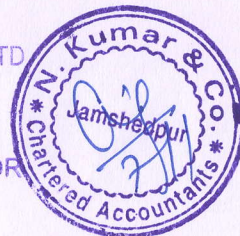
RUKMANI PROPERTY PROJECT (P) LTD.


DIRECTOR

RUKMANI PROPERTY PROJECT (P) LTD.



DIRECTOR



- f) As per Accounting Standard 18 (AS-18) 'Related Party Disclosures', notified in the Companies (Accounting Standards) Rules 2006, the disclosures of the transactions with the related parties as defined in AS-18 as given below :-
- List of related parties where control exists and related parties with whom transaction have been taken place and relationships.

NAME	UNSECURED LOAN		RELATION WITH COMPANY
	(2019-20)	(2018-19)	
Aastha Promoters & Developers P Ltd	33,181,332.60	-	Common Director
Aastha Foundation (P) Ltd	40,00,000.00	-	Common Director
Sunder Singh	3,110,000.00	-	Director
Kaushal Kanchan Construction Private Limited	68,30,940.00	41,05,940.00	Shareholder is the Director

- g) Previous Year figures have been regrouped/rearrange wherever required.

FOR N KUMAR & CO
Chartered Accountants
F. R. NO. - 004110C



(Signature)

(N. K. JAIN)
Partner
M.No.-073155

PLACE: Jamshedpur

DATE: 07.11.2020

for:-RUKMANI PROPERTY PROJECT (P) LTD

(Signature)
DIRECTOR

for:-RUKMANI PROPERTY PROJECT (P) LTD.

(Signature)

DIRECTOR.