

INDEPENDENT AUDITOR'S REPORT

To the Members of Aurum Realtech Services Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Aurum Realtech Services Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2022, and the Statement of Profit and Loss, Statement of Changes in Equity and Statement of Cash Flows for the period then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the 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 March 31, 2022, and loss, changes in equity and its cash flows for the period ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the 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 opinion.

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

The Company's Board of Directors is responsible for the other information. As informed to us, the Company does not have any other information to be included in the annual report.

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

Responsibilities of Management and Those Charged with Governance 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, changes in equity and cash flows 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.



MSKA & Associates

Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

To the Members of Aurum Realtech Services Private Limited (*continued*)

In preparing the financial statements, the 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are 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.

We give in "Annexure A" a detailed description of Auditor's responsibilities for Audit of the Financial Statements.

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 sub-section (11) of section 143 of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent 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, the Statement of Changes in Equity and the Statement of Cash Flow 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, 2022 taken on record by the Board of Directors, none of the directors are disqualified as on March 31, 2022 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 financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure C".



INDEPENDENT AUDITOR'S REPORT

To the Members of Aurum Realtech Services Private Limited (*continued*)

(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 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 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.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- iv.
 - (1) The Management has represented that, to the best of it's 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 persons or entities, 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;
 - (2) The Management has represented that, to the best of it's knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities, 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;
 - (3) 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 our 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. The Company has neither declared nor paid any dividend during the period.



MSKA & Associates

Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

To the Members of Aurum Realtech Services Private Limited (*continued*)

3. In our opinion, according to information, explanations given to us, the provisions of Section 197 of the Act and the rules thereunder are not applicable to the Company as it is a private Company.

For M S K A & Associates

Chartered Accountants

ICAI Firm Registration No. 105047W

Vishal Vilas Divadkar

Partner

Membership No. 118247

UDIN: 22118247AJPFHU6994



Place: Mumbai

Date: May 25, 2022

ANNEXURE B TO INDEPENDENT AUDITORS' REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF AURUM REALTECH SERVICES PRIVATE LIMITED FOR THE PERIOD ENDED MARCH 31, 2022

[Referred to in paragraph (1) under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditors' Report]

- i. The Company neither have any Property, Plant and Equipment nor any Intangible Assets during period and as at March 31, 2022. Accordingly, the provisions stated in paragraph 3(i) (a) to (e) of the Order are not applicable to the Company.
- ii.
 - (a) The Company is involved in the business of rendering services. Accordingly, the provisions stated in paragraph 3(ii) (a) of the Order are not applicable to the Company.
 - (b) According to the information and explanations provided to us, the Company has not been sanctioned working capital limits. Accordingly, the requirements under paragraph 3(ii)(b) of the Order is not applicable to the Company.
- iii. According to the information explanation provided to us, the Company has not made any investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Hence, the requirements under paragraph 3(iii) of the Order are not applicable to the Company.
- iv. In our opinion and according to the information and explanations given to us, the Company has not either directly or indirectly, granted any loan to any of its directors or to any other person in whom the director is interested, in accordance with the provisions of section 185 of the Act and the Company has not made investments through more than two layers of investment companies in accordance with the provisions of section 186 of the Act. Accordingly, provisions stated in paragraph 3(iv) of the Order are not applicable to the Company.
- 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 there under.
- vi. The provisions of sub-section (1) of section 148 of the Act are not applicable to the Company as the Central Government of India has not specified the maintenance of cost records for any of the products of the Company. Accordingly, the provisions stated in paragraph 3 (vi) of the Order are not applicable to the Company.
- vii.
 - (a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, undisputed statutory dues including goods and service tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess have been regularly deposited by the company with appropriate authorities in all cases during the period.
 - (b) According to the information and explanation given to us and the records of the Company examined by us, there are no dues of income tax, goods and service tax, customs duty, cess and any other statutory dues which have not been deposited on account of any dispute.
- viii. According to the information and explanations given to us, there are no transactions which are not accounted in the books of account which have been surrendered or disclosed as income during the period in Tax Assessment of the Company. Also, there are no previously unrecorded income which has



ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT ON EVEN DATE ON THE FINANCIAL STATEMENTS OF AURUM REALTECH SERVICES PRIVATE LIMITED

Auditor's Responsibilities for the Audit of the Financial Statements

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has internal financial controls with reference to 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 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.

For M S K A & Associates
Chartered Accountants
CAI Firm Registration No. 105047W

Vishal Vilas Divadkar
Partner

Membership No. 118247
UDIN: 22118247AJPFHU6994
Place: Mumbai
Date: May 25, 2022



ANNEXURE B TO INDEPENDENT AUDITORS' REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF AURUM REALTECH SERVICES PRIVATE LIMITED FOR THE PERIOD ENDED MARCH 31, 2022 (Continued)

been now recorded in the books of account. Hence, the provision stated in paragraph 3(viii) of the Order is not applicable to the Company.

ix. The Company does not have any loans or borrowings and repayment to lenders during the period. Accordingly, the provision stated in paragraph 3(ix) (a) to (f) of the Order is not applicable to the Company.

x.

(a) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) during the period. Accordingly, the provisions stated in paragraph 3 (x)(a) of the Order are not applicable to the Company.

(b) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully, partly or optionally convertible debentures during the period. Accordingly, the provisions stated in paragraph 3 (x)(b) of the Order are not applicable to the Company.

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) We have not come across of any instance of material fraud by the Company or on the Company during the course of audit of the financial statement for the period ended March 31, 2022, accordingly the provisions stated in paragraph (xi)(b) of the Order is not applicable to the Company.

(c) As represented to us by the management, there are no whistle-blower complaints received by the Company during the course of audit. Accordingly, the provisions stated in paragraph (xi)(c) of the Order is not applicable to company.

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

xiii. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act, where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

xiv. In our opinion and based on our examination, the Company does not require to comply with provision of section 138 of the Act. Hence, the provisions stated in paragraph 3(xiv) (a) to (b) of the Order are not applicable to the Company.

xv. According to the information and explanations given to us, in our opinion during the period the Company has not entered into non-cash transactions with directors or persons connected with its directors and hence, provisions of section 192 of the Act are not applicable to company. Accordingly, the provisions stated in paragraph 3(xv) of the Order 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 and accordingly, the provisions stated in paragraph clause 3 (xvi)(a) of the Order are not applicable to the Company.



MSKA & Associates

Chartered Accountants

ANNEXURE B TO INDEPENDENT AUDITORS' REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF AURUM REALTECH SERVICES PRIVATE LIMITED FOR THE PERIOD ENDED MARCH 31, 2022 (Continued)

- (b) In our opinion, the Company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions stated in paragraph clause 3 (xvi)(b) of the Order are not applicable to the Company.
- (c) The Company is not a Core investment Company (CIC) as defined in the regulations made by Reserve Bank of India. Hence, the reporting under paragraph clause 3 (xvi)(c) of the Order are not applicable to the Company.
- (d) The Company does not have any CIC as a part of its group. Hence, the provisions stated in paragraph clause 3 (xvi)(d) of the Order are not applicable to the Company.
- xvii. Based on the overall review of financial statements, the Company has incurred cash losses in the current financial period amounting to Rs. 2 Lakhs.
- xviii. There has been no resignation of the statutory auditors during the period. Hence, the provisions stated in paragraph clause 3 (xviii) of the Order are not applicable to the Company.
- xix. According to the information and explanations given to us and based on our examination of financial ratios, ageing and expected date of realisation of financial assets and payment of liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on the date of audit report and the Company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.
- xx. According to the information and explanations given to us, the provisions of section 135 of the Act are not applicable to the Company. Hence, the provisions of paragraph (xx)(a) to (b) of the Order are not applicable to the Company.
- xxi. According to the information and explanations given to us, the Company does not have any subsidiary / Associate/ Joint Venture. Accordingly, there is no preparation of consolidated financial statements. Accordingly, the provisions stated in paragraph clause 3 (xxi) of the Order are not applicable to the Company.

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No. 105047W

Vishal Vilas Divadkar
Partner
Membership No. 118247
UDIN: 22118247AJPFHU6994



Place: Mumbai
Date: May 25, 2022

ANNEXURE C TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF AURUM REALTECH SERVICES PRIVATE LIMITED FOR THE PERIOD ENDED MARCH 31, 2022

[Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditors' Report]

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

Opinion

We have audited the internal financial controls with reference to financial statements of Aurum Realtech Services Private Limited ("the Company") as of March 31, 2022 in conjunction with our audit of the financial statements of the Company for the period ended on that date.

In our opinion, the Company has, in all material respects, an adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2022, based on the internal control with reference to financial statements 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) (the "Guidance Note").

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 with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements 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 with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.



MSKA & Associates

Chartered Accountants

ANNEXURE C TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF AURUM REALTECH SERVICES PRIVATE LIMITED FOR THE PERIOD ENDED MARCH 31, 2022 (Continued)

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 with reference to financial statements.

Meaning of Internal Financial Controls with Reference to Financial Statements

A Company's internal financial control with reference to financial statements 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 with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to financial statements, 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 with reference to financial statements to future periods are subject to the risk that the internal financial control with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

For M S K A & Associates

Chartered Accountants

ICAI Firm Registration No. 105047W

Vishal Vilas Divadkar
Partner

Membership No.118247

UDIN: 22118247AJPFHU6994



Place: Mumbai

Date: May 25, 2022

AURUM REALTECH SERVICES PRIVATE LIMITED
BALANCE SHEET AS AT MARCH 31, 2022

(Amount in INR lakhs, unless otherwise stated)

Particulars	Note No	As at March 31, 2022
ASSETS		
Non-current assets		
Deferred tax assets (net)	3	0
Non-current tax assets (net)	4	0
Total non-current assets		0
Current assets		
Financial assets		
Cash and cash equivalents	5	94
Bank balances other than cash and cash equivalents	6	105
Other financial assets	7	1
Total current assets		200
Total assets		200
EQUITY AND LIABILITIES		
Equity		
Equity share capital	8	200
Other equity	9	(2)
Total equity		198
Liabilities		
Current liabilities		
Financial liabilities		
Other financial liabilities	10	2
Other current liabilities	11	0
Total current liabilities		2
Total liabilities		2
Total equity and liabilities		200
Summary of significant accounting policies	2	

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For and on behalf of the Board
Aurum RealTech Services Private Limited
CIN: U70109MH2021PTC372796

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration Number: 105047W

Vishal Vilas Divadkar
Partner
Membership No.: 118247

Place: Mumbai
Date: May 25, 2022



Srirang Yashwant Athalye
Director
DIN: 02546964



Kunal Karan
Director
DIN: 08964694

Place: Navi Mumbai
Date: May 25, 2022

AURUM REALTECH SERVICES PRIVATE LIMITED

STATEMENT OF PROFIT AND LOSS FOR THE PERIOD ENDED MARCH 31, 2022

(Amount in INR lakhs, unless otherwise stated)

Particulars	Note No	Period from December 06, 2021 to March 31, 2022
Other income	12	1
Total income		1
Expenses		
Other expenses	13	3
Total expenses		3
Loss before tax		(2)
Tax expense	14	
Current Tax		-
Deferred tax		(0)
Total Tax expense		(0)
Loss for the period		(2)
Other comprehensive income		
Items that will not be reclassified subsequently to profit or loss		
Remeasurement gains / (losses) on gratuity plan		-
Income Tax on remeasurement gains / (losses) on gratuity plan		-
Total other comprehensive income for the period		-
Total comprehensive income for the period		(2)
Earnings per equity share (face value of Rs. 10 each)	15	
Basic (INR)		(0.08)
Diluted (INR)		(0.08)
Summary of significant accounting policies	2	

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For and on behalf of the Board
Aurum RealTech Services Private Limited
CIN: U70109MH2021PTC372796

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration Number: 105047W

Vishal Vilas Divadkar
Partner
Membership No.: 118247

Place: Mumbai
Date: May 25, 2022



Srirang Yashwant Athalye
Director
DIN: 02546964



Kunal Karan
Director
DIN: 08964694

Place: Navi Mumbai
Date: May 25, 2022

AURUM REALTECH SERVICES PRIVATE LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED MARCH 31, 2022

(Amount in INR lakhs, unless otherwise stated)

(A) Equity share capital		
	No. of shares	Amount
Equity shares of INR 10/- each issued, subscribed and fully paid		
Balance as at December 06, 2021	-	-
Add : Shares issued for cash consideration	20,00,000	200
Balance as at March 31, 2022	20,00,000	200

(B) Other equity

Particulars	Reserves and Surplus	Total
	Retained Earnings	
Balance as at December 06, 2021	-	-
Loss for the period	(2)	(2)
Other Comprehensive Income	-	-
Total comprehensive income for the period	(2)	(2)
Balance as at March 31, 2022	(2)	(2)

Nature and purpose of reserve

(a) Retained earnings

Retained earning represents undistributed accumulated earnings of the Company as on the balance sheet date.

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For and on behalf of the Board
Aurum RealTech Services Private Limited
CIN: U70109MH2021PTC372796

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration Number: 105047W

Vishal Vilas Divadkar
Partner
Membership No.: 118247



Place: Mumbai
Date: May 25, 2022


SRIRANG YASHWANT ATHALYE
Director
DIN: 02546964


KUNAL KARAN
Director
DIN: 08964694

Place: Navi Mumbai
Date: May 25, 2022



AURUM REALTECH SERVICES PRIVATE LIMITED
STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED MARCH 31, 2022

(Amount in INR lakhs, unless otherwise stated)

Particulars	Period from December 06, 2021 to March 31, 2022
Cash flow from operating activities	
Loss before tax	(2)
Adjustments for:	
Interest income on fixed deposit	(1)
Operating loss before working capital changes	(3)
Changes in working capital:	
Increase in current other financial liabilities	2
Decrease in non-current and current other current liabilities	0
Cash used in operations	(1)
Income tax paid	(0)
Net cash flow used in operating activities	(1)
Cash flow from investing activities	
Deposits made with bank	(105)
Interest received	0
Net cash flow used in investing activities	(105)
Cash flow from financing activities	
Proceeds from issue of equity shares	200
Net cash flow generated from financing activities	200
Net increase in cash and cash equivalents	94
Cash and cash equivalents at the beginning of the period	-
Cash and cash equivalents at the end of the period	94
Cash and cash equivalents comprise (Refer note 5)	
Balances with banks	
Current accounts	94
Total cash and cash equivalents at end of the period	94

1. The above cash flow statement has been prepared under the 'Indirect Method' as set out in Ind AS-7 "Statement of Cash Flows".

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For and on behalf of the Board
Aurum RealTech Services Private Limited
CIN: U70109MH2021PTC372796

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration Number 105047W

Vishal Vilas Divadkar
Partner
Membership No.: 118247

Place: Mumbai
Date: May 25, 2022



SRIRANG YASHWANT ATHALYE
Director
DIN: 02546964

KUNAL KARAN
Director
DIN: 08964694

Place: Navi Mumbai
Date: May 25, 2022



AURUM REALTECH SERVICES PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED MARCH 31, 2022

(Amount in INR lakhs, unless otherwise stated)

1 Background

Aurum RealTech Service Private Limited (the "Company") is a private limited company domiciled in India and is a wholly owned subsidiary of Aurum PropTech Limited, a public limited company domiciled in India and is listed on the BSE Limited (BSE) and National Stock Exchange of India Limited (NSE) (the "Holding Company"). The Company is primarily engaged in providing workspace solutions, business centers, business support services to entrepreneurs and incubatees and consultancy services, through its various information-technology enabled facilities including web and mobile based applications, web-based platform, e-commerce and m-commerce websites. The Company has been incorporated on December 6, 2021 and preparing its first financials as on March 31, 2022.

The Board of Directors approved the financial statements for the period ended March 31, 2022 and authorised for issue on May 25, 2022.

2 Summary of Significant Accounting policies

2.1 Basis of preparation and presentation

(a) Statement of Compliance with Ind AS

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) as applicable to its holding company prescribed under Section 133 of the Companies Act, 2013 (the "Act") read with Companies (Indian Accounting Standards) Rules, 2015 as amended and other accounting principles generally accepted in India.

(b) Basis of measurement

The financial statements have been prepared on a historical cost convention on accrual basis, except for the following material items that have been measured at fair value as required by relevant Ind AS:-

- i) Certain financial assets and liabilities measured at fair value (refer accounting policy 2.6 on financial instruments)
- ii) Share based payment transactions
- iii) Defined benefit and other long-term employee benefits

All assets and liabilities have been classified as current or non-current as per the Company's operating cycle and other criteria set out in the Schedule III (Division II) to the Companies Act, 2013, as amended. Based on the nature of services and the time between the rendering of service and their realization in cash and cash equivalents, the Company has ascertained its operating cycle as twelve months for the purpose of current and non-current classification of assets and liabilities.

(c) Use of estimates

The preparation of financial statements is in conformity with its Holding Company's applicable Ind AS, and requires the Management to make estimate and assumptions that affect the reported amount of assets and liabilities as at the Balance Sheet date, reported amount of revenue and expenses for the period and the accompanying disclosures. The estimates and assumptions used in the accompanying financial statements are based upon the Management's evaluation of the relevant facts and circumstances as at the date of the financial statements. Actual results could differ from these estimates. Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates, if any, are recognised in the period in which the estimates are revised and in any future years if the revision effects such periods. Also key sources of estimation uncertainty is mentioned below:

i) The fair value measurements and valuation processes:

Some of the Company's assets and liabilities are measured at fair value for financial reporting purposes. In estimating the fair value of an asset or liability, the Company uses market-observable data to the extent it is available. Where level 1 input are not available, the Company engages third party valuers, where required, to perform the valuation. Information about the valuation techniques and inputs, used in determining the fair value of various assets, liabilities and share based payments are disclosed in notes to financial statements.

2.2 Fair value measurement

The Company measures financial instruments, such as, investments at fair value at each Balance Sheet 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 the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability accessible to the Company.

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

- Level 1 – 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 management determines the policies and procedures for both recurring fair value measurement and disclosure. For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

2.3 Other Income

Dividend income from investments is recognized when the right to receive payment is established. Interest income is recognized on time proportion basis taking into account the amount outstanding and the applicable rate of interest. Income from current investments are recognised periodically based on fair value through profit and loss (FVTPL) as on reporting date. Retained gains/ (losses) are recognised on the date on which these investments are sold.



AURUM REALTECH SERVICES PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED

(Amount in INR lakhs, unless otherwise stated)

2.4 Taxes

Tax expense for the period comprises of current tax and deferred tax. Current tax is measured by the amount of tax expected to be paid to the taxation authorities on the taxable profits after considering tax allowances and exemptions and using applicable tax rates and laws.

(a) Current income tax

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Advance taxes and provisions for current income taxes are presented in the balance sheet after off-setting advance tax paid. Current tax assets and liabilities are offset when there is a legally enforceable right to set off the recognized amount and there is an intention to settle the asset and liability on a net basis.

(b) Deferred tax

Deferred income tax is recognised using the balance sheet approach. Deferred income tax assets and liabilities are recognised for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount, except when the deferred income tax arises from the initial recognition of an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised. Deferred tax assets and liabilities are measured using substantively enacted tax rates expected to apply to taxable income in the years in which the temporary differences are expected to be received or settled.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off assets against liabilities representing the current tax and where the deferred tax assets and liabilities relate to taxes on income levied by the same governing taxation laws.

2.5 Provisions and contingent liabilities

A provision is recognised when the Company has a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

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

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made. Contingent assets are neither recognised nor disclosed in the financial statements.

A contingent liability recognised in a business combination is initially measured at its fair value. Subsequently, it is measured at the higher of the amount that would be recognised in accordance with the requirements for provisions above or the amount initially recognised less, when appropriate, cumulative amortisation recognised in accordance with the requirements for revenue recognition.

2.6 Cash and cash equivalents

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.



AURUM REALTECH SERVICES PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED

(Amount in INR lakhs, unless otherwise stated)

2.7 Financial instruments

All financial instruments are recognised initially at fair value. Transaction costs that are attributable to the acquisition of the financial asset (other than financial assets recorded at fair value through profit or loss) are included in the fair value of the financial assets. Purchase or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trade) are recognised on trade date. While, loans and borrowings and payables are recognised net of directly attributable transaction costs.

For the purpose of subsequent measurement, financial instruments of the Company are classified in the following categories: non derivative financial assets comprising amortised cost, debt instruments at fair value through other comprehensive income (FVTOCI), equity instruments at FVTOCI or fair value through profit and loss account (FVTPL) and non derivative financial liabilities at amortised cost or FVTPL.

The classification of financial instruments depends on the objective of the business model for which it is held. Management determines the classification of its financial instruments at initial recognition.

a) Non-derivative financial assets

(i) Financial assets at amortised cost

A financial asset is measured at amortised cost if both of the following conditions are met:

- (a) the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and
- (b) the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

They are presented as current assets, except for those maturing later than 12 months after the reporting date which are presented as non-current assets. Financial assets are measured initially at fair value plus transaction costs and subsequently carried at amortized cost using the effective interest method, less any impairment loss.

Amortised cost are represented by trade receivables, security deposits, cash and cash equivalents, employee and other advances and eligible current and non-current assets.

(ii) Debt instruments at FVTOCI

A debt instrument is measured at fair value through other comprehensive income if both of the following conditions are met:

- (a) the objective of the business model is achieved by both collecting contractual cash flows and selling financial assets and
- (b) the asset's contractual cash flow represent SPPI

Debt instruments included within FVTOCI category are measured initially as well as at each reporting period at fair value plus transaction costs. Fair value movements are recognised in other comprehensive income (OCI). However, the Company recognises interest income, impairment losses & reversals and foreign exchange gain/(loss) in statement of profit and loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from equity to profit and loss. Interest earned is recognised under the effective interest rate (EIR) model.

(iii) Equity instruments at FVTOCI

All equity instruments are measured at fair value. Equity instruments held for trading is classified as FVTPL. For all other equity instruments, the Company may make an irrevocable election to present subsequent changes in the fair value in OCI. The Company makes such election on an instrument-by-instrument basis.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividend are recognised in OCI which is not subsequently recycled to statement of profit and loss.

(iv) Financial assets at FVTPL

FVTPL is a residual category for financial assets. Any financial asset which does not meet the criteria for categorization as at amortised cost or as FVTOCI, is classified as FVTPL.

In addition the Company may elect to designate the financial asset, which otherwise meets amortised cost or FVTOCI criteria, as FVTPL if doing so eliminates or significantly reduces a measurement or recognition inconsistency. The Company has not designated any financial asset as FVTPL. Financial assets included within the FVTPL category are measured at fair values with all changes in the statement of profit and loss.

b) Non-derivative financial liabilities

(i) Financial liabilities at amortised cost

Financial liabilities at amortised cost represented by borrowings, trade and other payables are initially recognized at fair value, and subsequently carried at amortized cost using the effective interest rate method.

(ii) Financial liabilities at FVTPL

Financial liabilities at FVTPL represented by contingent consideration are measured at fair value with all changes recognised in the statement of profit and loss.

2.8 Contributed equity

Equity shares are classified as equity share capital.

Incremental costs directly attributable to the issue of new shares are shown in other equity under securities premium as a deduction, net of tax, from the proceeds.



AURUM REALTECH SERVICES PRIVATE LIMITED

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED

(Amount in INR lakhs, unless otherwise stated)

2.9 Earnings per share

Basic earnings per share (EPS) are calculated by dividing the net profit / (loss) after tax for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Diluted earnings per share is computed by adjusting the number of shares used for basic EPS with the weighted average number of shares that could have been issued on the conversion of all dilutive potential equity shares. Dilutive potential equity shares are deemed converted as of the beginning of the year, unless they have been issued at a later date. The diluted potential equity shares have been adjusted for the proceeds receivable had the shares been actually issued at fair value i.e. average market value of outstanding shares.

The number of shares and potentially dilutive shares are adjusted for share splits and bonus shares, as appropriate. In calculating diluted earnings per share, the effects of anti dilutive potential equity shares are ignored. Potential equity shares are anti-dilutive when their conversion to equity shares would increase earnings per share or decrease loss per share.

2.1 Rounding off amounts

All amounts disclosed in financial statements and notes have been rounded off to the nearest lakhs as permitted in Schedule III (Division II) of the Act, unless otherwise stated.

2.11 Impact of COVID-19

The World Health Organization announced a global health emergency because of a new strain of coronavirus ("COVID-19") and classified its outbreak as a pandemic on March 11, 2020. On March 24, 2020, the Indian government announced a strict 21-day lockdown across the country to contain the spread of the virus. This pandemic and response thereon have impacted most of the industries.

The Company has been incorporated on December 06, 2021 and has not yet commenced commercial operations and hence there is no impact which is required to be recognised in the financial statements. Accordingly, no adjustments have been made to the financial statements. Further, the impact on future operations would, to a large extent, depend on how the pandemic further develops and its resultant impact on the operations of the Company. The Company will monitor the situation and take appropriate action, as considered necessary in due compliance with the applicable regulations.

2.12 Recent pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. There are no such standards or amendments to the existing standards which have been issued but not yet effective.



AURUM REALTECH SERVICES PRIVATE LIMITED

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED MARCH 31, 2022

(Amount in INR lakhs, unless otherwise stated)

	As at March 31, 2022
3 Deferred tax assets/liabilities (net)	
Deferred tax assets	
On business losses	0
Deferred tax liabilities	0
Deferred tax assets (net)	0
4 Income tax assets (net)	
Advance income tax	0
Total	0
5 Cash and cash equivalents	
Cash and cash equivalents consists of the followings:	
Balances with banks	
Current accounts	94
Total	94
6 Bank balances other than cash and cash equivalent	
In Fixed deposit with maturity for more than 3 months but less than 12 months from balance sheet date	
Others	105
Total	105
7 Current financial assets - others	
Interest accrued on fixed deposits	1
Total	1



AURUM REALTECH SERVICES PRIVATE LIMITED

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED MARCH 31, 2022

(Amount in INR lakhs, unless otherwise stated)

Particulars	As at March 31, 2022
8 Equity share capital	
The Company has only one class of equity share capital having a par value of INR 10 per share.	
Authorized	
30,00,000 Equity Shares of INR 10/- each	300
Total	300
Issued, subscribed and paid up	
20,00,000 equity shares of INR 10/- each fully paid	200
Total	200

(a) Reconciliation of equity shares outstanding at the beginning and at the end of the period

	As at March 31, 2022	
	No. of shares	Amount
Outstanding as at December 06, 2021	-	-
Add : Shares issued for cash consideration	20,00,000	200
Outstanding at the end of the period	20,00,000	200

(b) Rights, preferences and restrictions attached to shares:

Equity Shares: The Company has only one class of equity shares having par value of INR 10/- per share. Each shareholder is entitled to one vote per share held and carry a right to dividend. Dividend if any declared is payable in Indian Rupees.

(c) Details of shares held by shareholders holding more than 5% of the aggregate shares in the Company

	As at March 31, 2022	
Name of the shareholder	Number of shares	% of holding in the class
Aurum PropTech Limited	19,99,999	99.99%
Total	19,99,999	99.99%

(d) Details of Shareholding of promoters:

	As at March 31, 2022	
Name of the promoter	Number of shares	% of holding in the class
Aurum PropTech Limited	19,99,999	99.99%
Total	19,99,999	99.99%

(e) The Company has not allotted any shares pursuant to contract(s) without payment being received in cash, neither allotted any shares by way of bonus shares, nor bought back of any shares since its incorporation on December 06, 2021.

(f) In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company in proportion to the number of equity shares held by them.



AURUM REALTECH SERVICES PRIVATE LIMITED

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED MARCH 31, 2022

(Amount in INR lakhs, unless otherwise stated)

	As at March 31, 2022
9 Other equity	
(A) Retained earnings	
Balance as at December 06, 2021	-
Add: Net Loss for the period	(2)
Closing balance	(2)
Total Other equity	(2)
10 Other financial liabilities - current	
Accrued expenses	2
Total	2
11 Other current liabilities	
Statutory dues payable	0
Total	0



AURUM REALTECH SERVICES PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED MARCH 31, 2022

(Amount in INR lakhs, unless otherwise stated)

Particulars	Period from December 06, 2021 to March 31, 2022
12 Other income	
Interest income on fixed deposits	1
Total	1
13 Other expenses	
Professional fees (Refer note (a) below)	2
Rates and taxes	1
Miscellaneous expenses	0
Total	3
Note : (a) The following is the break-up of auditors remuneration (exclusive of GST)	
Payment to auditors for:	
i. Statutory audit fees	2
Total	2

14 Income Tax

The Company is subject to Indian Income Tax and assessed to tax on taxable profits determined for each fiscal year beginning on April 01 and ending on March 31. Provision for tax is determined based on book profits prepared under generally accepted accounting principles and adjusted for, inter alia, the Company's assessment of allowable expenditure (as applicable), including exceptional items, set off of tax losses and unabsorbed depreciation. Statutory income tax is charged at 22% plus a Surcharge and Cess.

Recognised in statement of Profit and loss

Current tax	-
Deferred tax	0
Total (A)	0
Deferred tax	-
Total (B)	-
Total (A+B)	0

A reconciliation of income tax expense applicable to accounting profit/(loss) before tax at the statutory income tax rate to recognise income tax expense for the period indicated are as follows:

(a) Reconciliation of tax charge	
Loss before tax	(2)
Statutory Income Tax Rate	0
Tax effect of deferred tax on business loss	(0)
Income tax expense	(0)

Significant components of deferred tax asset/(liabilities) recognised in financial statements are as follows:

Deferred Tax balance in relation to	As at December 06, 2021	Recognised / reversed during the period	As at March 31, 2022
Business Loss	-	0	0



AURUM REALTECH SERVICES PRIVATE LIMITED

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED MARCH 31, 2022

(Amount in INR lakhs, unless otherwise stated)

15 Earnings per share

Basic earnings per share amounts are calculated by dividing the profit/(loss) for the period attributable to equity holders by the weighted average number of equity shares outstanding during the period.

Diluted earnings per share amounts are calculated by dividing the profit/(loss) attributable to equity holders after adjusting by the weighted average number of equity shares outstanding during the period plus the weighted average number of equity shares that would be issued on outstanding stock options

The components of basic and diluted earnings per share for total operations are as follows:

Particulars	As at March 31, 2022
(a) Net loss for the period attributable to equity shareholders	(2)
(b) Weighted average number of outstanding equity shares considered for basic EPS	20,00,000
Number of shares considered for diluted EPS	20,00,000
(c) Earnings per share (Face value per share INR 10/- each)	
Basic (INR)	(0.08)
Diluted (INR)	(0.08)

16 Related Party Disclosures

(A) Names of related parties and description of relationship with whom the Company has transactions:

Name of the Related Party	Country	Relationship
Aurum PropTech Limited	India	Holding Company

(B) Other related parties

List of Key management personnel:

Srirang Athayle (Director) effective December 06, 2021

Kunal Karan (Director) effective December 06, 2021

(C) Details of transactions with related party in the ordinary course of business:

Period from December
06, 2021 to March 31,
2022

Aurum PropTech Limited	
Expense Reimbursement	
i. Rates and taxes	1
ii. Miscellaneous expenses	0

(D) Terms and conditions of transactions with related parties

The transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions.

17 Commitments and contingencies:

There were no commitments and contingencies present with the Company in the relevant period ended March 31, 2022.



AURUM REALTECH SERVICES PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED MARCH 31, 2022

(Amount in INR lakhs, unless otherwise stated)

18 Fair value hierarchy

	Carrying amount	As at March, 2022		
		Levels of Input used in		
		Level 1	Level 2	Level 3
Financial Asset				
At amortized cost				
Cash and cash equivalents	94	-	-	-
Bank balances other than cash and cash equivalents	105	-	-	-
Other financial assets	1	-	-	-
Financial Liabilities				
At amortized cost				
Other financial liabilities	2	-	-	-

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

- Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3 - Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

No financial assets/liabilities have been valued using level 3 fair value measurements.

Valuation:

All financial instruments are initially recognised and subsequently remeasured at fair values as described below:

For all financial assets and liabilities other than those carried at FVTPL and FVTOCI, the cost approximates the fair values as they are short term in nature.

19 Financial risk management objectives and policies

The Company is exposed to various financial risks. These risks are categorized into market risk, credit risk and liquidity risk. The Company's risk management is coordinated by the Board of Directors and focuses on securing long term and short term cash flows. The Company does not engage in trading of financial assets for speculative purposes.

(A) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Such changes in the values of financial instruments may result from changes in the foreign currency exchange rates, interest rates and other market changes.

(B) Liquidity risk

Liquidity risk refers to the risk that the Company cannot meet its financial obligations. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements. The Company consistently generated sufficient cash flows from operations to meet its financial obligations as and when they fall due.

The Company's current assets aggregate to INR 200 lakhs including current investments, cash and cash equivalents and bank balances against aggregate current liability of INR 2 lakhs and non current liabilities INR 0 lakhs on the reporting date. While the Company's total equity stands at INR 198 lakhs, It has no borrowings. Hence liquidity risk or risk that the Company may not be able to settle or meet its obligations as they become due does not exist.

20 Capital management

For the purpose of the Company's capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders. The primary objective of the Company's capital management is to maximize the shareholder value and to ensure the Company's ability to continue as a going concern.

		As at March 31, 2022
Total equity	(i)	198
Total debt	(ii)	-
Overall financing	(iii) = (i) + (ii)	198
Gearing ratio	(ii) / (iii)	-

No changes were made in the objectives, policies or processes for managing capital during the period ended 31 March 2022.



AURUM REALTECH SERVICES PRIVATE LIMITED

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED MARCH 31, 2022

(Amount in INR lakhs, unless otherwise stated)

21 Audited Standalone Segment Information for the Period from December 06, 2021 to March 31, 2022

The Group operations predominantly relate to providing software solutions in the real estate sector. The organisational and reporting structure of the Group is based on Strategic Business Units (SBU) concept. The SBU's are primarily cost center segments. SBU's are the operating segments for which separate financial information is available and for which operating results are evaluated regularly by management in deciding how to allocate resources and in assessing performance. The Chief Operating Decision Maker (CODM) reviews the operations of the group as one operating segment on the basis of SBU's.

The Group's primary reportable segments consist of the following SBU's, which are based on the risks and returns in different areas of the operations: Software as Service (SAAS), Real Estate as Service (RAAS), Capital as Service (CAAS) and Others. 'Others' include operations of the Group not forming part of reportable segments.

The following table sets forth Revenues and Results by areas of operations based on the cost center under which billing to customer has been made during the reported period:			
Sr No	Particulars	Year ended Mar 31, 2022	
		Amount (INR)	%
1	Segment Revenue		
	SAAS	-	0%
	RAAS	-	0%
	CAAS	-	0%
	Total	-	0%
2	Segment Results		
	SAAS	-	0%
	RAAS	-	0%
	CAAS	-	0%
	Total	-	0%
	Less: Finance cost	-	
	(Less): Other un-allocable expenditure net of un-allocable income	(2)	
	Profit / (Loss) before exceptional items	(2)	
	Exceptional items - Profit	-	
	Profit / (Loss) before tax	(2)	
The following table sets forth the Group's total assets and total liabilities:			
3	Segmental Assets		
	SAAS	-	0%
	RAAS	-	0%
	CAAS	-	0%
	Unallocable Corporate Assets	200	100%
	Total Assets	200	100%
4	Segmental Liabilities		
	SAAS	-	0%
	RAAS	-	0%
	CAAS	-	-
	Unallocable Corporate Liabilities	2	100%
	Total Liabilities	2	100%

- 22 Disclosure of amount payable to vendors as defined under "Micro, Small & Medium Enterprises Act, 2006" is based on the information available with company regarding the status of registration of such vendors under the said Act. There are no ovedue principal amounts/ interest payable amounts for delayed payments to such vendors at Balance Sheet date. There are no delays in payments made to such suppliers during the year or for any earlier years and accordingly there is no interest or outstanding interest in this regards in respect of payments made during the year or brought forward from previous years.



AURUM REALTECH SERVICES PRIVATE LIMITED

NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED MARCH 31, 2022

(Amount in INR lakhs, unless otherwise stated)

23 Accounting Ratios:

Ratio	Formula	Value as 31st March, 2022
i. Current Ratio	Current Asset/Current liabilities	99.9:1
ii. Return on Equity Ratio	Net operating income / Shareholders's Equity	-0.82%
iii. Return on Capital employed	Earning before Interest and Tax / Capital Employed	-1.07%
iv. Return on investment	Net return on investment / Cost of Investment * 100	1.67%

Only applicable accounting ratios have been disclosed

24 The Company was incorporated on December 06, 2021. Hence, comparative financial information and corresponding figures are not presented in the financial statements for the period ended March 31, 2022.

25 "0" denotes amount less than INR 0.5 lakhs.

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration Number: 105047W

Vishal Vilas Divadkar
Partner
Membership No.: 118247

Place: Mumbai
Date: May 25, 2022



For and on behalf of the Board
Aurum RealTech Services Private Limited
CIN: U70109MH2021PTC372796

SRIRANG YASHWANT ATHALYE
Director
DIN: 02546964

KUNAL KARAN
Director
DIN: 08964694

Place: Navi Mumbai
Date: May 25, 2022

