



RAVINDER
HEIGHTS

ANNUAL REPORT 2020-21

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Consolidated
Financial Statements



RAVINDER
HEIGHTS

Corporate Information

Board of Directors

Executive Directors

Mrs. Sunanda Jain – Chairperson cum
Managing Director

Mr. Sumit Jain – Whole-time Director

Non-Executive Directors

Ms. Radhika Jain

Mr. Ajay Chadha

Mr. Namdeo Narayan Khamitkar

Mr. Raghava Lakshmi Narasimhan

Company Secretary / Chief Financial Officer

Ms. Alka – Company Secretary and
Compliance Officer cum CFO

Registered Office

Ground Floor, PDS Block, Ambala Chandigarh
Highway, Lalru, Mohali Punjab – 140501

Tel: +91-1762-527438

Corporate Office

7th Floor, DCM Building 16, Barakhamba
Road, New Delhi – 110001

Tel: +91-11-43639000; **Fax:** +91-1143639015

Website: www.ravinderheights.com

Email: info@ravinderheights.com

CIN: L70109PB2019PLC049331

Statutory Auditors

M/s. Dewan P. N. Chopra & Co.
Chartered Accountants

Secretarial Auditors

M/s. Amit K & Associates
Company Secretaries

Registrar & Transfer Agent

M/s. Skyline Financial Services Private
Limited

SEBI Regn. No.: INR000003241

D-153A, 1st Floor, Okhla Industrial Area,
Phase-I, New Delhi – 110020

Email: info@skylinerta.com;

Website: www.skylinerta.com

Bank

Axis Bank Limited

No. 148, Statesman House, Barakhamba
Road, New Delhi-110001

Information as on August 12, 2021

Chairperson's Message

Dear Members,

Heartiest greetings,

I hope you and all your loved ones are safe.

I am delighted to write to you after what has been an eventful year for Ravinder Heights Limited. Your Company became a listed entity in December 2020, pursuant to the scheme of arrangement wherein the Real Estate Undertaking of Panacea Biotech Limited got transferred with and into Ravinder Heights Limited.

Today, with the condition of the real estate market and the development of investment thought and the diversity of activities within the real estate industry, it is imperative for the investor in this sector to realize the importance of specialization and work on a clear vision and objectives to achieve success.

While the last year was severely affected by the COVID-19 pandemic, what has really kept all of us going is the tech enabled connected environment. The priorities of the enterprises and the customers were changed. Although in these tough times, our group is trying its best to achieve its objectives.

With the best of resources, determination, agility and an able competent team we aspire to be a trusted name in the industry, hereby continuing our commitment and innovation.

Further, I would like to extend our deep condolence towards those who lost their lives due to the outspread of COVID-19 pandemic and gratitude towards the governments and front-line professionals globally who are providing the support in these unfortunate times. Your Company followed all the safety measures and SOPs as issued by the government to fight with this pandemic. The Company took lots of steps to ensure the safety of our teams at all the workplace and to continue our services. The Company adopted a policy to allow all the employees to do "work from home" and followed the best practices which could be possible for saving our self from this pandemic.

Dear shareholders, we thank you wholeheartedly for reposing unflinching faith in us, that itself makes this new venture eventful, with a strong will and high spirits we are ready to carve a niche and rest above the expectations of everyone associated with us. I assure you we will continue with our focus on creating long-term value for all our stakeholders adhering to the highest standards of Transparency, Commitment, Innovation, Quality and Environment Friendliness.

Thank you

Sunanda Jain

Management Discussion & Analysis Report

1. Industry Structure and developments:

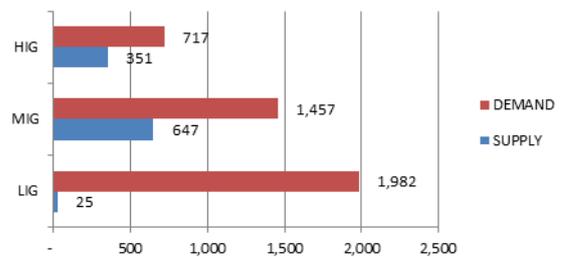
India has emerged as the fastest growing major economy in the world and is expected to be one of the top three economic powers of the world over the next 10-15 years, backed by its strong democracy and partnerships. Foreign companies are investing in India to take advantage of relatively lower wages, special investment privileges such as tax exemptions, etc. The Indian government's favourable policy regime and robust business environment have ensured that foreign capital keeps flowing into the country. India is expected to be the third largest consumer economy as its consumption may triple to US\$ 4 trillion by 2025, owing to shift in consumer behaviour and expenditure pattern, according to a Boston Consulting Group (BCG) report; and is estimated to surpass USA to become the second largest economy in terms purchasing power parity (PPP) by the year 2040.

India has retained its position as the third largest startup base in the world with over 8,900-9,300 start-ups. The Government's focus on supporting the farmers, economically less-privileged workers in the un-organized sector and salaried employees, while continuing the push towards better physical and social infrastructure, would pave the way for higher sustainable growth and development in India.

The real estate sector in India is expected to reach US\$ 1 trillion by 2030. By 2025, it is expected to contribute 13% to India's GDP. Activities in the real estate sector may broadly be classified into the following segments: (a) Residential (ii) Commercial (iii) Hospitality, and (iv) Retail.

- a) Residential Segment: With a growing population and increasing urbanisation, the joint family system giving way to formation of nuclear families, rise in disposable income coupled with the propensity to spend fuelled by a rise in employment opportunities, the demand for housing in India increasing rapidly. Residential segment contributes around ~80% of the real estate sector.

Cumulative Housing Demand-Supply in Top 8 Cities ('000 units) 2016-20



(Source: www.ibef.org)

The demand drivers in the residential segment are as follows:

- Rapid urbanization and Growth in population.
- Rise in the number of nuclear families.
- Shifting of young Population from rural to urban and semi urban areas
- Easy availability of finance.
- Repatriation of NRIs to India
- Rise in disposable income.

- b) Commercial Segment: The commercial real estate is property that is used exclusively for business-related purposes or to provide a workspace for income generating activities. In addition to office space, this broad category of real estate can includes several other categories, such as retailers of all kinds, hotels & resorts, strip malls, restaurants, and healthcare facilities etc.

The commercial real estate market in India has continuously been evolving in response to a number of changes in the business environment. The IT/ ITES/ BPO/BFSI sectors have been the drivers of the commercial real estate demand in the country. Large space requirements by the IT/ ITES/BPO sector has led to real estate growth being spread beyond the chief business locations to the suburban and peripheral locations of major cities. As a result, locations such as Whitefield in Bangalore, Gurugram and Noida near Delhi, Madhapur and Gachibowli in Hyderabad, and scattered pockets of Mumbai such as Malad, Andheri-Kurla, Powai and Navi Mumbai have become popular in last few decades.

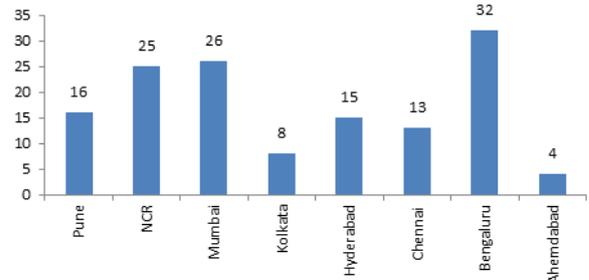
The demand drivers in the commercial segment are as follows:

- Rapid growth in service sectors: IT/ ITES/ BPM (Business process management)/ BFSI (Banking, Financial Services and Insurance) and Telecom.
- Rising demand from MNCs.
- Demand for office space in tier II cities.

Commercial Locations in India

Over the past few decades, locations such as Bangalore, Gurugram, Noida, Hyderabad, Chennai, Kolkata and Pune have evolved and have established themselves as emerging businesses destinations increasingly competing with the traditional business destinations of Mumbai and Delhi as far as commercial real estate occupancy is concerned. The key to the growth of these destinations has been their ability to provide the necessary human resources base with the required skill sets, competitive business environment, operating cost advantages, and quality of urban infrastructure offered

City Wise Commercial Space Demand (million square feet) 2019



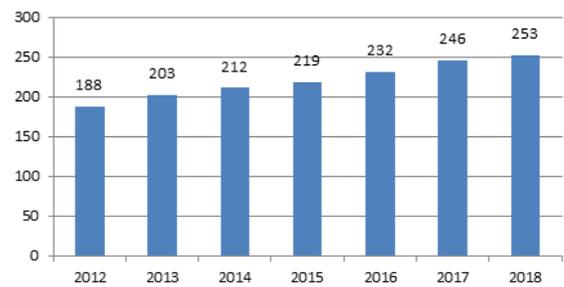
(Source: www.ibef.org)

- c) **Hospitality Segment:** Mumbai and Delhi-NCR are by far the biggest hospitality markets in India, followed by Bengaluru, Hyderabad and Chennai. Besides hotels, the hospitality market comprises of service apartments and convention centres. Hotel room supply in the country increased 5.4% y-o-y in FY2019. This sector is expected to attract an annual investment between US\$ 0.5-0.6 billion during 2018-2022, with total investment reaching US\$ 2.8 billion by 2022. Service apartments appear particularly attractive within the hospitality space. The Government initiatives to promote tourism in tier II and tier III cities is generating significant demand for hotels in various cities in India, especially budget hotels.
- d) **Retail Segment:** The retail real estate properties are used exclusively to market and sell consumer goods and services. They range from shopping malls, supermarkets, individual stores to pop-up shops. Currently, retail segment accounts for a small portion of the Indian real estate market. The organized retailers are few and the organized retail space is mostly developed by residential/office space developers.

The following factors served as key catalysts for the retail sector growth:

- Growth in per capita income and household consumption.
- Changing demographics and improved standards on living.
- Changing consumption patterns and accessibility to low-cost consumer credit.
- Infrastructure improvement and increased availability of retail space.
- Booming consumerism in India.
- Organized retail sector is growing 25-30% annually.
- Entry of MNC retailers.
- India's population below 30 years of age and having exposure to global retail is expected to drive demand for organized retail.

Number of Malls in India



(Source: www.ibef.org)

2. Opportunities and Threats

Real Estate sector is a key driver for the Indian economy because it is directly proportional to the development and growth of the country.

a) Our key strengths:

- **Experienced and qualified senior management team:** Our Promoters and senior management team have significant experience in the Indian real estate industry, which enables us to identify suitable projects for developments. Our Executive Director, Mr. Sumit Jain has more than 20 years of experience in various industries including Real Estate, Finance and Pharmaceuticals. Our top management is supported by advice and guidance from other members of Board of Directors, including Ms. Radhika Jain who also has rich experience in various industries.
- **Our Ability to identify potential area of growth in Real Estate Industry**
- **Our standardised and documented internal processes**

b) Our Growth Strategy

- **To be established as the brand of choice for Real Estate Projects:** Our Company strives to become a renowned name in the Real Estate Industry. We are constantly working towards enhancing our Brand name through quality projects.
- **Improve brand visibility:** Our Company intends to invest in branding to create awareness and preference for our projects in the market. We believe that these investments will help scale up the pace of our growth in the coming years.
- **Portfolio Excellence:** We are integrating our core strategy and execution via portfolio excellence. Crafting such a portfolio requires leaders to develop a thorough understanding of potential pockets of market growth. Our portfolio excellence is focused on project positioning and concept development and concentrate on integrating design to-value techniques into all of our projects and in all steps of the project development process.
- **Operational Excellence:** In our Company, we strive to achieve Operational Excellence through various means in order to complete our projects in time and try reducing operational costs.
- **Organizational Excellence:** Our Company intends to build capabilities across the length, breadth and depth of our organization and build a high performance culture.

c) Our Threats

- **Majority of market belonging to unorganised segment:** The Indian Real Estate Sector is highly fragmented with the disorganised segment comprising of the small builders and contractors accounting for a majority of the housing units constructed. As a result, there is a lesser degree of transparency in dealings or sharing of data across players.
- **Regional reach of majority of existing players:** Considering the peculiar features of the real estate sector such as the differing tastes of population across various geographies, difficulties in mass land acquisition on unfamiliar terrain, absence of business infrastructure to market projects at new locations, wide number of approvals to be obtained from different authorities at various stages of construction under the local laws, and the long gestation period of projects, most real estate developers in India tend to hover in tried and tested areas where the conditions are most familiar to them. As a result, currently there are very few players in the country, who can claim to have pan-national area of operations.

- **Increasing Raw Material Prices:** A big challenge that real estate developers face is dealing with adverse movements in costs. The real estate sector is dependent on a number of components such as cement, steel, bricks, wood, sand, gravel and paints. As the revenues from sale of units are pre-decided, adverse price changes in any of the raw materials directly affect the bottom lines of the developers.
- **Demand dependent on many factors:** A challenge that the real estate developers face is generating the requisite demand for the properties constructed. The factors that influence a customer's choice in property is not restricted to quality alone, but is dependent on a number of other external factors including proximity to urban areas, amenities such as schools, roads, water supply which are often beyond the developer's sphere of reach. Also, demand for housing units is also influenced by policy decisions relating to housing incentives.
- **Interest Rates:** One of the main drivers of the growth in demand for housing units is the availability of finance at cheap rates.

3. Segment-wise or product-wise performance

The Company operates in one segment only i.e. Real Estate. The highlights of the Company's performance (Standalone) during the Financial Year 2020-21 are as under:

Revenue from operations was Rs. 110.09 Lakhs. Loss before tax has been decreased from Rs. 129.65 lakhs to Rs. 70.32 Lakhs. The Management looks the future with optimism and hopes to do better in times to come.

4. Outlook

The Company's vision is to deliver superlative value, as per accepted industry benchmarks, and way ahead of customer expectations. As of now, we propose to achieve our vision in our chosen domain of real estate development with the mission to:-

- Creation of well-constructed residential and commercial buildings of aesthetic brilliance and superior in design.
- Adhere to the sacrosanct ethos of best-in-class quality and assured delivery within committed deadlines.
- Pursue a green vision to build a better world, in partnership with nature

5. Risks and concerns.

Infrastructure sector are associated with various types of risks:

- Environmental risks:** Environmental risks include natural disasters, weather, and seasonal implications. These risks are commonly overlooked when people are unfamiliar with local conditions. If you are going to be working on a project in a new city, you need to become familiar with that region's weather patterns. If you prepare for possible weather risks, you are much more likely to avoid potential delays and losses.
- Technical Risks:** Technical risks include anything that restricts you from creating the product that your customer wants. This can include uncertainty of resources and availability of materials, inadequate site investigation, or incomplete design. These risks can commonly occur when there are changes in project scope and requirements, and if there are design errors or omissions.
- Approval from Government Departments:** Construction activity and the process of obtaining requisite approvals from the government also slowed down in the beginning of March, in line with growing concerns of the impact of COVID-19.

Risk Management Framework: Company has a defined self-governed risk policy. This helps in identifying, assessing and mitigating the risk that could impact the Company's performance and achievement of its business objectives.

6. Internal control systems and their adequacy

The internal control systems are commensurate with the size, scale and complexity of the operations of the Company. These have been designed to provide reasonable assurance with regard to recording and providing reliable financial and operational information, complying with the applicable statutes, safeguarding assets from unauthorized use, executing transactions with proper authorization, and ensuring compliance with corporate policies. The Company has continued its efforts to align all its processes and controls with best practices.

The Audit Committee of the Board of Directors, comprising of Independent Directors reviews the effectiveness of the internal control system across the Company including annual plan, significant audit findings, adequacy of internal controls and compliance with accounting policies and regulations.

7. Discussion on financial performance with respect to operational performance

The details of the financial performance of the Company are reflected in the Balance Sheet, Statement of Profit & Loss and other Financial Statements appearing separately. Highlights are provided below:

Particulars	2020 - 21	2019 - 20
Total Income	111.69	NIL
Profit Before Tax	(70.32)	(129.65)

The financial performance of the Company has been further explained in the Board's Report of the Company for the Financial Year 2020-21 appearing separately. The financial statements have been prepared in accordance with the requirement of the Act and applicable accounting standards issued by the Institute of Chartered Accountant of India.



8. Human Resources/ Industrial Relations

Industrial harmony was maintained during the year through peaceful and productive employee relations. Multiple training sessions were imparted to employees on matters related to ethics and compliance, discipline, safety of the employees and environmental awareness. As on March 31, 2021, there were 6 employees on the roll of the company.

9. Details of Ratios

Significant change of 25% or exceeding 25% as compared to the immediately previous financial year:

S. No.	Particulars	2020-21	2019-20*
i)	Debtor Turnover Ratio	0.50	-
ii)	Interest coverage ratio:	217	-
iii)	Current Ratio	0.96	-
iv)	Debt Equity ratio	0	-
v)	Operating Profit (%)	-63.68	-
vi)	Net Profit (%)	-11.47	-
vii)	Return on Net Worth (%)	-0.035	-

*Since Financial year 2020-21 is the first year of operations after the demerger of real estate division of Panacea Biotech Limited to Ravinder Heights Limited, pursuant to the Scheme of Demerger as approved vide NCLT Order dated September 09, 2020, hence the ratios are not comparable."

10. Environment, Health And Safety (EHS)

As a responsible organization in the real estate sector, Environment, Health and Safety (EHS) remains a focus area in the business. The EHS benchmarks and rules are strictly followed across all the Company processes. Health and safety concerns of the employees are addressed with comprehensive measures. For maintaining an efficient workspace and to continue sustainable growth, the Company is implementing the suggested measures. During the outbreak of COVID-19 and after the resumption/opening of offices, the Company took adequate measures for the health and safety of employees and workers. The Company undertook preventive measures like social distancing, temperature testing, provision of masks and sanitization facilities to all workers. The employees who are attending offices during the outbreak have been updated on social distancing and other safety norms.

CAUTIONARY STATEMENT

The statement in the Management Discussion and Analysis describing the Company's objectives, projections, estimates and expectations are forward-looking statements within the meaning of applicable laws and regulations and which the management believes are true to the best of its knowledge at the time of preparation. Actual results may differ substantially or materially from such expectations whether expressed or implied and hence, the Company and the management shall not be held liable for any loss, which may arise as a result of any action taken based on the information contained herein. Several factors could make significant difference to the Company's operations. These include climatic and economic conditions affecting demand and supply, government regulations and taxation, natural calamities over which the Company does not have any direct control



Directors' Report

Dear Members,

Your Directors feel pleasure in presenting the 2nd Annual Report on the Business and operations of the Company together with Audited Standalone and Consolidated Financial Statements and Auditors' Report thereon for the financial year ended March 31, 2021.

1. Financial Summary

A brief summary of the Audited Standalone as well as Consolidated Financials of the Company for the Financial Year ended March 31, 2021 is given below:

Particulars	Standalone		Consolidated	
	2020 – 21	2019 – 20 [#]	2020 – 21	2019 – 20 [#]
(Rs. In Lakh)				
Financial Performance Summary				
Revenue from Operations	110.09	-	3.76	-
Other Income	1.60	-	347.39	297.58
Total Income	111.69	-	351.15	297.58
Profit/(Loss) before Interest, Tax, Depreciation & Amortisation (EBITDA)	42.79	(6.2)	(291.79)	69.29
Profit/(Loss) before Exceptional Items and Tax	(70.32)	(129.65)	(507.16)	(148.49)
Exceptional Items	-	-	-	(1,768)
Profit/(Loss) before Tax (PBT)	(70.32)	(129.65)	(507.16)	(1,916.49)
Profit/(Loss) after Tax (PAT)	(12.83)	(717.88)	(473.07)	(2524.93)
Total Comprehensive Income	(12.83)	(717.88)	(473.07)	(2524.93)

Previous year's figures have been re-stated wherever necessary

2. State of Company's Affairs

During the year under review, the revenue from operations was Rs. 110.09 Lakhs and the Company incurred a loss before taxation of Rs. 70.32 lakhs as compared to loss before taxation of Rs. 129.65 lakhs during the previous year.

3. Financial Statements

These Standalone and Consolidated financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs ('MCA') under Section 133 of the Companies Act, 2013 ('Act') read with the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III), as applicable to the financial statements. As the demerger of the Real Estate Business Undertaking is on a going concern basis, under common control and accounted by applying Appendix C of Ind AS 103: Business Combinations, the accounting policies followed for the said Real Estate Business Undertaking by the demerged company have been consistently applied except where a newly issued accounting standard initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use and the disclosures in respect of significant accounting policies are made accordingly.

The annexed financial statements of the Company comply in all material aspects with Indian Accounting Standards notified under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015 and other relevant provisions of the Companies Act, 2013.

4. Dividend and Transfer to Reserves

In view of losses during the financial year, the Board of Directors has not recommended any dividend on the Equity shares as well as preference shares of the Company. Accordingly, there has been no transfer to the general reserves.

5. Public Deposits

During the financial year 2020-21, your company has not invited or accepted any deposits from public/members pursuant to the provisions of Section 73 and 76 of the Companies Act, 2013 read with Companies (Acceptance of Deposits) Rules, 2014.

6. Particulars of Loan, Guarantees or Investments made under Section 186 of the Company

The Company has not granted any loans, given any guarantee or provided any security in connection with a loan to a person or body corporate or made investments within the meaning of Section 186 of the Act during the Financial Year 2020-21.

7. Related Party Transaction

The Company's major related party transactions are generally with its subsidiaries companies. The related party transactions are entered into based on considerations of various business exigencies, such as synergy in operations, sectorial specialisation and the Company's long-term strategy for sectorial investments, optimisation of market share, profitability, legal requirements, liquidity and capital resources of subsidiaries and associates.

All the contracts / arrangements / transactions entered by the Company during the financial year with related parties were in its ordinary course of business and on an arm's length basis. During the year, the Company had not entered into any contract / arrangement / transaction with related parties which could be considered material in accordance with the policy of the Company on Materiality of Related Party Transactions. Accordingly, the Disclosure of Related Party Transactions as required under section 134(3)(h) of the Companies Act, 2013 is not applicable on the Company. The Company has made full disclosure of transactions with the related parties as set out in Note 32 of Standalone Financial Statements, forming part of the Annual Report.

There were no materially significant related party transactions which could have potential conflict with interest of the Company at large.

The Company's Policy on Materiality of Related Party Transactions and on dealing with Related Party Transactions is available on the website of the Company and can be assessed through the link: <https://ravinderheights.com/rvh/docs/Policy-on-Related-Party-Transactions.pdf>

8. Significant Events during the year/current year

a) Scheme of Arrangement

During the year under review, the Company has entered into a Scheme of Arrangement (hereinafter referred to as "the Scheme") with Panacea Biotec Limited ("Demerged Company" or "PBL") and their respective shareholders under section 230 to 232, read with section 66 and all other applicable provisions of the Companies Act, 2013, where the Real Estate Business Undertaking of the demerged company was demerged into the Company. The Scheme has been duly approved by Hon'ble National Company Law Tribunal ("NCLT"), Chandigarh Bench vide its order dated September 09, 2020 and a certified copy of the NCLT Order has been filed with the Registrar of Companies, Chandigarh, on September 10, 2020. Accordingly, all the assets and liabilities pertaining to the Real Estate Business Undertaking, as defined in the Scheme, including employees and investment in subsidiaries pertaining to the said Real Estate Business, stand transferred and vested into the Resulting Company from its Appointed Date i.e., April 01, 2019.

Further in accordance with the approved scheme, all the equity shareholders of demerged company were allotted one fully paid-up equity share of Re.1/- each in the Company, for every one fully paid-up equity share of Re.1/- each held by them in the demerged company and 0.5% Cumulative Non-Participating Non-Convertible Preference Shares were allotted in the Company to the preference shareholders of the demerged Company for every 100 preference shares of Rs. 10/- each held by the preference shareholder in the demerged company. Simultaneously, the shares held by the demerged company in the resulting company were cancelled and the Company has ceased to be a subsidiary of the demerged company. The detailed capital structure of the Company is provided under the heading "Share Capital" at Sl. No. 9 of this Report.

b) Shifting of the Registered office of the Company.

The Board of Directors of the Company in their meeting held on August 12, 2021, approved the shifting of the registered office of the Company from Ground Floor, PDS Block, Ambala-Chandigarh Highway, Lalru, Mohali, Punjab-140501 to SCO No. 71, First Floor, Royal Estate Complex, Zirakpur, Punjab-140603 for effective business operations and management.

Further, in terms of Sub-section (5) of Section 12 of the Companies Act, 2013 read with rules made thereunder, the said shifting of the Registered office of the Company also requires the approval of the shareholders of the Company. Therefore the Board of Directors of the Company recommends the same the Shareholders of the Company in the upcoming Annual General Meeting.

9. Share Capital

Prior to the Scheme of Arrangement, entered into between the Panacea Biotec Limited (Demerged Company/PBL) and Ravinder Heights Limited (the Company), becoming effective, the Authorised share capital of your Company was Rs. 10,00,000/- (Rupees Ten Lakhs) divided into 10,00,000/- equity shares of Re. 1/- (Rupee One) each and Paid-up capital was Rs. 1,00,000/- (Rupees One Lakh) divided into 1,00,000 equity shares of Re. 1/- (Rupee One) each entirely held by Demerged Company/PBL and its Six (6) Nominees.

Subsequently in accordance with the approved Scheme, during the year the following changes were made in the share capital:

- a) The authorised equity share capital of the Company increased to Rs. 7,00,00,000/- (Rupees Seven Crores) divided into 7,00,00,000 equity shares of Re. 1/- (Rupee One) each and the authorised Preference Share Capital to the extent of Rs. 16,30,000/- (Rupees Sixteen Lakhs Thirty Thousand) of the Demerged Company stood transferred to the Company, as a result of which the Authorised Preference Share Capital of the Company increased by 16,30,000/- (Rupees Sixteen Lakhs Thirty Thousand) divided into 1,63,000 preference shares of Rs. 100 (Rupees Hundred) each.
- b) 100 percent (%) paid up equity share capital of the Company of Rs. 1,00,000/- divided into 1,00,000 equity shares of Re. 1/- (Rupee One) each which was held by Demerged Company and its Six (6) Nominees stood cancelled and the Company allotted 6,12,50,746 fully paid up equity shares of Re. 1/- (Rupee One) each to the existing equity shareholders of the Demerged Company for every one equity share held by the them in the Demerged Company as on record date i.e. September 22, 2020.
- c) The Company also allotted One (1) fully paid up 0.5 % cumulative non-convertible and non-participating preference shares of Company of Rs. 10 (Rupees Ten) each to the existing preference shareholder of the Demerged Company for every 100 preference shares held by them in the Demerged Company as on the record date i.e. September 22, 2020.
- d) As a result of the above said allotments, the paid up capital of the Company stood as follow:
 - Paid up equity share capital of Rs. 6,12,50,746 (Rs. Six Crore Twelve Lakh Fifty Thousand Seven Hundred and Forty Six) divided into 6,12,50,746 fully paid up equity shares of Re. 1/- (Rupee One) each
 - Paid up preference share capital of Rs. 16,30,000/- (Sixteen Lakh Thirty Thousand) divided into 1,63,000, 0.5 % cumulative non-convertible and non-participating preference shares of Rs. 10/- (Rupees Ten) each.

The equity shares issued and allotted by the Company as provided above got listed and admitted for trading on National Stock Exchange of India Limited (NSE) and BSE Limited on December 18, 2020.

During the financial year 2020-21, the Company has not issued any equity shares with differential rights/sweat equity shares under Rule 4 and Rule 8 of Companies (Share Capital and Debentures Rules, 2014). Also, the Company has not offered shares under employee stock option scheme during the financial year.

10. Directors' Responsibility Statement

In terms of Section 134 of the Companies Act, 2013, the Board of Directors of the Company hereby confirms that:

- in the preparation of the annual accounts, the applicable accounting standards has been followed along with proper explanation relating to material departures;
- the directors has selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit and loss of the company for that period;
- the directors has taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
- the directors has prepared the annual accounts on a going concern basis;
- the directors has laid down internal financial controls to be followed by the company and that such internal financial controls are adequate and were operating effectively; and
- the directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

11. Annual Return

The Annual Return (MGT-7) of the Company as on March 31, 2021 is available on website of the Company and can be accessed through the link: [https://ravinderheights.com/rvhl/docs/Annual-Return-for-the-Financial-Year-ended-March-31,-2021-\(Form-MGT-7\).pdf](https://ravinderheights.com/rvhl/docs/Annual-Return-for-the-Financial-Year-ended-March-31,-2021-(Form-MGT-7).pdf)

12. Directors and Key Managerial Personnel

- Change in Designations: During the Financial Year 2020-21, with effect from August 13, 2020, the designation of Mrs. Sunanda Jain (DIN: 03592692), has changed to Chairperson cum Managing Director, the designation of Mr. Sumit Jain (DIN: 00014236), has changed to Whole-time Director and the category of Ms. Radhika Jain (DIN: 03592238) has changed to Non-Executive Director of the Company.
- Appointment of Independent Directors: During the Financial Year 2020-21, Mr. Ajay Chadha (DIN: 01801984), Mr. Namdeo Narayan Khamitkar (DIN: 00017154) and Mr. Raghava Lakshmi Narasimhan (DIN: 00073873) were appointed as Additional Director (Independent category) of the Company w.e.f. August 13, 2020, who were subsequently regularised as Independent Directors w.e.f. August 17, 2020 by the shareholders of the Company in Extra-Ordinary General Meeting held on August 17, 2020.
- Appointment of Company Secretary cum Chief Financial Officer: During the financial year 2020 -21, the Board of Directors of your Company in their meeting held on September 10, 2020, appointed Ms. Alka as the Company Secretary cum C.F.O. of the Company w.e.f. September 10, 2020.
- Retirement by Rotation: In accordance with the provisions of Section 152 of the Companies Act, 2013, Mr. Sumit Jain (DIN: 00014236), Whole-time Director of the Company is liable to retire by rotation. Being eligible, he has offered himself for re-appointment as director at the ensuing Annual General Meeting.
- Declaration of Independence: Your Company has received declaration from all the independent Directors of the company confirming that they meet the criteria of Independence provided in Section 16 of Securities Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015 and there has been no change in circumstances which may affect their status as Independent Director during the Financial Year 2020-21.
- Registration on Independent Directors' Data Bank: The Company has received confirmation from all it's Independent Directors that they have registered themselves in the Independent Director's Data Bank of Indian Institute of Corporate Affairs at Manesar, for a period of 5 years, in compliance with the provisions of sub-rule (1) of rule 6 of Companies (Appointment and Qualification of Directors) Rules, 2014.

Apart from the above, there was no other change in the directors and Key Managerial Personnel ("KMP") during the year under review and thereafter.

13. Policy on Directors' Appointment and Remuneration

In accordance with the provisions of Section 178(3) of the Companies Act, 2013 and Regulation 19(4) of Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) and on the recommendation of Nomination and Remuneration Committee of the Board of Directors, a Nomination and Remuneration policy for directors' appointment and remuneration including criteria for determining qualifications, positive attributes, independence of a director has been adopted by the Board of Directors.

14. Board Evaluation

During the year, the Board adopted a formal mechanism for evaluating its performance as well as that of its Committees and individual Directors. The exercise was carried out through a structured evaluation process covering various aspects of the Boards functioning such as composition of the Board & Committees, experience & competencies, performance of specific duties & obligations, governance issues etc. Separate exercise was carried out to evaluate the performance of individual Directors including the Board Chairperson who were evaluated on

parameters such as attendance, contribution at the meetings and otherwise, independent judgement, safeguarding of minority shareholders interest etc.

The evaluation of the Independent Directors was carried out by the entire Board and that of the Chairman and the Non-Independent Directors were carried out by the Independent Directors.

The Directors were satisfied with the evaluation results, which reflected the overall engagement of the Board and its Committees with the Company.

15. Board Meetings

During the financial year 2020 -21, Nine (9) Board Meetings were held on the following dates:

May 29, 2020, June 27, 2020, August 13, 2020, September 09, 2020, September 10, 2020, October 06, 2020, October 14, 2020, December 11, 2020 and February 05, 2021. The intervening gap between two Board Meetings was within the maximum period prescribed under the Companies Act, 2013. The detailed information is furnished in the Corporate Governance Report, forming part of this Annual Report.

16. Audit Committee

The Audit Committee of Board of Directors of the Company has been duly constituted in accordance with Section 177 of the Companies Act, 2013 and Regulation 18 of Securities Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015 consisting of majority of independent Directors. The details of compositions and number of Meetings of the Audit Committee are furnished in the Corporate Governance Report, forming part of this Annual Report. During the Financial Year, all the recommendation made by the Audit Committee were accepted by the Board.

17. Report on Corporate Governance

In Compliance with the Regulation 34(3) read with Schedule V of Securities Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015, a detailed report on Corporate Governance along with a certificate from Practicing Company Secretary confirming compliance thereof is attached and forms the part of this Annual Report.

18. Management Discussion and Analysis Report

In Compliance with the Regulation 34(3) read with Schedule V of Securities Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015, a detailed report on Management Discussion and Analysis is annexed and forming the part of this Annual Report.

19. Risk Management

The Company has formulated a Risk Management Policy and monitors the risk management plan on a periodic basis. The Company has defined a structured approach to manage uncertainty and to make use of these in the decision making in business decisions and corporate functions. The Company has regularly invested in insuring itself against unforeseen risks.

20. Internal Financial Controls

The Company has designed and implemented a process driven framework for Internal Financial Controls (IFC) within the meaning of the explanation to Section 134(5)(e) of the Companies Act, 2013. For the year ended on March 31, 2021, the Board is of the opinion that the Company has sound IFC commensurate with the size, scale and complexity of its business operations. The IFC operates effectively and no material weakness exists. The Company has a process in place to continuously monitor the same and identify gaps, if any, and implement new and / or improved controls whenever the effect of such gaps have a material effect on the Company's operations.

21. Particulars of Employees and Related Disclosures

During the year under review, no remuneration has been paid to any Director of the Company. Further, there were no employee in the Company who:

- i) if employed throughout the financial year, was in receipt of remuneration for that year which, in the aggregate, more than or equals to one crore and two lakh rupees;
- ii) if employed for a part of the financial year, was in receipt of remuneration for any part of that year, at a rate which, in the aggregate, more than or equals to eight lakh and fifty thousand rupees per month;
- iii) if employed throughout the financial year or part thereof, was in receipt of remuneration in excess of that drawn by the managing director or whole-time director or manager and holds by himself/herself or along with his spouse and dependent children, more than or equals to two percent of the equity shares of the company.

Accordingly, disclosures pertaining to remuneration and other details as required under Section 197(12) of the Act read with Rule 5(1), 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are not applicable on the Company.

22. Subsidiaries, Associates and Joint Ventures

Your Company have One (1) Wholly Owned Subsidiary Company, viz. Radhika Heights Limited ("**RHL**") and Six (6) Step-down Wholly Owned Subsidiaries ("**WOS**"), viz. Nirmala Buildwell Private Limited, Nirmala Organic Farms & Resorts Private Limited, Cabana Structures Limited, Cabana Construction Private Limited, Radicura Infra Limited and Sunanda Infra Limited.



RHL inter alia, owns a Land at Pataudi Road, Gurugram (along with its four WOSs). It has diversified its activities in construction and development of townships as a part of its growth plans. Accordingly RHL along with its 4 WOS companies signed a term sheet with a developer for development of the integrated township on its land at Pataudi Road, Gurugram. The Project is being carried on in accordance with a Collaboration Agreement/(s) between the parties. Radhika Heights Limited (“WOS of the Company”) along with its Wholly owned subsidiaries i.e. Radicura Infra Limited, Cabana Construction Private Limited, Nirmala Buildwell Private Limited, Sunanda Infra Limited (“Step-down WOS of the Company”) and their collaborating party i.e. Bestech India Private Limited (“Developer”) have received the Letter of Intent from Directorate of Town and Country Planning, Haryana on 01.04.2021 for 39.43125 Acres of Land and on 20.04.2021 for 12.3812 Acres of land situated in the village Harsaru, Sector 89A, Pataudi Road, Gurugram, Haryana for setting up an Affordable Plotted Colony under Deen Dayal Jan Awas Yojna (“DDJAY”) Scheme.

Also, a composite scheme of arrangement has been filed with NCLT, Chandigarh on 16.12.2020, for the purpose of demerging the specified leasing business of RHL and merging the Cabana Structures Limited with and into RHL.

Pursuant to the provisions of Section 129(3) of the Companies Act, 2013 a statement containing the salient features of financial statements of all the Subsidiaries of the Company in Form AOC-1 is annexed as **Annexure - A** and forms a part of this report.

In accordance with the provisions of Section 136(1) of the Companies Act, 2013, the Annual Report of the Company, containing therein its standalone and the consolidated financial statements have been placed on the website of the Company and can be accessed through the link: <https://ravinderheights.com/rvh/docs/Financial-Statements-of-the-Company-for-the-Financial-Year-ended-March-31,-2021.pdf>

In accordance with the provisions of Section 136 of the Companies Act, 2013 the Separate audited Financial Statements of the subsidiaries are available on the website of the Company and can be assessed through the link: <https://ravinderheights.com/rvh/docs/Financial-Statements-of-the-Subsidiaries-of-the-Company-for-the-Financial-Year-Ended-March-31,-2021.pdf> and are open for inspection at the Company’s registered office/ Corporate office during working hours for a period of 21 days before the date of ensuing Annual General Meeting (AGM) of the Company.

The Company has formulated a Policy for determining material subsidiaries which may be accessed on the Company’s website at the link: <https://ravinderheights.com/rvh/docs/Policy-for-Determining-Material-Subsidiaries.pdf>. As on March 31, 2021 Radhika Heights Limited was the material subsidiary of the Company pursuant to Securities Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015.

23. Auditors and their Reports

- a) Statutory Auditors and their report: In accordance with the provisions of Section 139 of the Companies Act, 2013 and the rules made thereunder, M/s. Dewan P.N. Chopra & Co., Chartered Accountants (FRN: 000472N) were appointed as the statutory auditors of the company for a term of five (5) consecutive years to hold office from the conclusion of the first Annual General Meeting of the Company held on September 08, 2020 till the conclusion of Sixth Annual General Meeting of the Company to be held in calendar year 2025.

There are no qualifications, reservations or adverse remarks and disclaimers made by M/s. Dewan P.N. Chopra & Co., Statutory Auditors, in their Audit Report for the financial year 2020 - 21.

- b) Secretarial Auditors and their report: In accordance with the provisions of Section 204 of the Companies Act, 2013, the Board of Directors of the Company appointed M/s. Amit K & Associates, Company Secretaries as the Secretarial Auditors of the Company to conduct the secretarial audit of the Company for the Financial Year 2020-21. The Secretarial Audit report for the said period is annexed as **Annexure-B** and forms a part of this report.

There are no qualifications, reservations or adverse remarks and disclaimers made by M/s. Amit K & Associates, Secretarial Auditors, in their Audit Report for the Financial Year 2020 - 21.

Further in Compliance with Regulation 24A of Securities Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015 and SEBI Circular No. CIR/cfd/cmd/1/27/2019 dated February 08, 2019, a report on Secretarial Compliance issued by M/s. Amit K & Associates, for the year ended March 31, 2021 has been submitted to Stock Exchanges on May 19, 2021.

Also in accordance with Regulation 24A of Securities Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015, the Secretarial Audit Report of material unlisted subsidiary is annexed as **Annexure-C**.

- c) Cost Records and Cost Audit: Maintenance of cost records as Specified by the Central Government under sub-section 1 of Section 148 of the Companies Act, 2013 and rules made thereunder is not required by the Company during the Financial Year 2020-21 and till the date of this report. Accordingly, neither such accounts and records are made and maintained nor there is any requirement of Cost Audit.

24. Details in respect of frauds reported by auditors under Section 143(12) of Companies Act, 2013

During the year Financial Year 2020-21, there were no frauds reported by the Auditors to the Audit Committee or the Board under section 143(12) of the Companies Act, 2013.

25. Significant and Material orders impacting the going concern status and Company’s operations in the future

No significant and material orders have been passed during the Financial Year 2020 - 21 by the regulators or courts or tribunals affecting the going concern status and Company’s operations in the future.



26. Material changes and commitments affecting the financial position of the Company which have occurred between March 31, 2021 and date of this report.

No material changes and commitments have occurred, which can affect the Financial Position of the Company between the end of the Financial Year and upto the date of this Report.

27. Compliance with Secretarial Standards

The Company has complied with the provisions of Secretarial Standard - 1 (Secretarial Standard on meetings of Board of Directors) and Secretarial Standard - 2 (Secretarial Standard on General Meetings) issued by the Institute of Company Secretaries of India.

28. Energy Conservation, Technology Absorption & Foreign Exchange

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

- a) Conservation of Energy: The Company has installed the most modern and efficient equipment for conservation of energy. Conservation of energy is a high priority area for the Company where the Company constantly strives for reduction of energy conservation.
- b) Foreign Exchange Earnings and Outgo: There were no foreign exchange earnings and outgo during the period under review.
- c) Technology Absorption: In the opinion of the Board of Directors, the required particulars, pertaining to the technology absorption in terms of Rule 2 of the Companies (Disclosure of Particulars in the Report of Board of Directors) Rules, 1988 are not applicable as the Company does not have any significant manufacturing operations.

29. Vigil Mechanism

Pursuant to Section 177 of the Companies Act, 2013 read with Regulation 22 of the SEBI Listing Regulations, the Company has in place a whistle blower policy for establishing a vigil mechanism for Directors and employees to report instances of unethical and/ or improper conduct and to take suitable steps to investigate and correct the same. The policy is available on the website of the Company and can be accessed through the link: <https://ravinderheights.com/rvhl/docs/Vigil-Mechanism-Policy.pdf>.

Directors, employees, vendors, customers or any person having dealings with the Company may report non-compliance of the policy to the noticed persons. The Directors and management personnel maintain confidentiality of such reporting and ensure that the whistle blowers are not subjected to any discrimination. No person was denied access to the Audit Committee during the year.

30. Corporate Social Responsibility

The provisions of Section 135 of the Companies Act, 2013 and rules made thereunder regarding Corporate Social Responsibility are not attracted to the Company as the Company does not fall under the threshold limit of net worth of Rs. 500 Crores or more, or turnover of Rs. 1000 crores or more, or a net profit (as defined under section 198 of the Companies Act, 2013) of Rs. 5 Crores or more during the financial year.

31. Prevention of Sexual Harassment at workplace

The Company has in place a Prevention of Sexual Harassment Policy in line with the requirements of The Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. All the employees (permanent, contractual, temporary, trainees) are covered under the policy.

Your Company has complied with the provisions relating to constitution of Internal Complaints Committee under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 for dealing with the complaint, if any, relating to sexual harassment of women at workplace. No case has been reported during the year under review.

32. Acknowledgement

The Board of Directors wish to place on record its deep sense of appreciation for the committed services by all the employees of the Company. The Board of Directors would also like to express their sincere appreciation for the assistance and co-operation received from the financial institutions, banks, government and regulatory authorities, stock exchanges, customers, vendors, and members during the year under review.

For and on behalf of Board

Date: August 12, 2021
Place: New Delhi

Sunanda Jain
Chairperson cum Managing Director
DIN:03592692

ANNEXURES to Directors' Report

Annexure-A

FORM NO. AOC-1

Statement containing salient features of the financial statement of Subsidiaries/associate companies/joint ventures
(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

Part "A": Subsidiaries Companies

(Amount in Lakhs)

S. No.	Particulars	(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Name of the subsidiary	Radhika Heights Ltd.*	Nirmala Buildwell Pvt. Ltd.**	Nirmala Organic Farms & Resorts Pvt. Ltd.**	Radicura Infra Ltd.**	Sunanda Infra Ltd. **	Cabana Structures Ltd. **	Cabana Construction Pvt. Ltd. **
2.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	31.03.2021	31.03.2021	31.03.2021	31.03.2021	31.03.2021	31.03.2021	31.03.2021
3.	Reporting currency and Exchange rate as on the last date of the relevant financial year in the case of foreign subsidiaries.	INR	INR	INR	INR	INR	INR	INR
4.	Share capital	47.76	1	1	19.83	5	5	1
5.	Reserves & surplus	24,116.88	(47.68)	53.78	278.41	(21.95)	(5.82)	(24.51)
6.	Total assets	25,642.94	3,681.07	982.73	5,050.54	2,341.56	15.24	3,512.19
7.	Total Liabilities	1,478.30	3,727.75	927.94	4,752.31	2,358.51	16.06	3,535.70
8.	Investments	234.12	464.68	-	100.24	100.19	-	100.16
9.	Turnover	1.08	-	-	-	-	-	-
10.	Profit before taxation	(357.845) [#]	(6.03)	(8.21)	(16.52)	0.48	0.30	0.01
11.	Provision for taxation	73.60 ^{##}	0.02	0.01	(4.43)	0.29	0.23	0.17
12.	Profit after taxation	(431.45)	(6.05)	(8.20)	(12.09)	0.19	0.07	(0.16)
13.	Proposed Dividend	-	-	-	-	-	-	-
14.	% of shareholding	100%	100%	100%	100%	100%	100%	100%

* Became subsidiary with effect from September 10, 2021.

** Step-down subsidiary through Radhika Heights Limited.

Includes Profit of Rs. 27.64 Lakhs from discontinued operations.

Includes Tax income / (expense) of Rs. 3.23 Lakhs of discontinuing operations.

Part "B": Associates and Joint Ventures

Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures is not applicable as the Company is not having any Associate or Joint Venture as on March 31, 2021.

For and on behalf of the Board of Directors of Ravinder Heights Limited

Sunanda Jain
Chairperson cum Managing Director
DIN: 03592692

Sumit Jain
Whole-time Director
DIN: 00014236

Place: New Delhi
Dated: May 27, 2021

Alka
Company Secretary cum Chief Financial Officer
(ACS 46895)

Form No. MR-3 SECRETARIAL AUDIT REPORT

For the Financial Year ended 31st March 2021 [Pursuant to section 204(1) of the Companies Act, 2013 and rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,

**The Members,
RAVINDER HEIGHTS LIMITED
Corp. Office: 7th Floor, DCM Building, 16, Barakhamba Road, New Delhi-110001,**

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **RAVINDER HEIGHTS LIMITED** [CIN - U70109PB2019PLC049331] (hereinafter called the company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on our verification of the **RAVINDER HEIGHTS LIMITED'S** books, papers, minute books, forms and returns filed and other records maintained by the company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, We hereby report that in our opinion, the company has, during the audit period covering the financial year ended on 31st March, 2021 complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by **RAVINDER HEIGHTS LIMITED** ("the Company") for the financial year ended on 31st March, 2021 according to the provisions of:

- (i) The Companies Act, 2013 (the Act) and the rules made there under;
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made there under;
- (iii) The Depositories Act, 1996 and the Regulations and Byelaws framed there under;
- (iv) On the basis of various information, documents, records, etc. produced before us, we have formed an opinion that various provisions of Foreign Exchange Management Act, 1999 and the rules and regulations made there under in relation to Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings are not applicable to the company as these events have not occurred in the company;
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'): -
 - (a) The Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015;
 - (b) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
 - (c) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015
 - (d) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018
 - (e) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014; (Not applicable during the year under review)
 - (f) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; (Not applicable during the year under review)
 - (g) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client
 - (h) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; There were no proposals for delisting of its Equity shares during the year under review. and
 - (i) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998; There were no Buy Back of its Equity shares during the year under review
 - (j) Securities and Exchange Board of India (Depositories and Participant) Regulations, 2018
- (vi) As informed to us the following other Laws are specifically applicable to the Company:
 - (a) Shop and Establishment Act & Rules (State wise)

We have also examined compliance with the applicable clauses of the following:

- (i) (Secretarial Standards issued by the Institute of Company Secretaries of India;
- (ii) (The Listing Agreements entered into by the Company with the BSE Limited and National Stock Exchange Limited and Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements), Regulations 2015

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above, *subject to the qualifications/observations if any noted against respective legislations*

In respect of other laws specifically applicable to the Company, we have relied on information/records produced by the Company during the course of our audit and the reporting is limited to that extent.

We further report that:

During the year under review the Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors.

Following changes have taken place in the composition of Board during the period under review: -

- a) Ms. Sunanda Jain was designated as Chairperson cum Managing Director w.e.f. 13/08/2020
- b) Mr. Sumit Jain was designated as Whole-time Director w.e.f. 13/08/2020
- c) Ms. Radhika Jain was designated as Non-Executive Director w.e.f. 13/08/2020
- d) Mr. Namdeo Narayan Khamitkar was appointed as an Independent Director w.e.f. 13/08/2020.
- e) Mr. Raghava Lakshmi Narasimhan was appointed as an Independent Director w.e.f. 13/08/2020.
- f) Mr. Ajay Chadha was appointed as an Independent Director w.e.f.13/08/2020.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

All decisions of the board were unanimous and the same was captured and recorded as part of the minutes.

We further report that during the year under review, company has filed the condonation application with the Central Government for condonation of delay in filing a e-form MGT-14 with the Registrar of Companies, the same has been condoned wide order dated **30th July, 2020** and the form has been filed.

Further during the Audit period under review:

Order of NCLT, Chandigarh dated **9th September, 2020** approved the Scheme of Arrangement between Panacea Biotec Limited ("**Demerged Company**") and Ravinder Heights Limited (the "**Company**" / "**Resulting Company**") and their respective shareholders and creditors under sections 230 to 232 and section 66 and other relevant provisions of the Companies Act, 2013 ("**Scheme**" or "**Scheme of Arrangement**").

In term of the Scheme of Arrangement become effective, and in consideration to the demerger of the Demerged Undertaking and transfer and vesting thereof with and into Ravinder Heights Limited (the "**Company**" / "**Resulting Company**"), the Company shall, without any further act or deed and without any further payment, issue and allot the equity shares and preference shares at par on a proportionate basis to each member of Panacea Biotec Limited ("**Demerged Company**") whose name is recorded in the register of members of the Demerged Company as holding equity shares and preference shares on the Record Date in accordance with their respective entitlement in the following proportion/ratio:

- (a) For every 1 (one) equity shares of face value of Re. 1/- each held in the Demerged Company, as on the Record Date, every equity shareholder of the Demerged Company shall receive 1 (One) equity share of face value of Re. 1/- each of the Resulting Company, credited as fully paid-up.
- (b) For every 100 (One Hundred) 0.5% cumulative non-convertible and non-participating preference shares of face value of Rs.10/- each held in the Demerged Company, as on the Record Date, every preference shareholder of the Demerged Company receive 1 (One) preference share of face value of Rs. 10/- each of

the Resulting Company, credited as fully paid-up.

Pursuant to the scheme of arrangement between Panacea Biotec limited (Demerged company) and Ravinder Height Limited (Resulting Company) as approved by the Hon'ble NCLT, Chandigarh bench vide order dated 09/09/2020; Equity Shares got listed on the BSE Limited and National Stock Exchange of India Limited with effect from **18th December, 2020**

There was inter-se transfer of 3,12,62,112 by way of Gift dated 07.01.2021 amongst the members of promoter/ promoter group i.e from Dr. Rajesh Jain, Mr. Soshil Kumar Jain, Ms. Nirmala jain & Mr. Sandeep Jain to Ms. Sunanda Jain.

On the basis of information provided, we further report that during the audit period there were no instances of:

- a. Public issue of shares / debentures/ sweat equity
- b. Redemption / buy-back of securities
- c. Merger / amalgamation / reconstruction, etc **except** reported in the above para's
- d. Foreign technical collaborations

We further report that there is scope to improve the systems and processes in the company and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

Further we have to state that we have not carried out the physical inspection of any records maintained by the Company due to prevailing lock down conditions owing to COVID 2019 across the country. We have relied on the records as made available by the Company by digital mode and also on the Management Representation Letter issued by the Company.

This Report is to be read with our letter of even date which is annexed as Annexure A and forms an integral part of this Report.

For **Amit K & Associates**
Company Secretaries

AMIT KUMAR
M.NO.: A46941
CP: 17591

UDIN: A046941C000376336

Date: **27.05.2021**
Place: **Delhi**

'ANNEXURE A to the Secretarial Audit Report'

To,
The Members,
RAVINDER HEIGHTS LIMITED
Corp. Office: 7th Floor, DCM Building, 16,
Barakhamba Road, New Delhi-110001

Our report of even date is to be read along with this letter.

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

For **Amit K & Associates**
Company Secretaries

Date: 27.05.2021
Place: Delhi

AMIT KUMAR
M.NO.: A46941
CP: 17591
UDIN: A046941C000376336

Form No. MR-3 SECRETARIAL AUDIT REPORT

for the Financial Year ended on 31st March, 2021

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

To,

The Members,
Radhika Heights Limited

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Radhika Heights Limited** (hereinafter called the company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the **Radhika Heights Limited** books, papers, minute books, forms and returns filed and other records maintained by the company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the company has, during the audit period covering the financial year ended on 31st March, 2021 complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by **Radhika Heights Limited** ("the Company") for the financial year ended on 31st March, 2021 according to the provisions of:

- (i) The Companies Act, 2013 (the Act) and the rules made thereunder;
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder; - Not Applicable
- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; - Not Applicable
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-
 - (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; - Not Applicable
 - (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 1992; - Not Applicable
 - (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009; - Not Applicable
 - (d) The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999; - Not Applicable
 - (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; - Not Applicable
 - (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client; - Not Applicable
 - (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; and - Not Applicable
 - (h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998; - Not Applicable
- (vi) Laws specifically applicable to the Industry to which the Company specifically belongs, as identified by the management,
- (vii) Various Labour Laws and rules made thereunder;- Not Applicable

We have also examined compliance with the applicable clauses of the following:

- (i) Secretarial Standards issued by The Institute of Company Secretaries of India.
- (ii) The Listing Agreements entered into by the Company with Stock Exchange(s):- Not Applicable;

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

We further report that

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors and Non-Executive Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act. Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting. Majority decision is carried through and recorded as part of the minutes.

We further report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

For KCG & ASSOCIATES

Kapoor Chand Garg
Practicing Company Secretary
C.P. No. 7829, FCS No. 7145
PR : 850/2020
UDIN : F007145C000696482

Date: 27.07.2021
Place: New Delhi

Report on Corporate Governance

1. Statement on Company's philosophy on Corporate Governance

The Company has always placed great importance on responsible corporate governance. The Company's philosophy on Corporate Governance is to go beyond the legal requirements and is derived from the vision and common values which form the basis of the respectful working relationship between our employees and with our external partners.

The Company's policy on Corporate Governance is based on trusteeship, transparency and accountability. As a corporate citizen, our business fosters a culture of ethical behaviour and disclosures aimed at building the trust of our stakeholders. The Company's Code of Business Conduct and Ethics, Internal Code of Conduct for Regulating, Monitoring and Reporting of Trades by Designated Persons are an extension of our values and reflect our commitment to ethical business practices, integrity and regulatory compliances.

Our corporate governance framework ensures that we make timely disclosures and share accurate information regarding our financials and performance, as well as to disclosures related to the leadership and governance of the Company.

The Company complies with the requirements stipulated under Regulations 34(3) read with Schedule V of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI LODR Regulations'), as applicable, concerning corporate governance.

2. Board of Directors

The effectiveness of the Board of Directors of a Company leads to a better performance of the Company from the Corporate Governance point of view. The Board of Directors of the Company, along with its committees, believes that keeping the corporate governance on priority results into the ultimate success of the Business.

The Board is entrusted with the ultimate responsibility of the Management, directions and performance of the Company. As its primary role is fiduciary in nature, the Board provides leadership, strategic guidance, objective and independent view to the Company's management while discharging its responsibilities, thus ensuring that the management adheres to ethics, transparency and disclosures.

The Board with its dynamic approach is always prepared to use multiple levels of analysis to understand what is going on within the sector and to adopt best practices to ensure long-term success.

The Company is managed by the Board of Directors in coordination with the Senior Management team. Our Directors have significant experience in the Indian real estate industry, which enables the Company to identify suitable projects for the development. We have a professional and experienced Board of Directors.

- a) Composition of Board of Directors: The composition and strength of the Board is reviewed from time to time for ensuring that it remains aligned with statutory as well as business requirements. As on the date of this report, the total Board strength comprises of 6 (Six) Directors, out of which 4 (Four) are Non-Executive Directors and the rest are Executive Directors. The details of each member of the Board along with the number of Directorship(s) / Committee Membership(s) / Chairmanship(s) and other details as on financial year ended March 31, 2021 as required under Schedule V of SEBI LODR Regulations, are provided herein below:

S. No.	Name of Director	Category	No. of Board Meeting held during the tenure	Attendance at meetings during 2020-21		No. of Directorships [§] and Committee ^{§§} Memberships / Chairmanships held in other Companies			Name of the other listed co.(s) in which the person is a Director and category of directorship
				Board	Last AGM ^{##}	Directorships	Committee Memberships	Committee Chairmanship	
1.	Mrs. Sunanda K	CMD	9 (Nine)	9 (Nine)	Yes	1	1	0	Nil
2.	Mr. Sumit Jain**	WTD	9 (Nine)	9 (Nine)	Yes	9	2	0	Nil
3.	Ms. Radhika K	NENID	9 (Nine)	7	Yes	11	0	0	Nil
4.	Mr. Ajay Chadha [@]	NEID	6 (Six)	6 (Six)	N.A.	1	1	0	Nil
5.	Mr. R.L. Narasimhan [@]	NEID	6 (Six)	7	N.A.	4	2	5	Panacea Biotech Limited NEID
6.	Mr. N.N. Khamitkar [@]	NEID	6 (Six)	7	N.A.	4	5	1	Panacea Biotech Limited NEID

Note: **CMD** = Chairperson cum Managing Director, **WTD** = Whole-time Director, **NENID** = Non-Executive Non-Independent Director, **NEID** = Non-Executive Independent Director, **AGM** = Annual General Meeting.

* Change in Designation to Chairperson cum Managing Director of the Company w.e.f. August 13, 2020.

** Change in Designation to Whole-time Director of the Company w.e.f. August 13, 2020.

*** Change in to Non-Executive Director of the Company w.e.f. August 13, 2020.

[@] Appointed as Independent Director of the Company w.e.f. August 17, 2020.

[§] Excludes directorship in foreign companies, membership of Managing Committees of various chambers/bodies/ Section 8 Company

^{§§} In accordance with Regulation 26(1) of SEBI LODR Regulations,

a) Committees of public limited companies, whether listed or not, has been taken into consideration and other companies including private limited companies, foreign companies and companies under section 8 of the Companies Act, have been excluded;

b) Chairmanship/membership of audit committee and the stakeholders' Relationship Committee alone has been taken into consideration.

Last Annual General Meeting of the Company was held on September 08, 2020.

b) Meetings of Board of Directors: The Board of Directors of the Company schedules their Meetings at regular intervals also as and when the need arises. During the year under review, the Board met 9 (Nine) times.

The Details of Board Meeting held during the year under review and the attendance of Directors thereat is provided herein below:

S. No.	Date of Board Meeting	No. Directors entitled to attend the Meeting	Attendance					
			Mrs. Sunanda Jain	Mr. Sumit Jain	Ms. Radhika Jain	Mr. Ajay Chadha*	Mr. R.L. Narasimhan*	Mr. N.N. Khamitkar*
1.	29 th May, 2020	3 (Three)	✓	✓	✓	-	-	-
2.	27 th June, 2020	3 (Three)	✓	✓	✓	-	-	-
3.	13 th Aug, 2020	3 (Three)	✓	✓	✓	-	-	-
4.	09 th Sep, 2020	6 (Six)	✓	✓	X	✓	X	X
5.	10 th Sep, 2020	6 (Six)	✓	✓	✓	✓	X	X
6.	06 th Oct, 2020	6 (Six)	✓	✓	X	✓	✓	✓
7.	14 th Oct, 2020	6 (Six)	✓	✓	X	✓	✓	✓
8.	11 th Dec, 2020	6 (Six)	✓	✓	X	✓	✓	✓
9.	05 th Feb, 2021	6 (Six)	✓	✓	✓	✓	✓	✓

Note: "✓" = Present, "X" = Absent, "-" = Not Applicable

*Appointed on the Board w.e.f. August 13, 2020.

c) Disclosure of relationships between directors inter se: Mrs. Sunanda Jain, Chairperson cum Managing Director of the Company, is the mother of Mr. Sumit Jain, Whole-time Director, and Ms. Radhika Jain, Director of the Company.

None of the other directors of the Company are related to each other.

d) Details of shareholding of the Directors: Details of shareholding of the Directors of the Company as on March 31, 2021 are provided herein below:

Name of the Directors	Category	No. of Equity Shares* (Face Value = Re. 1/-)	Percentage of Holding	No. of Preference Shares** (Face Value = Rs. 10/-)	Percentage of Holding
Mrs. Sunanda Jain	CMD	4,27,59,912	69.81 %	1,63,000	100 %
Mr. Sumit Jain	WTD	Nil	-	Nil	-
Ms. Radhika Jain	NENID	Nil	-	Nil	-
Mr. Ajay Chadha	NEID	Nil	-	Nil	-
Mr. R.L. Narasimhan	NEID	Nil	-	Nil	-
Mr. N.N. Khamitkar	NEID	Nil	-	Nil	-

Note: **CMD** = Chairperson cum Managing Director, **WTD** = Whole-time Director, **NENID** = Non-Executive Non-Independent Director, **NEID** = Non-Executive Independent Director

* Equity shares of the Company are listed on BSE and NSE.

** 0.5% Cumulative Non-Convertible and non-participating Preference shares of the Company are unlisted.

e) Matrix setting out the skills/expertise/competence of the Board of the Directors: As stipulated under Schedule V of the SEBI Listing Regulations, core skills/expertise/competencies, as required in the context of the business and sector for it to function effectively and those available with the Board have been identified by the Board of Directors.

Skills/Expertise/Competence	Mrs. Sunanda Jain	Mr. Sumit Jain	Ms. Radhika Jain	Mr. Ajay Chadha	Mr. N.N. Khamitkar	Mr. R.L. Narasimhan
	CMD	WTD	NENID	NEID	NEID	NEID
Sector Knowledge	✓	✓	✓	✓	✓	✓
Construction Management	-	✓	-	✓	-	-
Operations Management	✓	✓	-	-	-	-
Strategic Planning	✓	✓	✓	-	✓	✓
Sales & Marketing	✓	✓	✓	-	-	-
Financial Planning & Analysis	✓	✓	✓	✓	✓	✓
Legal Knowledge	✓	✓	-	✓	-	-
Planning & Allocation	✓	✓	✓	-	-	✓
Risk Management	-	✓	✓	✓	-	✓
Digital Technology	-	✓	✓	-	-	-
Leadership Development	✓	✓	✓	✓	✓	✓
Human Resource Development	✓	✓	✓	✓	✓	✓
Corporate Governance	✓	✓	✓	-	✓	✓
Investor Relations	✓	✓	✓	-	✓	-

Note: **CMD** = Chairperson cum Managing Director, **WTD** = Whole-time Director, **NENID** = Non-Executive Non-Independent Director, **NEID** = Non-Executive Independent Director

- f) Confirmation regarding Independent Directors: The Independent Directors have provided annual confirmations stating that they meet the criteria of Independence as stated in section 149(6) of the Companies Act, 2013 and Regulation 16 of SEBI LODR Regulations. Based on Confirmations/Declarations/ disclosures received from the Independent Directors, the Board confirms that in its opinion, the Independent Directors of the Company fulfil the conditions as specified in the Companies Act, 2013 and SEBI LODR Regulations.
- g) Familiarisation programmes for the Independent Directors: The Company has established a Familiarization Programme for Independent Directors in terms of the provisions of the SEBI LODR Regulations. The Board members are provided with necessary documents/brochures, reports and internal policies to enable them to familiarise themselves with the Company's procedures and practices.

In terms of the provisions of the SEBI LODR Regulations, the Company has organized various familiarization programmes like presentations on future business plans along with various changes in regulatory framework and its impact on the Company etc. for the Board members. The familiarization programme aims at helping the Board members to understand the functions and operations of the Company, its management, its business model and business risks, nature of industry in which it operates, the regulatory challenges apart from their roles, rights, responsibilities in the Company, etc.

The framework and the details of familiarization programme conducted for Board members may be accessed on the Company's website at the link: <https://ravinderheights.com/rvhl/docs/Familiarisation-Programme-for-Independent-Directors-FY-2020-21.pdf>

- h) A separate meeting of Independent Directors was held during the year 2020-21 on February 04, 2021 without the attendance of non-independent directors and members of management to discuss the following:
- The performance of non-Independent Directors and the Board as a whole;
 - The performance of the Chairperson of the Company, taking into account the views of Executive Directors and Non- Executive Directors; and
 - The quality, quantity and timeliness of the flow of information between the Company management and the Board that is necessary for the Board to effectively and reasonably perform their duties.

All the independent directors of the company were present throughout the meeting and they expressed their satisfaction with the governance process followed by the Company as well as the information provided to them on a timely basis.

3. Committee(s) of Board

The Committees of the Board plays a vital role in the governance structure of the Company and help the Board of Directors in discharging their duties and responsibilities. The committees have been constituted to deal with specific areas/activities, which concern the Company. The Board supervises the execution of its responsibilities by the Committees and is responsible for their action. The minutes of the meetings of all Committees are placed before the Board for review.

a) Audit Committee:

- (i) Composition of the Committee: The Board of Directors of the Company in their meeting held on October 06, 2020 constituted the Audit Committee of the Board of Directors. The Composition of Audit Committee meets the requirements stipulated under Section 177 of the Companies Act, 2013 and Regulation 18 of SEBI LODR Regulations. The Composition of the Audit Committee during the year under review is provided herein below:

S. No.	Name of the Member of the Committee	Position	Category	Date of appointment on	Date of Cessation from the Committee, if any
1.	Mr. N.N. Khamitkar	Chairman	Independent Director	October 06, 2020	-
2.	Mr. R. L. Narasimhan	Member	Independent Director	October 06, 2020	-
3.	Mr. Sumit Jain	Member	Whole-time Director	October 06, 2020	-

- (ii) Meetings of the Committee: During the year under review, 3 (three) meetings of the Audit Committee were held. The Details of Meetings held during the year under review and the attendance of Members thereat is provided herein below:

S. No.	Date of Meeting	No. Member entitled to attend the Meeting	Attendance		
			Mr. N.N. Khamitkar	Mr. R.L. Narasimhan	Mr. Sumit Jain
1.	October 14, 2020	3 (Three)	✓	✓	✓
2.	December 11, 2020	3 (Three)	✓	✓	✓
3.	February 05, 2021	3 (Three)	✓	✓	✓

Note: "✓" = Present, "X" = Absent, "-" = Not Applicable

- (iii) Terms of Reference: In compliance with Section 177 of the Act and Regulation 18 read with Part C of Schedule II of SEBI (LODR), 2015, the terms of reference of Audit Committee inter-alia comprises the following:

- Oversight of the Company's financial reporting process and the disclosure of the financial information to ensure that the financial statements are correct, sufficient and credible;
- Recommendation to the Board for appointment, remuneration and terms of appointment of Auditors of the Company;
- Approval of payment to statutory auditors for any services rendered by the statutory auditors;
- Reviewing with the management, the annual financial statements and auditor's report thereon before submission to the Board for approval;

- Reviewing matters required to be included in the Director's Responsibility Statement to be included in the Board's Report in terms of Section 134(3)(c) of the Act;
- Reviewing changes, if any, in accounting policies and practices and reasons for the same;
- Reviewing major accounting entries involving estimates based on the exercise of judgement by management;
- Reviewing compliances with listing and other legal requirements relating to financial statements;
- Reviewing disclosure of any related party transactions;
- Reviewing qualifications in the draft audit report;
- Reviewing, with the management, the quarterly financial statements before submission to the Board for approval;
- Reviewing, with the management, the statement of uses/application funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilized for purposes other than those stated in the offer documents/prospectus/notice and the report submitted by the monitoring agency monitoring the utilization of proceeds of a public or rights issue, and making appropriate recommendations to the Board to take up steps in this matter;
- Reviewing, and monitoring the auditor's independence and performance, and effectiveness of audit process;
- Approval or any subsequent modification of transactions of the Company with related parties;
- Scrutiny of inter-corporate loans and investments;
- Valuation of undertakings or assets of the Company, wherever it is necessary;
- Evaluation of internal financial controls and risk management systems;
- Reviewing with the management, performance of statutory and internal auditors, adequacy of the internal control systems;
- Reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;
- Discussion with the internal auditors of any significant findings and follow-ups there on;
- Reviewing the findings of any internal investigation by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board;
- Discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;
- To look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;
- Reviewing the functioning of Whistle Blower Mechanism;
- Approval of appointment of CFO after assessing the qualifications, experiences and background etc. of the candidate;
- Reviewing the utilization of loans and/ or advances from/ investment by the holding company in the subsidiary exceeding rupees 100 crore or 10% of the asset size of the subsidiary, whichever is lower including existing loans / advances / investments;
- Reviewing of management discussion and analysis of financial condition and results of operations;
- Reviewing statement of significant related party transactions submitted by the management;
- Reviewing Management Letters/ Letters of internal control weaknesses issued by the statutory auditors;
- Review of Internal Audit Reports relating to internal control weaknesses and the appointment, removal and terms of remuneration of the Chief Internal Auditor;
- Review of statement of deviations, if any:
 - (a) Quarterly statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s) in terms of Regulation 32(1);
 - (b) Annual statement of funds utilized for purposes other than those stated in the offer document/ prospectus/ notice in terms of Regulation 32(7).
- In addition to the above, the Audit Committee will carry out such other functions as may be prescribed under Companies Act, 2013 read with rules made thereunder, as SEBI Regulations and as may be specified by the Board of Directors from time to time

b) Nomination and Remuneration Committee

- (i) Composition of the Committee: The Board of Directors of the Company in their meeting held on October 06, 2020 constituted the Nomination and Remuneration Committee of the Board of Directors. The Composition of Nomination and Remuneration Committee meets the requirements stipulated under Section 178 of the Companies Act, 2013 and Regulation 19 of SEBI LODR Regulations. The Composition of the Nomination and Remuneration Committee during the year under review is provided herein below:

S. No.	Name of the Member of the Committee	Position	Category	Date of appointment on the Committee	Date of Cessation from the Committee, if any
1.	Mr. R. L. Narasimhan	Chairman	Independent Director	October 06, 2020	-
2.	Mr. N.N. Khamitkar	Member	Independent Director	October 06, 2020	-
3.	Mr. Ajay Chadha	Member	Independent Director	October 06, 2020	-

- (ii) Meetings of the Committee: During the year under one meeting of the Nomination and Remuneration Committee were held. The Details of Meeting held during the year under review and the attendance of Members thereat is provided herein below:

S. No.	Date of Meeting	No. Member entitled to attend the Meeting	Attendance		
			Mr. R.L. Narasimhan	Mr. N.N. Khamitkar	Mr. Ajay Chadha
1.	04 th Feb, 2021	3 (Three)	✓	✓	✓

Note: "✓" = Present, "X" = Absent, "-" = Not Applicable

- (iii) Terms of Reference: In compliance with Section 178 of the Act and Regulation 19 read with Part D of Schedule II of the SEBI (LODR), 2015, the terms of reference of Nomination and Remuneration Committee inter-alia comprises the followings:

- Formulation of the criteria for determining qualifications, positive attributes and independence of a Director and recommend to the Board a policy, relating to, the remuneration of the Directors, Key Managerial Personnel and other employees;
- Formulation of criteria for evaluation of the performance of the Directors and the Board and its Committees and monitoring and reviewing the Performance Evaluation framework and to carry out by itself or by Board or an independent external agency;
- Devising a policy on diversity of Board of Directors;
- Identifying persons who are qualified to become Directors and who may be appointed in Senior Management in accordance with the criteria laid down and recommend to the Board their appointment and removal;
- Recommend to the Board, all remuneration, in whatever form, payable to senior management;
- Devising a policy on Board diversity;
- Overseeing the performance review process for the KMP and Senior Management with the view that there is an appropriate cascading of goals and targets across the company;
- Recommend to the Board the remuneration policy for the Directors, KMPs, Senior Management and other employees. This includes review and recommendation of the design of annual and long term incentive plan (includes deferred payment plans, equity plans, etc.) for managing director ("MD") / executive directors ("ED"), KMP and the Senior Management;
- Overseeing familiarization programmes for directors;
- In addition to the above, the Nomination and Remuneration Committee will carry out such other functions as may be prescribed under Companies Act, 2013 read with rules made thereunder, as SEBI Regulations and as may be specified by the Board of Directors from time to time.

- (iv) Performance Evaluation Criteria for Independent Directors: Pursuant to the applicable provisions of the Act and the SEBI LODR Regulations, the Board, in consultation with its Nomination and Remuneration Committee, has formulated a framework containing, inter-alia, the criteria for performance evaluation of the entire Board of the Company, its Committees and individual directors, including independent directors.

A structured questionnaire has been prepared, covering various aspects of the functioning of the Board and its Committees, such as adequacy of the constitution & composition of the Board and its Committees, matters addressed in the Board and Committee meetings, processes followed at the meetings, Board's focus, regulatory compliances and corporate governance, etc. Similarly, for evaluation of individual director's performance, the questionnaire covers various aspects like his/her profile, contribution in Board and Committee meetings, execution and performance of specific duties, obligations, regulatory compliances and governance, etc.

The performance evaluation of the independent directors has been done by the entire Board, excluding the director being evaluated. On the basis of performance evaluation done by the Board, it shall be determined whether to extend or continue their term of appointment, whenever the respective term expires.

c) Stakeholders Relationship Committee

- (i) Composition of the Committee: The Board of Directors of the Company in their meeting held on October 06, 2020 constituted the Stakeholders Relationship Committee of the Board of Directors. The Composition of Stakeholders Relationship Committee meets the requirements stipulated under Section 178 of the Companies Act, 2013 and Regulation 20 of SEBI LODR Regulations. The Composition of the Stakeholders Relationship Committee during the year under review is provided herein below:

S. No.	Name of the Member of the Committee	Position	Category	Date of appointment on the Committee	Date of Cessation from the Committee, if any
1.	Mr. N.N. Khamitkar	Chairman	Independent Director	October 06, 2020	-
2.	Mrs. Sunanda Jain	Member	Chairperson Managing Director	October 06, 2020	-
3.	Mr. Sumit Jain	Member	Whole-time Director	October 06, 2020	-

- (ii) Meetings of the Committee: During the year under review, one meeting of the Stakeholders Relationship Committee was held. The Details of Meetings held during the year under review and the attendance of Members thereat is provided herein below:

S. No.	Date of Meeting	No. Member entitled to attend the Meeting	Attendance		
			Mr. N.N. Khamitkar	Mrs. Sunanda Jain	Mr. Sumit Jain
1.	February 04, 2020	3 (Three)	x	✓	✓

Note: "✓" = Present, "x" = Absent, "-" = Not Applicable

- (iii) Terms of Reference: In compliance with Section 178 of the Act and Regulation 20 read with Part D of Schedule II of the SEBI (LODR), 2015, the terms of reference of Stake Holders Relationship inter-alia comprises the following:

- Resolving the grievances of the security holders of the Company including complaints related to transfer/transmission of shares, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate certificates, general meetings, etc. in a timely manner;
- Review of the measures taken for effective exercise of voting rights by shareholders;
- Review of the adherence to the service standards adopted by the Company in respect of various services being rendered by the Registrar & Share Transfer Agent and recommend measures for overall improvement in the quality of Investor Services; and
- Review of the various measures and initiatives taken by the Company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/ statutory notices by the shareholders of the Company.

Complaint Redressal Status: During the year under review, no complaints were received from members.

4. Remuneration to Directors.

- a) Remuneration to Executive Directors: During the financial year 2020-21, no remuneration has been paid by the company to its Executive Directors.
- b) Remuneration to Non-Executive Directors: The Non-Executive Directors are being paid only the sitting fees for attending the meeting of the Board of Directors of the Company, of such sum as may be approved by the Board of Directors within overall limits as prescribed under the Companies Act 2013, read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

The details of sitting fees paid to the non-executive directors during the financial year 2020-21 are as under:

S. No.	Name of Director	Board Meetings attended	Sitting fees paid
1.	Ms. Radhika Jain	2 (Two)	Rs. 10,000
2.	Mr. Ajay Chadha	6 (Six)	Rs. 30,000
3.	Mr. N.N. Khamitkar	4 (Four)	Rs. 20,000
4.	Mr. R.L. Narasimhan	4 (Four)	Rs. 20,000

There are no materially significant related party transactions, pecuniary transactions or relationships between the Company and its directors except those disclosed in the Financial Statements for the financial year ended on March 31, 2021.

5. General Body Meeting

a) Annual General Meeting:

The Company got incorporated on April 15, 2019, accordingly, only one Annual General Meeting of the Company has been held till the date of this report. The details of the Annual General Meeting held are provided herein below:

7)	u	†	o	k
2019 – 20	September 08, 2020	10:00 A.M.	Ground Floor, PDS Block, Ambala-Chandigarh Highway, Lalru, Mohali, Punjab - 140501	To invest the funds of the Company for an amount(s) exceeding the limits specified under Section 186 of the Companies Act, 2013.	

b) Extra-Ordinary General Meeting:

From the date of the incorporation of the Company i.e. April 15, 2019, till the date of this report, only one Extra-Ordinary General Meeting of the Company has been held, the details of which are provided herein below:

7)	u	†	o	k
2019 – 20	August 17, 2020	11:00 A.M.	Ground Floor, PDS Block, Ambala-Chandigarh Highway, Lalru, Mohali, Punjab - 140501	<ul style="list-style-type: none"> To appoint Mr. Namdeo Narayan Khamitkar (DIN:00017145) as an Independent Director of the Company; To appoint Mr. Raghava Lakshmi Narasimhan (DIN: 00073873) as an Independent Director of the Company; To increase the borrowing power of the Company in excess of the aggregate of the paid-up share capital and free reserves To mortgage and/or charge any of movable and/or immovable properties of the Company for an amount not exceeding Rs.100 Crore and/or equivalent thereto. 	

c) Postal Ballot

From the date of the Incorporation of the Company i.e. April 15, 2019, till the date of this report, the Company has not passed any resolution through postal ballot.

6. Means of Communication

The Board recognizes the importance of two-way communication with shareholders and giving a balanced report of results and progress and responding to questions and issues raised in a timely and consistent manner. The Company website i.e. www.ravinderheights.com, has information for institutional and retail shareholders alike. Shareholders seeking information related to their shareholding may contact the Company directly.

The quarterly/half yearly results are being furnished to stock exchanges and also are being published in leading English Newspaper – Business Standard – All editions and Punjabi Newspaper Desh Sewak - Punjab and are displayed on the website of the Company i.e. www.ravinderheights.com under investors section.

All stock exchange disclosures and periodical compliance filings like shareholding pattern, corporate governance report, media releases (if any), statement of investor grievance settlement among others are filed electronically on NSE & BSE Listing Centre.

7. General Shareholders Information

- a) Company Registration Details: The Company is registered in the state of Punjab, India. The Corporate Identity Number (“CIN”) allotted to the Company by the Ministry of Corporate affairs is L70109PB2019PLC049331.
- b) Date of AGM: The 2nd Annual General Meeting (“AGM”) is to be held on Wednesday, 29th Day of September, 2021, at 11:30 A.M. through Video Conferencing/Other Audio Visual Means.

Remote e-voting Period: From September 26, 2021(from 09:00 a.m. IST) to September 28, 2021 (upto 05:00 p.m. IST).

- c) Financial Year: The Financial year of the Company covers the period from April 01 to March 31.
- d) Dividend Payment Date: In view of losses during the financial year, the Board of Directors has not recommended any dividend on the Equity as well as Preference shares.
- e) Listing on Stock Exchanges: The Company’s equity shares are listed on the following stock exchanges:
- The National Stock Exchange of India Limited, Bandra Kurla Complex, Bandra (E), Mumbai – 400051 (“NSE”)
 - BSE Limited, P J Tower, Dalal Street, Fort, Mumbai – 400001 (“BSE”).

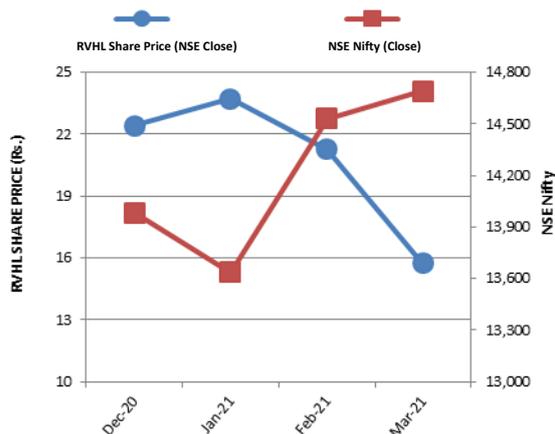
The company’s preference shares are not listed on any Stock Exchange.

The Company got listed on December 18, 2020 on both of the above Stock Exchanges and all the fees relating to the listing as well as trading of the equity shares of the Company has been duly paid in time to both the Stock Exchanges and there is no outstanding payment as on date.

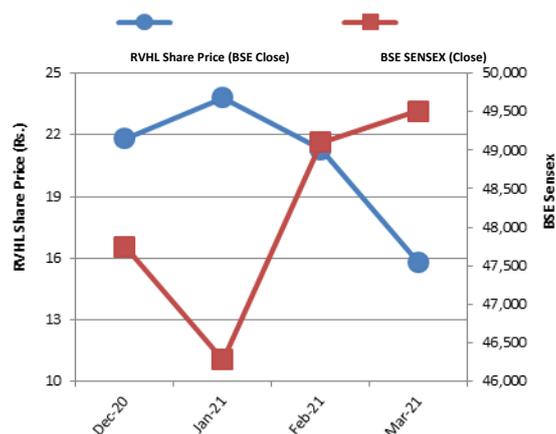
- f) Stock Code for Equity Shares:
- Trade symbol at NSE is RVHL;
 - Stock Code at BSE is 543251; &
 - ISIN No. for Dematerialization is INE09E501017.
- g) Stock Code for Preference Shares
- ISIN No. for Dematerialisation is INE09E504011
- h) Market Price Data: The monthly high and low prices of the shares of the company at BSE and NSE from the month of Listing of equity shares of the Company till the year ended March 31, 2021 are provided herein below:

Month	Share Price (in Rs.) at NSE		Share Price (in Rs.) at BSE	
	High	Low	High	Low
December, 2020	31.10	21.35	32.00	21.30
January, 2021	35.95	22.50	36.00	22.50
February, 2021	24.85	19.90	24.70	20.05
March, 2021	22.60	15.45	22.35	15.40

i) **Share Performance of the Company in comparison to NSE Nifty**



Share Performance of the Company in comparison to BSE SENSEX



- j) Registrar and Transfer Agent: Skyline Financial Services Pvt. Ltd. is acting as Registrar & Transfer Agent (“RTA”) for handling the shares related matters. All works relating to equity shares are being done by them. The Shareholders are, therefore, advised to send all their correspondence directly to the RTA. However, for the convenience of shareholders, documents relating to shares received by the Company are forwarded to the RTA for necessary action thereon.
- k) Share transfer System: Skyline Financial Services Private Limited, Registrar & Share Transfer Agent (“RTA”) of the Company handles share transfer, transmission, transposition, etc. on regular basis in compliance with various provisions of the law, as applicable. The requests received by the Company/RTA for registration of transfer, transmission and transposition are processed by the RTA expeditiously. As per the requirements of Regulations 40(9) of SEBI LODR Regulations, the half yearly certificate from Company Secretary in practice have been obtained for due compliance of share transfer formalities.



l) Credit Rating: The Company has never issued any debt instruments neither there is any fixed deposit programme nor any scheme or proposal involving any mobilisation of funds, whether in India or abroad. Accordingly the Company has not obtained any credit ratings during the financial year 2020 – 21.

m) Dematerialisation of Shares and its Liquidity: As on March 31, 2021, total 6,12,50,746 equity shares of face value of Re. 1 (Rupee One) each are listed on National Stock Exchange of India Limited and BSE Limited. As on March 31, 2021, 100% of the Company's total Share Capital was held in dematerialized form with National Securities Depository Limited (NSDL) and Central Depository Service (India) Limited (CDSL).

The Shares of the Company are regularly traded at NSE and BSE.

n) Commodity Price Risk or Foreign Exchange Risk and Hedging activities: There are no Commodity Risk, Foreign Exchange Risk and hedging activities. Therefore, there is no disclosure to offer in terms of SEBI circular no. SEBI/HO/CFD/CMD1/ CIR/P/2018/0000000141 dated November 15, 2018.

o) Outstanding GDRs/ ADRs/ Warrants or any convertible instruments, conversion date and likely impact on equity: The Company has not issued any GDRs/ADRs / Warrants or any convertible instruments.

p) Distribution of Shareholding as on March 31, 2021:

• Equity Shares:

Category (Amount) From – to	Shareholders		Equity Shares held	
	Number	% of total no. of shareholder	Number	% of Shareholding
Up to 5000	21,309	99.33	43,52,786	7.11
5,001 – 10,000	75	0.35	5,57,082	0.91
10,001 – 20,000	35	0.16	5,10,573	0.83
20,001 – 30,000	9	0.04	2,24,600	0.37
30,001 – 40,000	7	0.03	2,36,335	0.39
40,001 – 50,000	2	0.01	81,505	0.13
50,001 – 1,00,000	4	0.02	2,80,654	0.46
1,00,001 and above	11	0.05	5,50,07,211	89.81
Total	21,452	100.00	6,12,50,746	100.00

• Preference shares

Category (Amount) From – to	Shareholders		Equity Shares held	
	Number	% of total no. of shareholder	Number	% of Shareholding
1,00,001 and above	1	100	1,63,000	100 %
Total	1	100	1,63,000	100 %

q) Shareholding Pattern on March 31, 2021

• Equity Shares:

S. No.	Category	No. of Shares	% of Shareholding
1.	Promoters and Promoter Group	4,50,74,866	73.59 %
2.	Institutional Investors (FIIs, Banks & Mutual Funds)	6,14,605	1.00%
3.	NRIs/OCB/Foreign Portfolio Investors	31,129	0.05%
4.	Domestic Companies	53,21,081	8.68%
5.	Indian Public/Trust/PMS/Others	1,02,09,065	16.68%
	Total	6,12,50,746	100%

Note: Detailed Shareholding Pattern as on March 31, 2021 in accordance with regulation 31 of SEBI LODR Regulations has been submitted to NSE and BSE on April 14, 2021 and the same is available on the Company's website which can be accessed through the link: <https://ravinderheights.com/rvhl/docs/Shareholding-pattern-of-RVHL-till-31st-March-2021.pdf>

• Preference Shares:

S. No.	Category	No. of Shares	% of Shareholding
1.	Promoters (Mrs. Sunanda Jain)	1 00	100 %
	Total	1	100 %

r) Address for correspondence:

For transfer/dematerialisation of shares, payment of dividend and any other query relating to shares:	Skyline Financial Services Private Limited D-153 A, 1 st Floor, Okhla Indl. Area, Phase-1, New Delhi – 110020, India Phone: +91-11-40450193-97, Fax: +91-11-26812682, Email: admin@skylinerta.com
For investors Assistance and queries relating to financial matters:	The Company Secretary, Ravinder Heights Limited 7 th , Floor, DCM Building 16, Barakhamba Road, New Delhi – 110001, India Phone: +91-11-43639000, Fax: +91-11-23736419, Email: investorgrievances@ravinderheights.com , secretarial@ravinderheights.com



8. Other Disclosure

- a) Related Party Transactions: All related party transactions that were entered into during the F.Y. 2020-21 were on arm's length basis, in the ordinary course of business and were in compliance with the applicable provisions of the Act and the Listing Regulations. There were no materially significant related party transactions made by the Company with Promoters, Directors, KMPs or other designated persons which may have a potential conflict with the interest of the Company at large. In accordance with Regulation 23 of SEBI LODR Regulations, a policy relating to dealing with Related Party Transactions has been formulated by the Company and available on the website of the Company & can be accessed through the link: <http://ravinderheights.com/rvhl/docs/Policy-on-Related-Party-Transactions.pdf>.
- b) Vigil Mechanism: Pursuant to Section 177 of the Companies Act, 2013 read with Regulation 22 of the SEBI Listing Regulations, the Company has in place a whistle blower policy for establishing a vigil mechanism for Directors and employees to report instances of unethical and/ or improper conduct and to take suitable steps to investigate and correct the same. The policy is available on the website of the Company and can be accessed through the link: <http://ravinderheights.com/rvhl/docs/Vigil-Mechanism-Policy.pdf>.

Directors, employees, vendors, customers or any person having dealings with the Company may report non-compliance of the policy to the noticed persons. The Directors and management personnel maintain confidentiality of such reporting and ensure that the whistle blowers are not subjected to any discrimination. No person was denied access to the Audit Committee during the year.

- c) Non-Compliances, penalties and strictures imposed on the Company: During the Financial Year 2019-20, no penalties or strictures have been imposed on the Company by the Stock Exchange, SEBI or any other statutory authority, on any matter relating to the capital markets.
- d) Subsidiary Companies: In terms of Regulation 16(1)(c) of SEBI LODR Regulations, the Board of Directors has adopted a policy with regard to determination of material subsidiaries. The policy is available on the website of the Company and can be accessed through the link: <http://ravinderheights.com/rvhl/docs/Policy-for-Determining-Material-Subsidiaries.pdf>.

Radhika Heights Limited is the material unlisted Indian subsidiary of the Company as its net worth (i.e. paid-up capital and free reserves) exceeds 10% of the consolidated net worth of the Company. The Company's independent directors viz. Mr. R. L. Narasimhan, Mr. N. N. Khamitkar and Mr. Ajay Chadha act as non-executive directors on the Board of Radhika Heights Limited.

The Audit Committee of the Company reviewed the financial statements, in particular the investments made by all its Indian subsidiary companies.

The minutes of Board meetings of Indian subsidiary companies are placed at the Board Meeting of the Company and the significant transactions or arrangements entered into by the unlisted subsidiary companies are periodically informed to the Board.

- e) Policy for determining 'material' Subsidiaries: In terms of Regulation 16(1)(c) of SEBI LODR Regulations, the Board of Directors has adopted a policy with regard to determination of material subsidiaries. The policy is available on the website of the Company and can be accessed through the link: <http://ravinderheights.com/rvhl/docs/Policy-for-Determining-Materiality-of-Any-Event.pdf>.
- f) Certificate from Company Secretary in practice: A certificate from M/s Amit K & Associates, Company Secretaries, certifying that none of the Directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as directors of companies by the Board/Ministry of Corporate Affairs or any such statutory authority is annexed as **Annexure-A** and forms a part of this report.
- g) Recommendation(s) of the Committee(s): During the Financial year 2020-21, the Board of Directors of the Company has accepted all the recommendations made by the Committees of the Board of Directors.
- h) Fees paid to Statutory Auditors: Total fees paid by the Company and its subsidiaries, on a consolidated basis for all services, to Statutory Auditors of the Company, i.e. M/s. Dewan P.N. Chopra & Co., Chartered Accountants (Regn. No.000427N) and other firms in the network entity of which the statutory auditors are a part, during the financial year 2020-21 was Rs.5.8 Lakh.
- i) Disclosure under the Sexual Harassment of women at workplace (Prevention, Prohibition and Redressal) Act, 2013: The Company is committed to provide a work environment that ensures every employee is treated with dignity, respect and afforded equal treatment. No complaint has been filed during the financial year 2020 – 21. The details of the same have also been disclosed in the Directors' Report forming part of the Annual Report.
- j) Disclosure of Accounting Treatment: The Company has prepared the financial statements for the year in compliance with the Indian Accounting Standards ('Ind-AS') notified by the Ministry of Corporate Affairs. The Significant Accounting Policies applied in preparation of the financial statements as per Ind-AS have been set out in the Notes to financial statements.

9. Compliance with mandatory requirements and adoption of non-mandatory requirements

- a) Mandatory requirements: The Company has complied with all mandatory requirements of the SEBI LODR Regulations with regard to mandatory corporate governance requirements as stipulated under Regulations 17 to 27, clauses (b) to (i) of Regulation 46(2) and para C, D & E of Schedule V of the SEBI LODR Regulations for the financial year ended March 31, 2020.
- b) Non-mandatory requirements: The status on the compliance with the non-mandatory recommendations/discretionary requirements as specified in Part E of Schedule II to the SEBI LODR Regulations is as under:
- (i) Shareholders' rights: The quarterly/half-yearly/ annual financial results, after they are approved by the Board of Directors, are uploaded electronically on the website of NSE & BSE via NEAPS and BSE Listing Centre respectively, published in the newspapers as mentioned under the heading "Means of Communication" at Sl. No. 6 above and also displayed on the Company's website viz. www.ravinderheights.com. The results are not separately circulated to the shareholders.

Modified opinion(s) in audit report: The Company is in the regime of unmodified audit opinion on financial statements.

(iii) Reporting of Internal Auditors: The Internal Auditors of the Company report directly to the Audit Committee.

(iv) Prohibition of Insider Trading: The Company has instituted a comprehensive Code of Conduct to regulate, monitor and report trading by designated persons and relevant business associates in the securities of the Company, in compliance with the SEBI (Prohibition of Insider Trading) Regulations, 2015 which is available on the website of the Company viz. www.ravinderheights.com. The Code lays down guidelines, which advises them on procedures to be followed and disclosures to be made while dealing with the shares of the Company.

10. Disclosure of the compliance with corporate governance requirements

Status of the Compliances with corporate governance requirements as specified in Regulations 17 to 27 and clauses (b) to (i) of Regulation 46(2) of SEBI LODR Regulations is provided herein below:

Sl. No.	Reg. No.	Particulars	Compliance Status (Yes or No)
1.	17	Board of Directors	Yes
2.	18	Audit Committee	Yes
3.	19	Nomination and Remuneration Committee	Yes
4.	20	Stakeholders Relationship Committee	Yes
5.	21	Risk Management Committee	N.A.
6.	22	Vigil Mechanism	Yes
7.	23	Related Party Transactions	Yes
8.	24	Corporate Governance requirements with respect to subsidiaries	Yes
9.	25	Obligations with respect to Independent Directors	Yes
10.	26	Obligations with respect to employees including senior management, key managerial persons, directors and promoters	Yes
11.	27	Other Corporate Governance requirements	Yes
12.	46(2)(b) to (i)	Website	Yes

Further, a certificate from M/s Amit K & Associates, Company Secretaries, certifying that company has complied with the Conditions of Corporate Governance as stipulated in the SEBI LODR Regulations during the year ended March 31, 2021, is annexed as **Annexure-B** and forms a part of this report.

11. MD/CFO Certification/Declaration

- a) A certificate from the Chairperson cum Managing Director and Chief Financial Officer of the Company, in terms of Part B of the Schedule II of the SEBI LODR Regulations, certifying that the Financial Statements for the financial year ended March 31, 2021 present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, is annexed as **Annexure-C** and forms a part of this report.
- b) A declaration from the Chairperson cum Managing Director of the Company and Chief Financial Officer of the Company, stating that the members of Board of Directors of the Company and Senior Management Personnel have affirmed the compliance with the code of conduct of Board of Directors and Senior Management, is annexed as **Annexure-D** and forms a part of this report.

12. Disclosure with respect to unclaimed securities account

During the Financial year 2020-21, pursuant to the order of the Hon'ble National Company Law Tribunal, Chandigarh Bench ("NCLT") dated September 09, 2021 sanctioning the scheme of arrangement for demerger of real estate business of Panacea Biotec Limited ("Demerged Company"/ "PBL") with and into Ravinder Heights Limited ("Resulting Company" / "the Company") and their respective shareholders and creditors in terms of Section 230 – 232 of the Companies Act, 2013 read with rules made thereunder, the Company has allotted 6,12,50,746 equity shares of Re. 1/- (Rupee One) each to the equity shareholders of the PBL as on September 22, 2020 (i.e. Record Date).

Further, the SEBI has made it mandatory that, no shares can be allotted and/or transferred in physical mode. Hence the Company allotted all the shares, as mentioned above, only in dematerialized form and the Company allotted and transferred 2,26,973 equity shares out of 6,12,50,746 equity shares to the Unclaimed Securities Account of the Company maintained with SMC Global Securities Limited, No 8B & 9B, 3rd & 4th Floor, Netaji Subhash Marg, Daryaganj, Delhi-110002. The detailed reasons for transfer of shares to the Unclaimed Suspense Account of the Company are provided herein below:

S. No.	No. of Shares	No. of Shareholders	Reason
1.	1570	06	Closure of Demat Accounts maintained with CDSL as on record date.
2.	7152	16	Closure of Demat Accounts maintained with NSDL as on record date.
3.	218251	180	Non availability of Demat Accounts / shareholders holding shares in physical mode as on record date.

The Company had sent communication to the above shareholders encouraging them to provide the details of their Demat Accounts for transferring the shares from Demat Suspense Account of the Company to the respective Accounts of the Shareholders. The Communication, inter alia, contained the process for claiming the shares from the Demat suspense account of the Company.

The status of the Demat Suspense Account of the Company as on financial year ended March 31, 2021 is as follows:

S. No.	Particulars	No. of Shareholders	No. of Shares
1.	Shares allotted and transferred to Demat Suspense Account	202	2,26,973
2.	Shareholders approached the company for transfer of shares from the suspense account during the year 2020 – 21	9	13,010
3.	No. of shares transferred from Demat Suspense Account during the year 2020 – 21	9	13,010
4.	Shares outstanding in the Demat suspense Account as on March 31, 2021	193	2,13,963 [#]

Voting Rights on these shares shall remain frozen till the rightful owner of such shares claims the shares.

For and on behalf of Board

Date: August 12, 2021
Place: New Delhi

Sunanda Jain
Chairperson cum Managing Director
DIN:03592692

ANNEXURE to the Report on Corporate Governance

Annexure-A

CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

(Pursuant to Regulation 34(3) and Schedule V Para-C Sub clause 10(i) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,
The Members of
Ravinder Heights Limited
Ground Floor, PDS Block
Ambala-Chandigarh Highway, Lalru-140501, Punjab

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of Ravinder Heights Limited having CIN L70109PB2019PLC049331 and having registered office at Ground Floor, PDS Block, Ambala-Chandigarh Highway, Lalru-140501, Punjab (hereinafter referred to as 'the Company'), produced before us by the Company for the purpose of issuing this Certificate, in accordance with the Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in) as considered necessary and explanations furnished to us by the Company & its officers, we hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ending on March 31, 2021, have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs, or any such other Statutory Authority.

S. No.	Name of Director	DIN	Date of Appointment in the Company
1.	Mrs. Sunanda Jain	03592692	15/04/2019
2.	Mr. Sumit Jain	00014236	15/04/2019
3.	Mr. Namdeo Narayan Khamitkar	00017154	13/08/2020
4.	Mr. Raghava Lakshmi Narasimhan	00073873	13/08/2020
5.	Mr. Ajay Chadha	01801984	13/08/2020
6.	Ms. Radhika Jain	03592238	15/04/2019

Ensuring the eligibility for the appointment / continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For AMIT K & ASSOCIATES

Date: August 12, 2021
Place: New Delhi

Amit Kumar
M.NO.: A46941
CP: 17591
UDIN: A046941C000806403

Annexure-B

COMPLIANCE CERTIFICATE ON CORPORATE GOVERNANCE

To

The Members of Ravinder Heights Limited

We have examined the compliance of conditions of Corporate Governance by Ravinder Heights Limited, for the year ended on 31st March, 2021, as stipulated in Regulations 17 to 27, clauses (b) to (i) of Regulation 46(2) and Paragraphs C, D and E of Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"). The compliance of conditions of Corporate Governance is the responsibility of the management. Our examination was limited to review of procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company. In our opinion and to the best of our information and according to the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in the SEBI LODR Regulations during the year ended on 31st March, 2021. We further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For AMIT K & ASSOCIATES

Date: August 12, 2021
Place: New Delhi

Amit Kumar
M.NO.: A46941
CP: 17591

CERTIFICATE FROM MANAGING DIRECTOR AND CHIEF FINANCIAL OFFICER
[Pursuant to Regulation 17(8) read with
Part B of Schedule II of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015]

To,
The Board of Directors,
Ravinder Heights Limited

We do hereby certify and confirm that:

- a) We have reviewed financial statements and the cash flow statement for the financial year ended March 31, 2021 and that to the best of their knowledge and belief:
- (i) these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;
 - (ii) these statements together present a true and fair view of the listed entity's affairs and are in compliance with existing accounting standards, applicable laws and regulations.
- b) There are, to the best of their knowledge and belief, no transactions entered into by the listed entity during the year which are fraudulent, illegal or violative of the listed entity's code of conduct.
- c) We accept responsibility for establishing and maintaining internal controls for financial reporting and that they have evaluated the effectiveness of internal control systems of the listed entity pertaining to financial reporting and they have disclosed to the auditors and the audit committee, deficiencies in the design or operation of such internal controls, if any, of which they are aware and the steps they have taken or propose to take to rectify these deficiencies.
- d) We have indicated to the auditors and the Audit committee:
- (i) significant changes in internal control over financial reporting during the year;
 - (ii) significant changes in accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and
 - (iii) there has not been any instances of significant fraud of which they have become aware and the involvement therein, if any, of the management or an employee having a significant role in the listed entity's internal control system over financial reporting.

For **Ravinder Heights Limited**

Sunanda Jain
Chairperson cum Managing Director

Alka
Company Secretary and Compliance Officer
cum CFO

Date: August 12, 2021
Place: New Delhi

Annexure-D

DECLARATION ON CODE OF CONDUCT

To,
The Members of Ravinder Heights Limited

I hereby declare that all the Board Members and the Senior Management Personnel of the Company have affirmed the Compliance with the provisions of Code of Conduct for the financial year ended March 31, 2021.

For **Ravinder Heights Limited**

Date: August 12, 2021
Place: New Delhi

Sunanda Jain
Chairperson cum Managing Director
DIN:03592692

To the Members of Ravinder Heights Limited
Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the standalone financial statements of Ravinder Heights Limited (“the Company”), which comprise the balance sheet as at 31st March 2021, and the statement of Profit and Loss, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2021, and loss, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

Emphasis of matter

We draw attention to Note 39 of the Standalone Financial Statements regarding the impact of COVID-19 pandemic on the Company. Management is of the view that there are no reasons to believe that the pandemic will have any significant impact on the ability of the Company to continue as a going concern. Nevertheless, the impact in sight of evolution of pandemic in future period is uncertain and could impact the realisability of property plant and equipment, investments and other assets in future years. Our opinion is not modified in respect of this matter.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

<p>Alternate audit procedure carried out in light of COVID– 19 outbreaks Due to the outbreak of COVID-19 pandemic, the consequent lockdown/curfew and travel restrictions imposed by the Government/local administration during the audit period, the audit processes could not be carried out physically at the Company’s premises. The statutory audit was conducted via making arrangements to provide requisite documents/ information through electronic medium as an alternative audit procedure. We have identified such alternative audit procedure as a key audit matter.</p>	<p>As a part of alternative audit procedure, the Company has made available the following information/ records/ documents/ explanations to us through e-mail and remote secure network of the Company: - a) Scanned copies of necessary records/documents deeds, certificates and the related records made available electronically through e-mail or remote secure network of the Company; and b) By way of enquiries through video conferencing, dialogues and discussions over phone, e-mails and similar communication channels. It has also been represented by the management that the data and information provided electronically for the purpose of our audit are correct, complete, reliable and are directly generated from the accounting system of the Company, extracted from the records and files, without any further manual modifications so as to maintain its integrity, authenticity, readability and completeness. In addition, based on our review of the various internal audit reports/inspection reports, nothing has come to our knowledge that make us believe that such alternate audit procedure would not be adequate.</p>
<p>Business combination As described in Note 1 and 26 to the standalone financial statements, the Real Estate Business Undertaking of Panacea Biotech Limited is demerged and vested with the Company w.e.f. 1st April 2019 as per the Scheme of Arrangement approved by NCLT and became effective on 10th September 2020. This has been identified as a key audit matter since it is a significant event, requiring compliances of the terms of the Scheme, accounting as per the relevant Ind AS and also complexities involved in the presentation in financial statements.</p>	<p>To address this key audit matter, our audit procedures included the following: • Examination of the Scheme of Arrangement pursuant to which the demerger was carried out along with the regulatory approvals required for the Scheme of Arrangement to take effect; • Evaluation of the appropriateness of the accounting treatment followed by the Company in this regard, including the adjustments given in the reserves and surplus, with reference to the Scheme, Ind AS 103: Business Combinations and the requirements of the accounting principles generally accepted in India; • Testing the adjustment given in the reserves and surplus for net assets transferred to the Company; and • Examination the disclosures given in the standalone financial statements for adequacy and appropriateness, including disclosure of comparative figures.</p>

Information Other than the Standalone Financial Statements and Auditor’s Report Thereon

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Corporate Governance and Shareholder's Information (hereinafter referred as "the Reports"), but does not include the Standalone Financial Statements and our auditor's report thereon. The Reports is expected to be made available to us after the date of this auditor's report.

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

In connection with our audit of the Standalone financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the Standalone financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

Responsibility of Management for Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, 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 implementation and maintenance of 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, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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.

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

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

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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "Annexure A" statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.

3. 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, statement of changes in equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.

(e) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

(f) On the basis of the written representations received from the directors as on 31st March, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2021 from being appointed as a director in terms of Section 164 (2) of the Act.

(g) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

(i) 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.

For **Dewan P. N. Chopra & Co.**
Chartered Accountants
Firm Regn. No. 000472N

Sandeep Dahiya
Partner

Membership No.505371
UDIN: 21505371AAAAALV5196

Date: 27th May, 2021

Place: New Delhi

ANNEXURE-ATO THE INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph - 1 under the heading of "Report on Other Legal and Regulatory Requirements" of our Report of even date.)

Based on the audit procedures performed for the purpose of reporting a true and fair view on the standalone financial statements of the Company and taking into consideration the information and explanations given by the management and the books of account and other records examined by us in the normal course of audit and to the best of our knowledge and belief, we report that: -

- (i) (a) The company has maintained proper records showing full particulars including quantitative details and situation of property, plant and equipment.
(b) The management has physically verified the property, plant and equipment at reasonable intervals and no material discrepancies were noticed on such verification.
(c) The title deeds of immovable properties are held in the name of the Company.
- (ii) The Company has not carrying any inventory; hence the paragraph 3(ii) of the order is not applicable.
- (iii) The company has not granted any loans, secured or unsecured to companies, firms, limited liability partnerships or other parties covered in the register maintained under section 189 of the Companies Act 2013; hence the paragraph 3(iii) of the order is not applicable.
- (iv) In our opinion, in respect of loans, investments, guarantees, and security provisions of section 185 and 186 of the Companies Act, 2013 have been complied with.
- (v) The company has not accepted any deposits; hence the paragraph 3(v) of the order is not applicable.
- (vi) The Provisions of maintenance of cost records under sub-section (i) of section 148 of the Companies Act, 2013 is not applicable.
- (vi) (a) On the basis of our examination of the records of the company, amounts deducted/accrued in the books of account in respect of undisputed statutory dues including income-tax, Goods and Services Tax and any other statutory dues have generally been regularly deposited during the year by the company with the appropriate authorities.

In our opinion, no undisputed amounts payable in respect of provident fund, income tax, sales tax, value added tax, duty of customs, service tax, cess and other material statutory dues were in arrears as at 31 March 2021 for a period of more than six months from the date they became payable.

- (b) On the basis of our examination of the books of accounts and records, the company does not have any disputed dues of income tax or sales tax or service tax or duty of customs or duty of excise or value added tax or cess which have not been deposited on account of any dispute.
- (vii) On the basis of our examination of the books of accounts and records and in our opinion, there is no default in repayment of loans or borrowings to a financial institution, bank, government or dues to debenture holders.
- (viii) In our opinion the Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans raised during the year have been applied for the purpose for which they were obtained.
- (ix) In our opinion, no material fraud by the company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- (x) In our opinion, the company has paid/provided for managerial remuneration in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Act.
- (xi) In our opinion, the Company is not a nidhi company. Hence, paragraph 3(xii) of the Order is not applicable.
- (xii) Based on our examination of the records of the Company and in our opinion, 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 standalone financial statements as required by the applicable accounting standards.
- (xiii) 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 or partly convertible debentures during the year.
- (xiv) Based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him.
- (xv) Based on our examination of the records of the Company, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

For **Dewan P. N. Chopra & Co.**
Chartered Accountants
Firm Regn. No. 000472N

Sandeep Dahiya
Partner

Membership No.505371
UDIN: 21505371AAAAALV5196

Date: 27th May, 2021
Place: New Delhi

ANNEXURE – B TO THE INDEPENDENT AUDITOR’S REPORT OF EVEN DATE ON THE STANDALONE FINANCIAL STATEMENTS OF RAVINDER HEIGHTS LIMITED

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

We have audited the internal financial controls over financial reporting of **Ravinder Heights Limited** (“the Company”) as of March 31, 2021 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company’s management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors’ Responsibility

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

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

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

Meaning of Internal Financial Controls over Financial Reporting

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2021, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **Dewan P. N. Chopra & Co.**
Chartered Accountants
Firm Regn. No. 000472N

Sandeep Dahiya
Partner

Membership No.505371
UDIN: 21505371AAAALV5196

Date: 27th May, 2021
Place: New Delhi



Balance Sheet as at March 31, 2021

Particulars	Note	(Amount in Rs.)	
		As at 31st March, 2021	As at 31st March, 2020 (Post Scheme Refer Note 26)
I. ASSETS			
(1) Non-Current Assets			
(a) Property, Plant and Equipment	2	30,97,68,667.72	31,72,96,805.82
(b) Capital work-in-progress	2	-	55,055.00
(c) Intangible assets	3	-	-
(d) Financial Assets			
(i) Investments	4	3,38,56,49,080.00	3,38,56,49,080.00
(ii) Loans	5	2,74,800.00	2,54,800.00
		3,69,56,92,547.72	3,70,32,55,740.82
(2) Current Assets			
(a) Financial Assets			
(i) Investments	6	1,16,44,131.00	-
(ii) Trade Receivables	7	3,41,468.20	-
(iii) Cash and Cash Equivalents	8	9,87,114.07	51,536.00
(iv) Other Financial Assets	9	12,87,772.00	-
(b) Other Current Assets	10	20,64,182.29	10,000.00
		1,63,24,667.56	61,536.00
Total Assets		3,71,20,17,215.28	3,70,33,17,276.82
II. EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity Share Capital	11	6,12,50,746.00	-
(b) Equity Share Capital Suspense account	11A	-	6,12,50,746.00
(c) Others Equity	12	3,57,99,52,467.58	3,58,09,11,337.17
		3,64,12,03,213.58	3,64,21,62,083.17
Liabilities			
(2) Non Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	13	4,38,858.78	16,30,000.00
(b) Provisions	14	75,328.00	14,212.00
(c) Deferred Tax Liabilities (Net)	15	5,33,42,385.11	5,88,23,431.75
		5,38,56,571.89	6,04,67,643.75
(3) Current liabilities			
(a) Financial Liabilities			
(i) Trade payables	16	3,28,021.00	32,700.00
(ii) Other financial liabilities	17	1,59,02,343.00	6,25,325.00
(b) Other Current Liabilities	18	6,36,651.80	-
(c) Short-Term Provisions	19	90,414.00	29,525.00
		1,69,57,429.80	6,87,550.00
Total Equity & Liabilities		3,71,20,17,215.27	3,70,33,17,276.92
		0.01	(0.1)
Summary of significant accounting policies	1		

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

1 to 40

As per our attached report of even date

For Dewan P. N. Chopra & Co.
Chartered Accountants
FRN: 000472N

For and on behalf of the Board of
Directors of Ravinder Heights Limited

Sandeep Dahiya
Partner
Membership No. 505371
UDIN:

Sunanda Jain
Chairperson cum Managing Director
DIN: 03592692

Sumit Jain
Whole-time Director
DIN: 00014236

Place: New Delhi
Dated: 27.05.2021

Alka
Company Secretary cum Chief Finance Officer
(ACS 46895)



Statement of Profit and Loss for the year ended March 31, 2021

(Amount in Rs.)

Particulars	Note	Year ended 31st March, 2021	Period ended 15th April, 2020 to 31st March, 2020 (Post Scheme Refer Note 26)
Continuing Operations			
Revenue from Operations	20	1,10,09,380.00	-
Other Income	21	1,59,834.40	-
Total Income (I)		1,11,69,214.40	-
Expenses			
Employee Benefit Expenses	22	13,54,791.00	4,81,822.00
Depreciation & Amortization expenses	24	1,12,90,830.60	1,23,45,453.09
Finance Cost	23	19,712.54	-
Other Expenses	25	55,34,650.24	1,38,044.00
Total Expenses (II)		1,81,99,984.38	1,29,65,319.09
III. Profit / (Loss) before Tax (I) - (II)		(70,30,769.98)	(1,29,65,319.09)
IV. Tax Expense:			
(1) Current Income Tax		-	-
(2) Deferred Tax (Credit) / Charge		(57,49,492.92)	5,88,23,431.75
(3) Provision for Tax Earlier Years		-	-
V. Profit/(loss) for the year from Continuing Operations (III-IV)		(12,81,277.06)	(7,17,88,750.83)
VI. Discontinuing Operations			
Profit / (Loss) for the year from discontinued Operations		-	-
Tax Income/(Expense) of discontinuing Operations		-	-
VII. Profit / (Loss) for the year from discontinued Operations (after Tax)		-	-
VIII. Profit / (Loss) for the year (V +VII)		(12,81,277.06)	(7,17,88,750.83)
Other Comprehensive Income			
A. (i) Items that will not be reclassified to profit or loss		-	-
(ii) Income Tax relating to items that will not be reclassified to profit or loss		-	-
B. (i) Items that will be reclassified to profit or loss		-	-
(ii) Income Tax relating to items that will be reclassified to profit or loss		-	-
(IX) Other Comprehensive Income for the year		-	-
(X) Total Comprehensive Income for the year (VIII+IX)		(12,81,277.06)	(7,17,88,750.83)

Earning per share for continuing operations [face value of Share Re. 1/-each]

(Previous Year Re. 1/- each)

(i) Basic (not annualised)

Computed on the basis of total profit for the year

(0.02)

(1.22)

(ii) Diluted (not annualised)

Computed on the basis of total profit for the year

(0.02)

(1.22)

Summary of significant accounting policies

1

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

1 to 40

As per our attached report of even date

For Dewan P. N. Chopra & Co.
Chartered Accountants
FRN: 000472N

For and on behalf of the Board of
Directors of Ravinder Heights Limited

Sandeep Dahiya
Partner
Membership No. 505371
UDIN:

Sunanda Jain
Chairperson cum Managing Director
DIN: 03592692

Sumit Jain
Whole-time Director
DIN: 00014236

Place: New Delhi
Dated: 27.05.2021

Alka
Company Secretary cum Chief Finance Officer
(ACS 46895)

Cash Flow Statement for the year ended March 31, 2021

(Amount in Rs.)

Particulars	Year ended 31st March, 2021	Period ended 15th April, 2020 to 31st March, 2020 (Post Scheme Refer Note 26)
A) Cash Flow from operating activities		
Net Operating profit before Tax and extra ordinary items	(70,30,769.98)	(1,29,65,319.09)
Adjustments for:-		
Depreciation	1,12,90,830.60	1,23,45,453.09
Loss/(Gain) on sale of Fixed Assets	(15,453.40)	-
Profit on redemption of Mutual Fund	(16,664.56)	-
Unrealized gain on Fair Value of Mutual Fund Investment	(1,27,716.44)	-
Finance Cost	19,712.54	-
Dividend Income	-	-
	1,11,50,708.74	1,23,45,453.09
Operating profit before working capital changes	41,19,938.76	(6,19,866.00)
(Increase) / Decrease in Non-Current Loan	(20,000.00)	-
(Increase) / Decrease in Other Current Assets	(20,54,182.29)	(10,000.00)
(Increase) / Decrease in Other Financial Assets	(12,87,772.00)	-
(Increase) / Decrease in Trade Receivables	(3,41,468.20)	-
Increase / (Decrease) in Long-Term Provision	61,116.00	-
Increase / (Decrease) in Short-Term Provision	60,889.00	-
Increase / (Decrease) in Other current liabilities	6,36,651.80	-
Increase / (Decrease) in Current Trade payable	2,95,321.00	32,700.00
Increase / (Decrease) in Other Non-current liabilities	-	8,429.00
Increase / (Decrease) in Other financial liabilities	1,52,77,018.00	5,95,328.00
	1,26,27,573.31	6,26,457.00
Cash generated from operations	1,67,47,512.070	6,591.00
Net Direct Taxes paid	-	-
Net Cash from Operating Activities	1,67,47,512.07	6,591.00
B) Cash Flow from Investing Activities		
Purchase of Property, Plant and equipment (including CWIP)	(37,28,093.00)	(55,055.00)
Investment in Mutual fund	(1,15,16,414.56)	-
Profit on redemption of Mutual Fund	16,664.56	-
Proceeds from sale of Property, Plant and equipment	35,909.00	-
Net Cash used in Investing Activities	(1,51,91,934.00)	(55,055.00)
Net Cash from Operating and Investing Activities	(1,51,91,934.00)	(55,055.00)
C) Cash Flow from Financing Activities		
Proceeds from issuance of Equity Share capital	-	1,00,000.00
Share issue expenses	(6,20,000.00)	-
Net Cash from Financing Activities	(6,20,000.00)	1,00,000.00
Net Cash from Operating, Investing & Financing Activities	(6,20,000.00)	1,00,000.00
Net increase in Cash & Cash Equivalent	9,35,578.07	51,536.00
Cash & Cash Equivalent on demerger	-	-
Opening balance of Cash & Cash Equivalent	51,536.00	-
Closing balance of Cash & Cash Equivalent	9,87,114.07	51,536.00
Note: Cash and Cash Equivalents included in the Cash Flow Statement comprise of the following:-		
i) Cash balance in Hand	62,573.00	-
ii) Balance with Banks:		
a) In Current Accounts	9,24,541.07	51,536.00
b) In Fixed Deposits	-	-
Total	9,87,114.07	51,536.00

For Dewan P. N. Chopra & Co.
Chartered Accountants
FRN: 000472N

For and on behalf of the Board of
Directors of Ravinder Heights Limited

Sandeep Dahiya
Partner
Membership No. 505371
UDIN:

Sunanda Jain
Chairperson cum Managing Director
DIN: 03592692

Sumit Jain
Whole-time Director
DIN: 00014236

Place: New Delhi
Dated: 27.05.2021

Alka
Company Secretary cum Chief Finance Officer
(ACS 46895)



Statement of Changes in Equity for the year ended March 31, 2021

A. Equity Share Capital

Equity Shares of Rs. 1 each issued, subscribed & fully Paid-up	Note	Numbers of Shares	(Amount in Rs.)
Opening balance as at 15th April 2019	11	-	-
Issue of equity shares Capital during the year		1,00,000	1,00,000.00
Share cancelled pursuant to the scheme of arrangement (Read with Note 26)		1,00,000	1,00,000.00
Balance as at 31st March, 2020		-	-
Issue of equity shares Capital during the period		6,12,50,746	6,12,50,746.00
Balance as at 31st March, 2021		6,12,50,746	6,12,50,746.00

B. Share Capital suspense account

	Note	Numbers of Shares	(Amount in Rs.)
Opening balance as at 15th April, 2019		-	-
Equity Share Capital Suspense Account (Read with Note 26)	11A	6,12,50,746	6,12,50,746.00
Balance as at 31st March, 2020		6,12,50,746	6,12,50,746.00
Changes during the period		(6,12,50,746)	(6,12,50,746.00)
Balance as at 31st March, 2021		-	-

C. Other Equity

Particulars	Reserve and Surplus			Equity Component of Compound Financial instruments	Total
	Capital Reserve	Securities Premium Reserve	Retained Earnings		
Transfer due to scheme*	3,71,54,80,834.00	-	-	-	3,71,54,80,834.00
Cancellation of Equity Shares pursuant to demerger*	1,00,000.00	-	-	-	1,00,000.00
Equity Share Capital suspense account*	6,12,50,746.00	-	-	-	6,12,50,746.00
Redeemable Preference Share Capital suspense account*	16,30,000.00	-	-	-	16,30,000.00
Balance as at 15th April, 2019	3,65,27,00,088.00	-	-	-	3,65,27,00,088.00
Profit / (Loss) for the period	-	-	(7,17,88,750.83)	-	(7,17,88,750.83)
Other Comprehensive Income	-	-	-	-	-
Total comprehensive Income for the period	3,65,27,00,088.00	-	(7,17,88,750.83)	-	3,58,09,11,337.17
Dividends	-	-	-	-	-
Transfer to retained earnings	-	-	-	-	-
Any other change (to be specified)	-	-	-	-	-
As at 31st March, 2020	3,65,27,00,088.00	-	(7,17,88,750.83)	-	3,58,09,11,337.17
Profit / (Loss) for the year	-	-	(12,81,277.06)	-	(12,81,277.06)
Other Comprehensive Income	-	-	-	-	-
Total comprehensive Income for the period	3,65,27,00,088.00	-	(7,30,70,027.89)	-	3,57,96,30,060.11
Dividends	-	-	-	-	-
Transfer to retained earnings	-	-	-	-	-
Less: Any other change (Share Issue Expenses)	(6,20,000.00)	-	-	-	(6,20,000.00)
Adjustment on account of Preference Shares	-	-	-	9,42,407.48	9,42,407.48
As at 31st March, 2021	3,65,20,80,088.00	-	(7,30,70,027.89)	9,42,407.48	3,57,99,52,467.59

* for details Refer Note 26 - Scheme of Arrangement of Restated Standalone Financial Information

For Dewan P. N. Chopra & Co.
Chartered Accountants
FRN: 000472N

For and on behalf of the Board of
Directors of Ravinder Heights Limited

Sandeep Dahiya
Partner
Membership No. 505371
UDIN:

Sunanda Jain
Chairperson cum Managing Director
DIN: 03592692

Sumit Jain
Whole-time Director
DIN: 00014236

Place: New Delhi
Dated: 27.05.2021

Alka
Company Secretary cum Chief Finance Officer
(ACS 46895)

Summary of Significant Accounting Policies for the year ended March 31, 2021

Note 1: BACKGROUND & OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES

A. Corporate Information

Ravinder Heights Limited ("the Company"), is a public limited company incorporated and domiciled in India. The Company was incorporated on 15th April 2019 as a wholly owned subsidiary of Panacea Biotec Limited for the purpose of vesting of the demerged Real Estate Business undertaking of Panacea Biotec Limited into the Company, as a going concern.

As per the Scheme of Arrangement ("the Scheme") between Panacea Biotec Limited ("the demerged company") and Ravinder Heights Limited ("the resulting company") and their respective shareholders under Sections 230 to 232 of the Companies Act, 2013 and all other applicable provisions of the Companies Act, 2013, the Real Estate Business Undertaking of the demerged company was demerged into the Company.

The Scheme was approved by Hon'ble National Company Law Tribunal, Chandigarh Bench on 09th September 2020. The Company has filed the said NCLT Order with the Registrar of Companies, Chandigarh making the Scheme operative from 10th September 2020. Accordingly, all the assets and liabilities pertaining to the Real Estate Business Undertaking, as defined in the Scheme, including employees and investment in subsidiaries pertaining to the said Real Estate Business, stand transferred and vested into the Resulting Company from its Appointed Date i.e., 1st April 2019. All the shareholders of demerged company are allotted one fully paid-up equity share of Re.1 each in the Company, for every one fully paid-up equity share of Re.1 each held by them in the demerged company. Simultaneously, the shares held by the demerged company in the resulting company were cancelled and the Company has ceased to be a subsidiary of the demerged company. The demerger is accounted in accordance with Ind AS 103: Business Combinations. See Note 26 for further details and Note 1B(2) below for presentation in the standalone financial statements on account of demerger.

The Company's registered office is located at Ground Floor, PDS Block, Ambala – Chandigarh Highway, Lalru, Mohali – 140501, Punjab.

B. Significant Accounting Policies

1) Statement of Compliance

These standalone financial statement of the Company have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs ('MCA') under Section 133 of the Companies Act, 2013 ('Act') read with the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III), as applicable to the financial statements. As the demerger of the Real Estate Business Undertaking is on a going concern basis, under common control and accounted by applying Appendix C of Ind AS 103: Business Combinations, the accounting policies followed for the said Real Estate Business Undertaking by the demerged company have been consistently applied except where a newly issued accounting standard initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use and the disclosures in respect of significant accounting policies are made accordingly.

2) Basis of Preparation, Measurement and Presentation

The Standalone Financial Statement are presented in Indian Rupee and all values are rounded to nearest lakhs, except when otherwise stated.

Investments by the demerged company in subsidiaries pertaining to Real Estate Business Undertaking are vested with the Company w.e.f. 1st April 2019 in terms of the Scheme.

As stated in Note 1(A) above, the Company was incorporated for the purpose of vesting of the demerged Real Estate Business Undertaking of Panacea Biotec Limited. Since the demerger is a common control business combination under Ind AS 103: Business Combinations, the financial information in the standalone financial statements in respect of prior periods is required to be restated as if the business combination had occurred from the beginning of the preceding period in the financial statements, irrespective of the actual date of the combination. However, if business combination had occurred after that date, the prior period information shall be restated only from that date.

In this case, as the Company was incorporated on 15th April 2019 for the purpose of vesting of the demerged Real Estate Business Undertaking and as per the Scheme the business combination has occurred on 1st April 2019 viz. the appointed date, and the standalone financial statement for prior period are not applicable, hence no comparative of earlier than the incorporation date has been given.

The Standalone Financial Statement have been prepared on an accrual basis and under the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the significant accounting policies.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

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, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in this standalone financial statement is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 17 and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- a) Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- b) Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- c) Level 3 inputs are unobservable inputs for the asset or liability.

3) Current Versus Non-Current Classification

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

An asset is treated as current when it is:

- a) Expected to be realised or intended to be sold or consumed in normal operating cycle
- b) Held primarily for the purpose of trading
- c) Expected to be realised within twelve months after the reporting period, or
- d) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- a) It is expected to be settled in normal operating cycle
- b) It is held primarily for the purpose of trading
- c) It is due to be settled within twelve months after the reporting period, or
- d) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. Based on the nature of products/activities of the Company and the normal time between the acquisition of the assets and their realisation in cash or cash equivalent, the Company has determined its operating cycle as 5 years for real estate projects and 12 months for others for the purpose of classification of its assets and liabilities as current and non-current.

4) Revenue Recognition

Revenue is measured at the fair value of the consideration received/receivable, considering contractually defined terms of payment and excluding taxes or duties collected on behalf of the government and is net of rebates and discounts. The Company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Company has concluded that it is acting as a principal in all its revenue arrangements. Revenue is recognised in the income statement to the extent that it is probable that the economic benefits will flow to the Company and the revenue and costs, if applicable, can be measured reliably.

a) Rental Income

Lease income on an operating lease is recognised in the statement of profit and loss on straight line basis over the lease term.

b) Interest Income

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

5) Provisions

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

6) Contingent Liabilities and Onerous Contracts

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made. The Company does not recognise a contingent liability, but discloses its existence in the standalone financial statements.

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Company has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

7) Foreign Currency

These standalone financial statements are presented in Indian rupees ('Rs.' or 'INR'), which is the functional currency of the Company.

Transactions in foreign currencies are recorded at the exchange rate prevailing on the date of transaction. Foreign currency denominated monetary assets and liabilities are re-measured into the functional currency at the exchange rate prevailing on the balance sheet date.

Exchange differences on monetary items are recognised in profit or loss in the period in which they arise.

Foreign currency monetary items of the Company, outstanding at the reporting date are restated at the exchange rates prevailing at the reporting date. Non-monetary items denominated in foreign currency, are reported using the exchange rate at the date of the transaction.

Exchange differences arising on settlement/restatement of foreign currency monetary assets and liabilities of the company are recognised as income or expense in the Statement of Profit and Loss.

8) Income Taxes

Income tax expense comprises current and deferred taxes. Income tax expense is recognized in the Statement of Profit and Loss except when they relate to items that are recognised outside profit or loss (whether in other comprehensive income or directly in equity), in which case tax is also recognised outside profit or loss.

Current income taxes are determined based on respective taxable income of each taxable entity.

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases, and unutilized business loss and depreciation carry-forwards and tax credits. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit. In addition, deferred tax liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill. Deferred tax assets are recognized to the extent that it is probable that future taxable income will be available against which the deductible temporary differences, unused tax losses, depreciation carry-forwards and unused tax credits could be utilized.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Minimum Alternate Tax (MAT) paid in a year is charged to the Statement of Profit and Loss as current tax. Deferred tax assets include Minimum Alternate Tax (MAT) paid on the book profits, which gives rise to future economic benefits in the form of tax credit against

future income tax liability, is recognised as deferred tax assets in the Balance Sheet if there is convincing evidence that the Company will pay normal tax within the period specified for utilization of such credit.

Deferred tax assets and liabilities are measured based on the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

Presentation of current and deferred tax

Current and deferred tax are recognised in the Statement of Profit and Loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

The Company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously. In case of deferred tax assets and deferred tax liabilities, the same are offset if the Company has a legally enforceable right to set off corresponding current tax assets against current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority on the company.

9) Earnings Per Share

Basic earnings per share has been computed by dividing profit/loss for the year by the weighted average number of shares outstanding during the year. Partly paid up shares are included as fully paid equivalents according to the fraction paid up. Diluted earnings per share has been computed using the weighted average number of shares and dilutive potential shares, except where the result would be anti-dilutive.

10) Inventories

Inventories are valued at lower of cost and net realizable value. Net realisable value of property under construction assessed with reference to market value of completed property as at the reporting date less estimated cost to complete. Cost of inventory (Work-in-Progress) represents cost of land and all expenditure incurred in connection with.

11) Property, Plant and Equipment

Property, plant and equipment are stated at cost of acquisition or construction less accumulated depreciation less accumulated impairment, if any. Freehold land is measured at cost and is not depreciated.

Cost includes purchase price, taxes and duties, labour cost and direct overheads for self-constructed assets and other direct costs incurred up to the date the asset is ready for its intended use.

Interest cost incurred for constructed assets is capitalized up to the date the asset is ready for its intended use, based on borrowings incurred specifically for financing the asset or the weighted average rate of all other borrowings, if no specific borrowings have been incurred for the asset.

12) Depreciation and Amortisation

Depreciation is provided on the Written Down Value Method (WDV) over the estimated useful lives of the assets considering the nature, estimated usage, operating conditions, history of replacement, anticipated technological changes, manufacturers warranties and maintenance support. Considering these factors, the Company has decided to apply the useful life for various categories of property, plant & equipment, which are as prescribed in Schedule II of the Act. Estimated useful lives of assets are as follows:

S.No.	Type of Assets	Useful Life in Years
a)	Buildings – Non-Factory buildings	60
b)	Plant and machinery (including Electrical fittings)	15
c)	Office equipment	5
d)	Furniture and fixtures	10
e)	Vehicles	8
f)	Computers Equipment	3-5
g)	Software	5

The useful lives are reviewed at least at each year end. Changes in expected useful lives are treated as change in accounting estimate.

Leased assets and leasehold improvements are amortised over the period of the lease or the estimated useful life whichever is lower. Depreciation is not recorded on capital work-in-progress until construction and installation are complete and the asset is ready for its intended use.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

13) Leases

Where the Company is the lessee

Right of use Assets and Lease Liabilities

a) Classification of Lease

The Company enters into leasing arrangements for various assets. The assessment of the lease is based on several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to extend/purchase etc.

b) Recognition and initial measurement

At lease commencement date, the Company recognizes a right-of-use asset and a lease liability on the balance sheet. The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the Company, an estimate of any costs to dismantle and remove the asset at the end of the lease (if any), and any lease payments made in advance of the lease commencement date (net of any incentives received).

c) Subsequent measurement

The Company depreciates the right-of-use assets on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of use asset or the end of the lease term. The Company also assesses the right-of-use asset for impairment when such indicators exist.

At lease commencement date, the Company measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the interest rate implicit in the lease if that rate is readily available or the Company's incremental borrowing rate. Lease payments included in the measurement of the lease liability are made up of fixed payments (including in substance fixed payments) and variable payments based on an index or rate. Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It is re-measured to reflect any reassessment or modification, or if there are changes in substance fixed payments. When the lease liability is re-measured, the corresponding adjustment is reflected in the right-of-use asset.

The Company has elected to account for short-term leases and leases of low-value assets using the practical expedients. Instead of recognizing a right-of-use asset and lease liability, the payments in relation to these are recognized as an expense in standalone statement of profit and loss on a straight-line basis over the lease term.

Where the Company is the lessee

Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognized on a straight-line basis over the term of the relevant lease, except when the lease rentals, increase are in line with general inflation index. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.

Leases are classified as finance leases when substantially all the risks and rewards of ownership transfer from the Company to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Company's net investment in the leases. Finance lease income is allocated to accounting periods to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

14) Impairment

At each balance sheet date, the Company assesses whether there is any indication that any property, plant and equipment with finite lives may be impaired. If any such impairment exists the recoverable amount of an asset is estimated to determine the extent of impairment, if any. Where it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognized immediately in the Statement of Profit and Loss.

As at March 31, 2020, none of the Company's property, plant and equipment were considered impaired.

15) Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker.

Identification of segments

In accordance with Ind AS 108 – Operating Segment, the operating segments used to present segment information are identified based on information reviewed by the Company's management to allocate resources to the segments and assess their performance. An operating segment is a component of the Company that engages in business activities from which it earns revenues and incurs expenses, including revenues and expenses that relate to transactions with any of the Company's other components. Results of the operating segments are reviewed regularly by the Board of director (chairman and chief financial officer) which has been identified as the chief operating decision maker (CODM), to make decisions about resources to be allocated to the segment and assess its performance and for which discrete financial information is available.

Allocation of common costs : Common allocable costs are allocated to each segment accordingly to the relative contribution of each segment to the total common costs.

Unallocated items : Unallocated items include general corporate income and expense items which are not allocated to any business segment.

Segment accounting policies : The Company prepares its segment information in conformity with the accounting policies adopted for preparing and presenting the financial statements of the Company.

16) Business Combinations

A business combination involving entities or businesses under common control is a business combination in which all of the combining entities or businesses are ultimately controlled by the same party or parties both before and after the business combination and the control is not transitory. The transactions between entities under common control are specifically covered by Appendix C of Ind AS 103: Business Combinations. Such transactions are accounted for using the pooling-of-interest method. The assets and liabilities of the acquired entity are recognised at their respective carrying values. No adjustments are made to reflect fair values or recognise any new assets or liabilities. The only adjustments that are made are to harmonise accounting policies. Issue of fresh securities towards the consideration for the business combination is recorded at nominal value. The identity of the reserves transferred by the acquired entity is preserved and they are carried in the same form and manner. The difference, if any, between the amount recorded as share capital issued plus any additional consideration in the form of cash or other assets and the amount of share capital of the transferor is transferred to capital reserve.

17) Assets classified as held-for-sale

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

Assets classified as held for sale are not depreciated or amortised. Interest and other expenses attributable to the liabilities of a disposal group classified as held-for-sale continue to be recognised. Assets classified as held-for-sale are presented separately from the other assets in the balance sheet. The liabilities of a disposal group classified as held-for-sale are presented separately from other liabilities in the balance sheet.

18) Borrowing Cost

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

19) Financial Instruments

a) Classification, initial recognition and measurement

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial assets other than equity instruments are classified into categories: financial assets at fair value through profit or loss and at amortised cost. Financial assets that are equity instruments are classified as fair value through profit or loss or fair value through other comprehensive income. Financial liabilities are classified into financial liabilities at fair value through profit or loss and other financial liabilities.

Financial instruments are recognized in the balance sheet when the Company becomes a party to the contractual provisions of the instrument.

Initially, a financial instrument is recognized at its fair value. Transaction costs directly attributable to the acquisition or issue of financial instruments are recognized in determining the carrying amount, if it is not classified as at fair value through profit or loss. Subsequently, financial instruments are measured according to the category in which they are classified.

Financial assets at amortised cost: Financial assets having contractual terms that give rise on specified dates to cash flows that are solely payments of principal and interest on the principal outstanding and that are held within a business model whose objective is to hold such assets in order to collect such contractual cash flows are classified in this category. Subsequently, these are measured at amortized cost using the effective interest method less any impairment losses.

Equity investments at fair value through other comprehensive income: These include financial assets that are equity instruments and are irrevocably designated as such upon initial recognition. Subsequently, these are measured at fair value and changes therein are recognized directly in other comprehensive income, net of applicable income taxes.

When the equity investment is derecognized, the cumulative gain or loss in equity is transferred to retained earnings.

Financial assets at fair value through profit or loss: Financial assets are measured at fair value through profit or loss unless it is measured at amortised cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets at fair value through profit or loss are immediately recognised in profit or loss.

Equity instruments: An equity instrument is any contract that evidences residual interests in the assets of the Company after deducting all of its liabilities. Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.

Financial liabilities at fair value through profit or loss: Derivatives, including embedded derivatives separated from the host contract, unless they are designated as hedging instruments, for which hedge accounting is applied, are classified into this category. These are measured at fair value with changes in fair value recognized in the Statement of Profit and Loss.

Financial guarantee contracts: These are initially measured at their fair values and, are subsequently measured at the higher of the amount of loss allowance determined or the amount initially recognized less, the cumulative amount of income recognized.

Other financial liabilities: These are measured at amortized cost using the effective interest method.

b) Determination of fair value:

The fair value of a financial instrument on initial recognition is normally the transaction price (fair value of the consideration given or received). Subsequent to initial recognition, the Company determines the fair value of financial instruments that are quoted in active markets using the quoted bid prices (financial assets held) or quoted ask prices (financial liabilities held) and using valuation techniques for other instruments. Valuation techniques include discounted cash flow method and other valuation models.

c) Derecognition of financial assets and financial liabilities:

The Company derecognizes a financial asset only when the contractual rights to the cash flows from the asset expires or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognizes its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognize the financial asset and also recognizes a collateralized borrowing for the proceeds received.

Financial liabilities are derecognised when these are extinguished, that is when the obligation is discharged, cancelled or has expired.

d) Impairment of financial assets:

The Company recognizes a loss allowance for expected credit losses on a financial asset that is at amortized cost. Loss allowance in respect of financial assets is measured at an amount equal to life time expected credit losses and is calculated as the difference between their carrying amount and the present value of the expected future cash flows discounted at the original effective interest rate.

20) Use of Estimates and Judgements

The preparation of standalone financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions, that affect the application of accounting policies and the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of these standalone financial statements and the reported amounts of revenues and expenses for the years presented. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed at each balance sheet date. Revisions to accounting estimates are recognised in the period in which the estimate is revised and future periods affected.

In particular, information about significant areas of estimation of uncertainty and critical judgements in applying accounting policies at the date of the standalone financial statements, which may cause a material adjustment to the carrying amounts of assets and liabilities within the next financial year the amounts recognised in the standalone financial statements are given below:

a) Useful Life of Depreciable Assets/Amortisable Assets

Management reviews its estimate of the useful lives of depreciable/ amortisable assets at each reporting date, based on the expected utility of the assets. certainties in these estimates relate to technical and economic obsolescence that may change the utility of assets.

b) Valuation of investment in subsidiaries

Investments in Subsidiaries are carried at cost. At each balance sheet date, the management assesses the indicators of impairment of such investments. This requires assessment of several external and internal factor including capitalisation rate, key assumption used in discounted cash flow models (such as revenue growth, unit price and discount rates) or sales comparison method which may affect the carrying value of investments in subsidiaries.

c) Recognition and measurement of provisions and contingencies

Provisions and liabilities are recognized in the period when it becomes probable that there will be a future outflow of funds resulting from past operations or events and the amount of cash outflow can be reliably estimated. The timing of recognition and quantification of the liability requires the application of judgement to existing facts and circumstances, which can be subject to change. The carrying amounts of provisions and liabilities are reviewed regularly and revised to take account of changing facts and circumstances. In the normal course of business, contingent liabilities may arise from litigations and other claims against the Company. Judgment is required to determine the probability of such potential liabilities actually crystallising. In case the probability is low, the same is treated as contingent liabilities. Such liabilities (if any) are disclosed in the notes but are not provided for in the standalone financial statements.

d) Income Taxes

Provision for current tax is made based on reasonable estimate of taxable income computed as per the prevailing tax laws. The amount of such provision is based on various factors including interpretation of tax regulations, changes in tax laws, acceptance of tax positions in the tax assessments etc. The judgements, assumptions and estimates in respect of uncertainties over income-tax treatments are disclosed in Note 27.



Notes to the Financial Statements for the year ended March 31, 2021

2 Property, Plant and Equipment

(Amount in Rs.)

Description	Freehold - Land*	Building*	Furniture & Fixtures	Plant & Machinery	Office Equipment	Computer Equipment	Vehicles	Total
Gross carrying value**								
Opening Balance	-	-	-	-	-	-	-	-
Transfer due to Scheme as on 01st April'2019 (Refer Note 26)	12,75,00,000.00	23,68,84,679.07	1,63,25,123.00	44,50,387.00	1,91,03,490.91	6,43,406.04	99,97,213.00	41,49,04,299.02
Additions	-	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-	-
Adjustments	-	-	-	-	-	-	-	-
Exchange differences	-	-	-	-	-	-	-	-
As at March 31, 2020	12,75,00,000.00	23,68,84,679.07	1,63,25,123.00	44,50,387.00	1,91,03,490.91	6,43,406.04	99,97,213.00	41,49,04,299.02
Additions	-	37,28,093.00	-	-	55,055.10	-	-	37,83,148.10
Disposals	-	-	56,294.00	-	3,01,036.00	-	-	3,57,330.00
Adjustments	-	-	-	-	-	-	-	-
Exchange differences	-	-	-	-	-	-	-	-
As at March 31, 2021	12,75,00,000.00	24,06,12,772.07	1,62,68,829.00	44,50,387.00	1,88,57,510.01	6,43,406.04	99,97,213.00	41,83,30,117.12
Accumulated depreciation								
Opening Balance	-	-	-	-	-	-	-	-
Transfer due to Scheme as on 01st April'2019 (Refer Note 26)	-	3,90,55,923.25	1,51,51,788.70	30,75,986.13	1,79,37,916.29	5,76,095.97	94,64,329.77	8,52,62,040.11
Charge for the year	-	1,14,01,256.13	2,51,291.08	4,98,271.70	1,33,833.72	27,777.88	33,022.58	1,23,45,453.09
Disposals	-	-	-	-	-	-	-	-
Exchange differences	-	-	-	-	-	-	-	-
As at March 31, 2020	-	5,04,57,179.38	1,54,03,079.78	35,74,257.83	1,80,71,750.01	6,03,873.85	94,97,352.35	9,76,07,493.20
Charge for the Period/year	-	1,07,83,496.15	1,03,079.77	3,16,521.25	80,371.56	7,361.88	-	1,12,90,830.60
Disposals	-	-	50,890.20	-	2,85,984.20	-	-	3,36,874.40
Exchange differences	-	-	-	-	-	-	-	-
As at March 31, 2021	-	6,12,40,675.53	1,54,55,269.35	38,90,779.08	1,78,66,137.37	6,11,235.73	94,97,352.35	10,85,61,449.40
Net block as at March 31, 2020	12,75,00,000.00	18,64,27,499.69	9,22,043.22	8,76,129.17	10,31,740.90	39,532.19	4,99,860.65	31,72,96,805.82
Net block as at March 31, 2021	12,75,00,000.00	17,93,72,096.54	8,13,559.65	5,59,607.92	9,91,372.64	32,170.31	4,99,860.65	30,97,68,667.72
Capital work in Progress								
Net block as at March 31, 2020	-	-	-	-	-	-	-	55,055.00
Net block as at March 31, 2021	-	-	-	-	-	-	-	-

* As per the scheme approved by NCLT on dated 9th September, 2020 The company has possessed Land & Building of demerger undertaking assets. During the year, the Company has transferred the title of Land & Building of DCM building situated at New Delhi in its name whereas transfer of title of land & building of Farmhouse situated in New Delhi is in under progress.

**represents deemed cost on the date of transition to Ind AS as on 01.04.2016 (First Time Adoption). Gross block and accumulated depreciation from the previous GAAP have been disclosed for the purpose of better understanding of the original cost of assets.

3 Intangible Assets

(Amount in Rs.)

Description	Software	Total
Gross carrying value*		
Opening Balance	-	-
Transfer due to Scheme as on 01st April'2019 (Refer Note 26)	1,97,948.00	1,97,948.00
Additions	-	-
Disposals	-	-
Adjustments	-	-
Exchange differences	-	-
As at March 31, 2020	1,97,948.00	1,97,948.00
Additions	-	-
Disposals	-	-
Adjustments	-	-
Exchange differences	-	-
As at March 31, 2021	1,97,948.00	1,97,948.00
Accumulated depreciation		
Opening Balance	-	-
Transfer due to Scheme as on 01st April'2019 (Refer Note 26)	1,97,948.00	1,97,948.00
Charge for the year	-	-
Disposals	-	-
Exchange differences	-	-
As at March 31, 2020	1,97,948.00	1,97,948.00
Charge for the year	-	-
Disposals	-	-
Exchange differences	-	-
As at March 31, 2021	1,97,948.00	1,97,948.00
Net block as at March 31, 2020	-	-
Net block as at March 31, 2021	-	-

* represents deemed cost on the date of transition to Ind AS as on 01.04.2016 (First Time Adoption). Gross block and accumulated depreciation from the previous GAAP have been disclosed for the purpose of better understanding of the original cost of assets.

(Amount in Rs.)

Particulars	As at 31st March, 2021	As at 31st March, 2020
4 Investments - Non Current		
(a) Investment in equity instruments at cost		
Wholly Owned Subsidiary		
Transfer in pursuant of the scheme (Refer Note 26)		
Unquoted equity instruments in Subsidiaries (Fully Paid):		
4,776,319 equity shares of Re.1 each, fully paid up in Radhika Heights Limited	3,38,56,49,080	3,38,56,49,080
	3,38,56,49,080	3,38,56,49,080
4.1 Aggregate Value of Unquoted Investments		
Investment in Subsidiary at cost	3,38,56,49,080	3,38,56,49,080
4.2 Details of Subsidiary		
Name of Company	Principal Activity	Place of Incorporation
Radhika Heights Limited	Real Estate	India
	Principal Place of Business	Voting Rights held by the Company
	India	100%
5 Loans - Non Current		
Unsecured, considered good at Amortized Cost		
Security deposits	2,74,800.00	2,54,800.00
	2,74,800.00	2,54,800.00

(Amount in Rs.)

Particulars	As at	
	31st March, 2021	31st March, 2020
6 Other Investments (Valued at Fair Value through Profit & Loss) Investment in Mutual Funds Unquoted, fully paid-up		
Kotak Liquid Fund - Growth (Regular Plan) 3,174.991 Units (Previous Year Nil) of NAV Rs. 4,109.7914	1,16,44,131.00	-
	1,16,44,131.00	-
6.1 Aggregate Value of Unquoted Investments Investment in other instruments - Fair Value through Profit and Loss	1,16,44,131	-
7 Trade Receivables Other receivables Secured Unsecured, considered good Doubtful	- 3,41,468.20 -	- - -
	3,41,468.20	-
8 Cash and Cash Equivalents a) Balances with Bank b) Cash on Hand	9,24,541.07 62,573.00	51,536.00 -
	9,87,114.07	51,536.00
9 Current - Other financial assets Unsecured, considered good Advance to Others Other Recovery	47,772.00 12,40,000.00	- -
	12,87,772.00	-
10 Other Current Assets Unsecured, considered good a) Prepaid Expenses b) Security Deposit c) SGST & CGST Receivable d) Advance Income Tax (net of Income Tax provision) Total	2,11,044.09 - 2,97,938.20 15,55,200.00	- 10,000.00 - -
	20,64,182.29	10,000.00
11 Share Capital		
a. Authorised 7,00,00,000 (As at 31.03.2020: 10,00,000) Equity Shares of Re.1/- each* 1,63,000 Preference Shares of Rs.10/- each	7,00,00,000.00 16,30,000.00	10,00,000.00 -
	7,16,30,000.00	10,00,000.00
*the authorised equity share capital has been subsequently increased to 700 Lakh shares of Re.1/- each and preference share capital increased to 1.63 Lakh shares of Rs.10/- each on basis of information provided to registrar pursuant to the approval of scheme of arrangement by National Company Law Tribunal, Chandigarh (Refer Note 26)		
b. Issued, Subscribed & fully Paid-up Shares 6,12,50,746 (As at 31.03.2020 :Nil) Equity Shares of Re.1/- each fully paid-up Total Issued, Subscribed & fully Paid-up Share Capital	6,12,50,746.00	-
	6,12,50,746.00	-

c. Terms /rights attached to equity shares

The company has only one class of equity shares having a face value of Re.1/- per share. Each holder of equity shares is entitled to one vote per share. The dividend declared, if any is payable in Indian rupees. The dividend if any proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing annual General Meeting. The board has not yet proposed any dividend.

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

d. Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity Shares	As at 31st March, 2021		As at 31st March, 2020	
	In Nos.	(Amount in Rs.)	In Nos.	(Amount in Rs.)
At the beginning of the year	-	-	-	-
Add: Shares issued & allotted due to Scheme (Refer Note 26)	6,12,50,746	6,12,50,746.00	1,00,000	1,00,000.00
Less: Shares Cancelled during the year due to Scheme (Refer Note 26)	-	-	1,00,000	1,00,000.00
Equity shares at the end of the year	6,12,50,746	6,12,50,746.00	-	-

e. Details of shareholders holding more than 5% of equity shares in the Company:

	As at 31st March, 2021		As at 31st March, 2020	
	In Nos.	% holding	In Nos.	% holding
Panacea Biotec Limited	-	-	99,994.00	99.99
Ms. Sunanda Jain	4,27,59,912	69.81	-	-
Serum Institute of India Private Limited	49,20,655	8.03	-	-
Mr. Adar Cyrus Poonawalla	31,57,034	5.15	-	-

The above information has been furnished as per the shareholder's detail available with the company at the year end.

f. Aggregate number of Shares issued for consideration other than cash during the year of five years immediately preceding the reporting date

During the financial year 2020-21, the Company has issued 6,12,50,746 fully paid-up equity share of Rs 1 each, pursuant to the Scheme of demerger to the shareholders of the demerged company (Refer Note 26).

Share capital suspense account (Refer Note 26)	As at 31st March, 2021		As at 31st March, 2020	
	In Nos.	(Amount in Rs.)	In Nos.	(Amount in Rs.)
	-	-	6,12,50,746	6,12,50,746.00

Particulars	(Amount in Rs.)	
	As at 31st March, 2021	As at 31st March, 2020
12 Other Equity		
a. Retained Earnings		
Opening Balance	(7,17,88,750.84)	-
Add: Net profit/(loss) for the current year	(12,81,277.06)	(7,17,88,750.83)
Profit available for appropriation	(7,30,70,027.90)	(7,17,88,750.83)
Less: Appropriations	-	-
Closing Balance	(7,30,70,027.90)	(7,17,88,750.83)
b. Securities Premium Reserve		
Opening Balance	-	-
Change during the Year	-	-
Closing Balance	-	-
b. Capital Reserve		
Opening Balance	3,65,27,00,088.00	-
Add: Transfer due to Scheme	-	3,71,54,80,834.00
Add: Cancellation of Equity Shares pursuant to demerger	-	1,00,000.00
Less: Adjustment of Equity Share Capital Suspense account	-	6,12,50,746.00
Less: Adjustment of Redeemable Preference Share Capital Suspense account	-	16,30,000.00
Less: Share Issue Expenses	6,20,000.00	-
Closing Balance	3,65,20,80,088.00	3,65,27,00,088.00
c. Equity component of compound financial instruments (0.5% Cumulative Non-Convertible and Non-Participating Redeemable Preference Share)	9,42,407.48	-
Total Reserves and Surplus	3,57,99,52,467.58	3,58,09,11,337.17

Nature and Purpose of other reserves

a. **Retained earnings** - Retained earnings are profits of the company earned till date less transferred to general reserve.

b. **Capital reserve** - Capital reserve was created as per the scheme of arrangement of demerger of undertaking.

c. **Equity Component of 0.5% Cumulative Non-Convertible and Non-Participating Redeemable Share** - Preference shares are to be redeemed on or before 6th October, 2035 i.e. 15 years from the date of issue of the said redeemable preference share in terms of Section 55 of the Companies Act, 2013.

13 Borrowings (Non-Current)

Unsecured:

Preference Share Capital Suspense account - 16,30,000.00

Liability component of Compound Financial Instruments

1,63,000 (March 31, 2020 : Nil) 0.5% Cumulative Non-Convertible and Non-Participating Redeemable of Rs. 10/- each (Refer Note 26)

4,38,858.78 -

4,38,858.78 16,30,000.00

Aggregate Secured loans -

Aggregate Unsecured loans 4,38,858.78 16,30,000.00

13.1 Rights, preferences and restriction attached to Preference shares

The Company has only one class of preference shares having a par value of Rs. 10 per share. The dividend, if any, proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. The Board of Directors has not proposed any dividend for current year and previous year.

The preference shares were initially issued for a period of 15 year w.e.f. October 6, 2020 pursuant to NCLT order dated September 9, 2020 which are required to be redeemed on or before 6th October, 2035. (Refer Note 26)

a. Reconciliation of 0.5% cumulative non-convertible and non-participating redeemable preference shares:

	As at 31st March, 2021		As at 31st March, 2020	
	In Nos.	0	In Nos.	0
Preference shares at the beginning of the year	-	-	-	-
Add: Preference shares issued & allotted due to Scheme (Refer Note 26)	1,63,000	16,30,000.00	-	-
Preference shares at the end of the year	1,63,000	16,30,000.00	-	-

b. Details of preference shares holding more than 5% of 0.5% cumulative non-convertible and non-participating redeemable preference shares capital:

	As at 31st March, 2021		As at 31st March, 2020	
	In Nos.	% holding	In Nos.	% holding
Ms. Sunanda Jain	1,63,000	100	-	-

The above information has been furnished as per the shareholder's detail available with the company at the year end.

c. Aggregate number of Shares issued for consideration other than cash during the year of five years immediately preceding the reporting date

During the financial year 2020-21, the Company has issued 1,63,000 fully paid-up equity share of Rs 10 each, pursuant to the Scheme of demerger to the shareholders of the demerged company (Refer Note 26).

13.2 The 0.5% Cumulative Non-Convertible and Non-Participating Redeemable ("CRPS") are presented in the Balance Sheet as follows:

Particulars	As at	
	31st March, 2021	31st March, 2020
Face Value of CRPS issued	16,30,000	-
Premium on CRPS issued	-	-
	16,30,000	-
Less: Liability Component of CRPS	4,19,146	-
Equity Component of CRPS*	12,10,854	-

*The equity component of 0.5% Cumulative Non-Convertible and Non-Participating Redeemable preference shares has been presented in the Statement of Changes in Equity (net off deferred tax amounting Rs.2.68 Lakh).

Particulars	(Amount in Rs.)	
	As at 31st March, 2021	As at 31st March, 2020
14 Provisions - Non Current		
Provision for Gratuity*	75,328.00	14,212.00
Total	75,328.00	14,212.00
15 Deferred Tax Liabilities (Net):		
On temporary difference between the accounting base & Tax base		
Deferred Tax Liabilities arising on account of		
Property, Plant and Equipment	5,31,20,023.05	5,88,35,599.38
Equity Component of 0.5% Cumulative Non-Convertible and Non-Participating Redeemable	2,64,076.01	-
Total Deferred Tax Liabilities	5,33,84,099.06	5,88,35,599.38
Deferred Tax Assets		
Effect of expenditure debited to statement of profit and loss but allowed for Tax purposes on payment basis	41,713.95	12,167.63
Total Deferred Tax Assets	41,713.95	12,167.63
Net Deferred Tax Liability	5,33,42,385.11	5,88,23,431.75
16 Trade Payables		
Trade Payables (Others)	3,28,021	32,700
	3,28,021	32,700
17 Other Current Financial liabilities		
Security Deposit Received	1,43,55,000.00	-
*Other Payables (Refer Note 26)	15,47,343.00	6,25,325.00
Total	1,59,02,343.00	6,25,325.00
*other payables includes Rs 15.47 Lakh (Previous Year : 6.25 Lakh) to other related parties.		
18 Other Current Liabilities		
Income Received in Advance	5,36,000.00	-
Statutory Payables (TDS & GST)	1,00,651.80	-
Total	6,36,651.80	-
19 Short-Term Provisions		
Provision for Compensated Absences	90,414.00	29,525.00
Total	90,414.00	29,525.00

Particulars	(Amount in Rs.)	
	For the year ended 31st March, 2021	Period ended 15th April, 2020 to 31st March, 2020
20 Revenue from Operations		
(Revenue from contracts with customers)		
Lease Rentals	1,10,09,380.00	-
	1,10,09,380.00	-
20.1 Contract Balances		
Particulars	As at	As at
	31st March, 2021	31st March, 2020
Trade Receivables	3,41,468.20	-
Income Received in Advance	5,36,000.00	-
Trade receivables are non interest bearing. Credit period generally falls in the range of 30 to 60 days.		
20.2 Reconciling the amount of revenue recognised in the statement of profit and loss with the contracted price		
Particulars	As at	As at
	31st March, 2021	31st March, 2020
Revenue as per the contracted price	1,10,09,380.00	-
Adjustments:		
Discount	-	-
Revenue from contracts with customers	1,10,09,380.00	-
20.3 Performance obligations		
Obligation of the Company is to provide lease services to its group companies and accordingly recognises revenue over the period of the contract based on the services rendered.		
21 Other Income		
Profit on Sale of Fixed Assets	15,453.40	-
Profit on Sale of Current Investments	16,664.56	-
Unrealized Gain on Investments held as Fair Value through Profit and Loss	1,27,716.44	-
Total	1,59,834.40	-

(Amount in Rs.)

Particulars	(Amount in Rs.)	
	For the year ended 31st March, 2021	Period ended 15th April, 2020 to 31st March, 2020
22 Employee Benefits Expense		
Salaries	13,54,616.00	4,81,822.00
Staff welfare expenses	175.00	-
Total	13,54,791.00	4,81,822.00
23 Finance costs		
Interest on CRPS	19,712.54	-
	19,712.54	-
24 Depreciation & amortization expense		
Depreciation on Property, Plant and Equipment (On transferred of Assets (Building & related assets) as per the scheme of arrangement)	1,12,90,830.60	1,23,45,453.09
	1,12,90,830.60	1,23,45,453.09
25 Other Expenses		
Advertisement	7,32,690.00	-
Legal & Professional Charges	31,73,769.70	65,456.00
Director's Sitting Fees	80,000.00	-
Auditor's Remuneration		
- Statutory Audit Fees	4,89,800.00	23,600.00
- Fee for Certification	90,000.00	-
- Out of pocket expenses	-	-
Fees & Taxes	1,44,299.88	3,900.00
Rent for Office	20,970.00	19,824.00
Membership & Subscription	286.22	22,125.00
Printing & Stationery	13,620.00	2,549.00
Postage & Communication	12,882.00	-
Travelling & conveyance Expenses	1,01,479.00	-
Insurance Expenses	11,862.99	-
Property Tax	6,56,430.00	-
Other Expenses	6,560.45	590.00
Total	55,34,650.24	1,38,044.00

26 Scheme of Arrangements

- a. The Board of Directors of the Company in its meeting held on 30th May 2019 had approved a Scheme of Arrangement ('Scheme') under section 230 to 232, read with section 66 and other applicable provisions of the Companies Act 2013 and the provisions of other applicable laws, between the Panacea Biotec Limited ("the Demerged Company" or "PBL"), and Ravinder Heights Limited ("the Resulting Company" or "RVHL") and their respective shareholders and creditors ("Scheme"). The Scheme provided for the demerger of Real Estate Business of Panacea Biotec Limited ("Demerged Undertaking") including the investment held by the Demerged Company in M/s Radhika Heights Ltd (Demerged Undertaking) into the Resulting Company. The Scheme was approved by the Hon'ble National Company Law Tribunal ("NCLT"), Chandigarh Bench vide its order dated 09 September 2020, the certified copy of the NCLT order has been filed with Registrar of Companies, NCLT, Chandigarh Bench on 10th September 2020 and the Scheme has come into effect accordingly. The Scheme is effective from the Appointed Date i.e. 1st April 2019. The effects of the Scheme has been incorporated in these restated Standalone Financial Statement for the year ended 31st March, 2020.
- b. In terms of the Scheme, the 100 percent (%) equity share capital of 1,00,000 of Rs. 1/- each of the Company held by Panacea Biotec Limited stood cancelled, and existing shareholders of the Demerged Company have been issued and allotted fully paid up equity share of the Company of face value of Rs. 1/- each for every-one equity share held by them in the Demerged Company as on the record date i.e. 22nd September 2020 (as decided by respective Board of Directors of the Demerged Company and the Company in their respective Board meetings). Due to pending allotment of equity shares as above to shareholders of the Demerged Company Rs.612.51 Lakh had been shown as "Equity Share Capital Suspense Account" during the previous year and accordingly EPS (both Basic and Diluted) had been calculated considering balance in Equity Share Capital Suspense Account.

Also in terms of the Scheme, existing preference shareholders of demerged company have been issued and allotted One fully paid up 0.5% cumulative non-convertible and non-participating preference shares of face value of Rs.10/- each of the Company for every 100 preference shares held by them in the Demerged Company as on the record date i.e. 22nd September 2020 (as decided by respective Board of Directors of the Demerged Company and the Resulting Company in their respective Board meetings). Due to Pending allotment of preference shares as above to shareholders of the Demerged Company Rs.16.30 Lakh had been shown under head Borrowings as "Preference Share Capital Suspense Account" during the previous year.

- c. Pursuant to the Scheme, the following assets and liabilities have been taken over by the Company as on the Appointed Date i.e. 1st April 2019 which is certified by the management of the Demerged Company:

Standalone Balance Sheet as on 1st April 2019		Rs. in Lakhs
Particulars	As At	
	01-Apr-19	
Assets		
Non-Current Assets		
A) Property, Plant and Equipment	3,296.42	
B) Financial Assets	-	
(I) Investments*	33,856.49	
(II) Loans	2.55	
Total Non-Current Assets	37,155.46	
Total Current Assets	-	
Total Assets	37,155.46	
Equity and Liabilities		
Equity		
A) Equity Share Capital	-	
B) Other Equity	37,154.81	
Total Equity	37,154.81	
Liabilities		
Non-Current Liabilities		
A) Provisions	0.35	
Total Non-Current Liabilities	0.35	
Current Liabilities		
A) Financial Liabilities	-	
Trade Payables	-	
- Outstanding Dues of Micro, Small and Medium Enterprises	-	
- Outstanding Dues of Creditors Other Than Above	0.30	
Total Current Liabilities	0.30	
Total Equity and Liabilities	37,155.46	

*Investment represents investment in wholly owned subsidiary transferred pursuant to scheme of arrangement.

As stated in terms of the scheme, 6,12,50,746 number of equity shares of Rs. 1 each were issued and allotted to the equity shareholders of the Demerged Company in the ratio of 1:1 (Pending allotment as on 31.03.2020). Also 1,63,000 number of 0.5% cumulative non-convertible and non-participating preference shares of face value of Rs.10/- each were issued and allotted to the preference shareholders of the Demerged Company in the Ratio of 1:100 (Pending allotment as on 31.03.2020). The equity share capital and preference share capital of the Company have hence been adjusted against balances of Other Equity of the company. As the Business Combination involving entities under common control, neither goodwill nor capital reserve was required to be recorded.

- d. Based on the audited financials of the company for FY 2019-20, the amount incurred towards the corporate social responsibility was NIL for FY 2019-20 and accordingly while restating the accounts to give effect to the scheme, the CSR liability is NIL.
- e. To give effect of the Scheme of arrangement as stated in note (a) above
- i. Certain Property, Plant & Equipment (DCM Building & Farmhouse situated in New Delhi & Related Assets), security deposits and other assets had been allocated to the company. During the year, the Company has transferred the title of Land & Building of DCM building situated at New Delhi in its name whereas transfer of title of land & building of Farmhouse situated in New Delhi is in under progress.
- ii. As part of the scheme of transfer of its Real Estate Undertaking to the company, the Demerged Undertaking has transferred its Investment in equity instruments of wholly-owned subsidiary company (unquoted) of 4,776,319 shares of Re.1 each, fully paid up in Radhika Heights Limited at Rs. 33,856.49 Lakh.
- iii. Gratuity liability & Compensation for Absence as on 31st March 2020 has been provided based on the information provided by the Demerged Company in respect of Demerged Undertaking.
- iv. Certain Expenses had been allocated by the management of the Demerged Company in respect of Demerged Undertaking for the Financial year 2019-20.
- f. The Resulting Company was incorporated on 15th April 2019 and the appointed date of the Scheme of Arrangements as approved by NCLT is 1st April 2019. Hence all the transferred Assets and Liabilities by the Demerged Company have been recorded on the date of Incorporation of the resulting company. The impact of the same is not material to the Resulting Company.

Particulars	(Amount in Rs.)	
	As at 31st March, 2021	As at 31st March, 2020
27 Income Tax		
The Income Tax expense consists of the following :		
Current Tax expense for the current year	-	-
Current Tax expense pertaining to previous years	-	-
Minimum alternative Tax (MAT) credit	-	-
Deferred Tax expense/(benefit)	(57,49,493)	5,88,23,432
Total Income Tax	(57,49,493)	5,88,23,432
Reconciliation of Tax liability on book profit vis-à-vis actual Tax liability		
Profit/(Loss) before Income Taxes	(70,30,770)	(1,29,65,319)
Enacted Tax Rate	22.17%	22.17%
Computed Tax Expense	(15,58,722)	(28,74,411)
Adjustments in respect of current Income Tax		
Tax impact of expenses which will never be allowed	-	-
Tax effect of expenses that are not deductible for Tax purpose	25,07,547	-
Other adjustments in respect of Tax	(9,48,826)	28,74,411
Minimum Alternative Tax (MAT) credit	-	-
Other Temporary Differences	(57,49,493)	5,88,23,432
Income tax expense/(benefit) recognised in statement of Profit and Loss	(57,49,493)	5,88,23,432

(Amount in Rs.)

Particulars	As at	
	31st March, 2021	31st March, 2020

27.1 Deferred Tax Effect on Assets transferred in pursuant to Scheme

The company has evaluated the Deferred Tax on all the assets and liabilities transferred pursuant to the Scheme as on 15th April, 2019. The effect of the same has been taken in the Statement of Profit and Loss account for the period 15th April, 2019 to 31st March, 2020.

The Significant components of net Deferred Tax Assets and liabilities for the period ended 31st March, 2020 are as follow:

(Rs. In Lakh)

Particulars	Transferred pursuant to the scheme	Recognized/ Reversed through profit & loss	Recognized/ Reversed through Other Comprehensive Income	Closing Balance
Deferred Tax Assets/liabilities in relation to:				
Deferred Tax Liabilities arising out of:				
Property, Plant & Equipment & Intangible Assets	-	5,88,35,599	-	5,88,35,599
	-	5,88,35,599	-	5,88,35,599
Deferred Tax Assets arising out of:				
Expenditure allowed on payment basis	-	12,168	-	12,168
	-	12,168	-	12,168
Net Deferred Tax Liabilities/(Assets)	-	5,88,23,432	-	5,88,23,432

The Significant components of net Deferred Tax Assets and liabilities for the period ended 31st March, 2021 are as follow:

Particulars	Opening Balance	Recognized/ Reversed through Profit & Loss	Recognized/ Reversed through Other Comprehensive Income/Other Equity	Closing Balance
Deferred Tax Liabilities arising out of:				
Property, Plant & Equipment & intangible assets	5,88,35,599	(57,15,576)	-	5,31,20,023
Equity Component of 0.5% Cumulative Non-Convertible and Non-Participating Redeemable	-	(4,370)	2,68,446	2,64,076
	5,88,35,599	(57,19,947)	2,68,446	5,33,84,099
Deferred Tax Assets arising out of:				
Expenditure allowed on payment basis	12,168	29,546	-	41,714
	12,168	29,546	-	41,714
Net Deferred Tax Liabilities/(Assets)	5,88,23,432	(57,49,493)	2,68,446	5,33,42,385

Reconciliation of Deferred Tax (Assets)/ Liability(net):

Particulars	As at	
	31st March, 2021	31st March, 2020
Opening Balance as of April 1	5,88,23,431.75	-
Tax Expense/(Income) during the period recognised in profit or loss	(57,49,492.92)	5,88,23,432
Tax Expense/ (Income) during the period recognised in other equity	2,68,446.28	-
Tax Expense/ (Income) during the period recognised in OCI	-	-
Closing Balance as at March 31	5,33,42,385.11	5,88,23,432

The company offsets Tax assets and liabilities if and only if it has a legally enforceable right to set off current Tax assets and current Tax liabilities and the Deferred Tax Assets and Deferred Tax Liabilities relate to Income Taxes levied by the same Tax authority.

Provision for Tax verified in financial statements for the year ending 31.03.2021 are only provisional and it is subject to change at the time of filing Income Tax Return based on actual addition/deduction as per provisions of Income Tax Act 1961.

28 Earnings Per Share

Particulars	As at	
	31st March, 2021	31st March, 2020
Profit/(loss) attributable to shareholders	(12,81,277)	(7,17,88,751)
Weighted average number of equity shares	6,12,50,746	5,89,07,821
Nominal value per equity share	1	1
Weighted average number of equity shares adjusted for the effect of dilution	6,12,50,746	5,89,07,821
Earnings per equity share		
Basic	(0.02)	(1.22)
Diluted	(0.02)	(1.22)

29 Contingencies and Commitments

(A) Contingent liabilities	As at	
	31st March, 2021	31st March, 2020
I Income Tax	Nil	Nil
II Other Legal Cases	Nil	Nil
	-	-

(B) Capital and other commitments

Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for Rs. NIL (Previous year Rs NIL)

30 Leases
a) In case of assets given on lease
Operating lease:

During the financial year, the Company has leased out its building situated at 7th Floor, DCM Building, 16 Barakhamba Road, New Delhi - 110 001 premises along with assets on operating lease agreement to its one wholly owned Subsidiary (Radhika Heights Limited) & other associated companies for using their corporate & registered offices. These are generally cancellable leases and renewable by mutual consent on mutually agreed terms.

During the financial year, the Company has leased out its building situated at Farm House No.9, 7th Avenue, Gadaipur Bandh Road, New Delhi - 110030 premises along with assets on operating lease agreement to its wholly owned Subsidiary (Radhika Heights Limited) for using property for the residential purposes for Managing Director of the lessee company. These are generally cancellable leases and renewable by mutual consent on mutually agreed terms.

Particulars	For the year ended 31st March, 2021	For the year ended 31st March, 2020
Lease income for the year recognised in the Statement of Profit and Loss	1,10,09,380	-

b) In case of assets taken on lease
Operating Leases:

The company has taken premises on lease admeasuring 100 sq. Ft. at Ground Floor, PDS Block, Ambala-Chandigarh Highway, Lalru Punjab – 140501, for its registered office under the operating lease agreement from Panacea Biotec Limited (Lessor). These are generally cancellable leases and renewable by mutual consent on mutually agreed terms.

Operating Lease arrangement - As Lessee

Particulars	For the year ended 31st March, 2021	For the year ended 31st March, 2020
(i) Amount Recognised in Statement of Profit and Loss		
Interest on Lease Liabilities	-	-
Included in Rent Expenses: Expense relating to Short-Term Leases	20,970	19,824
(ii) Amount Recognised in Cash Flow Statement		
Total Cash outflows for Leases	20,970	19,824

31 MSME

Based on the information available with the company, there are no dues as at March 31, 2021 and 31st March, 2020 payable to enterprises covered under " Micro Small and Medium Enterprises Development Act, 2006. No Interest is paid/payable by the company in terms of Section 16 of the Micro, Small and Medium Enterprises Development Act, 2006.

Disclosure under section 22 of the Micro, Small and Medium Enterprises Development Act, 2006.

Particulars	As at 31st March, 2021	As at 31st March, 2020
a) Principal amount remaining unpaid to any supplier as at the end of accounting year	-	-
b) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-
c) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day under	-	-
d) The amount of interest due and payable for the year	-	-
e) The amount of interest accrued and remaining unpaid at the end of the year	-	-
f) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above	-	-

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the management. This has been relied upon by the auditors.

32 Related Party Disclosure
A. List of Related Parties

Relationship	Name of related party
i) Key Management Personnel (KMP)	Mrs. Sunanda Jain, Chairperson cum Managing Director (w.e.f.13th August, 2020)
	Mr. Sumit Jain, Whole Time Director (w.e.f.13 th August, 2020)
	Mrs. Radhika Jain, Non-Executive Director (w.e.f.15 th April, 2019)
	Mr. N.N. Khamitkar, Non-Executive Independent Director (w.e.f.17 th August, 2020)
	Mr. R. L. Narasimhan, Non-Executive Independent Director (w.e.f. 17 th August, 2020)
	Mr. Ajay Chadha, Non-Executive Independent Director (w.e.f.17 th August, 2020)
ii) Holding Company of RvHL	Ms. Alka, Company Secretary and CFO (w.e.f. 10 th September, 2020)
	Panacea Biotec Ltd. (up to Demerger, and subsequently classified as Enterprise over which KMP and its relative(s) having significant influence) [Refer Note 26]
iii) Wholly Owned Subsidiary of RvHL (On Demerger - Refer Note 26)	Radhika Heights Limited
iv) Stepdown Wholly Owned Subsidiary through Radhika Heights Limited	Radicura Infra Limited
	Sunanda Infra Limited
	Cabana Construction Private Limited
	Nirmala Buildwell Private Limited
	Cabana Structures Limited
v) Entities where significant influence is exercised by KMP and/or their relatives having transactions with the RvHL	Nirmala Organic Farms & Resorts Pvt. Ltd.
	Panacea Biotec Ltd.
	Trinidhi Finance Pvt. Ltd. Panacea Life Sciences Limited

Note : Related party relationships are as identified by the company and relied upon by the Auditors

B. Details of transactions with the Key Management Personnel, their relatives, Subsidiaries and Enterprises over which Person(s)

S No.	Particulars	Wholly owned subsidiary		Key Management personnel / Relatives of Key Management Personnel		Enterprises over which Person(s) having control or significant influence over the Holding Company/ KMPs, along with their relatives are able to exercise significant influence	
		As at March 31, 2021	As at March 31, 2020	As at March 31, 2021	As at March 31, 2020	As at March 31, 2021	As at March 31, 2020
I) Transactions made during the year							
1	Fee for attending board / committee meetings						
	- Mr. R.L. Narasimhan	-	-	20,000.00	-	-	-
	- Mr. N.N. Khamitkar	-	-	20,000.00	-	-	-
	- Mr. Ajay Chadha	-	-	30,000.00	-	-	-
	- Mrs. Radhika Jain	-	-	10,000.00	-	-	-
2	Reimbursement of Expenses						
	- Mr. Sumit Jain	-	-	6,56,709.00	-	-	-
3	Employee Benefit Expense						
	- Ms. Alka	-	-	4,36,462.00	-	-	-
4	Recovery of Expenses						
	- Radhika Heights Limited	1,31,280.00	-	-	-	-	-
	- Panacea Biotec Ltd.	-	-	-	-	17,750.00	-
5	Rent Received (inclusive of GST)						
	- Radhika Heights Limited	1,23,24,200.00	-	-	-	-	-
	- Trinidhi Finance Pvt. Ltd	-	-	-	-	1,07,380.00	-
	- Panacea Life Sciences Ltd.	-	-	-	-	3,41,468.00	-
6	Security Deposit Received (gross)						
	- Radhika Heights Limited	1,43,55,000.00	-	-	-	-	-
7	Rent paid						
	- Panacea Biotec Ltd.	-	-	-	-	21,240.00	19,824.00
8	Issuance of Equity Shares						
	- Panacea Biotec Ltd.	-	-	-	-	-	1,00,000.00
9	Dues on account of expense made						
	- Panacea Biotec Ltd.	-	-	-	-	9,54,693.00	5,58,445.00
II) Closing balances:							
1	Outstanding payable						
	- Panacea Biotec Ltd. (Net)	-	-	-	-	15,47,343.00	6,25,325.00
2	Outstanding receivable						
	- Panacea Life Sciences Ltd.	-	-	-	-	3,41,468.00	-

Notes:

(a) Lease service transactions with related parties are made at arm's length price.

(b) Amounts outstanding are unsecured and will be settled in cash or receipts of goods and services.

(c) No expense has been recognised for the year ended 31 March 2021 and 31 March 2020 for bad or doubtful receivables in respect of amounts owed by related parties.

(d) There have been no guarantees received or provided for any related party receivables or payables.

C. The remuneration of director and other member of Key Managerial Personnel during the year was as follows:-

S No.	Particulars	2020-21	2019-20
1	Short-term benefits	4,82,000.00	-
2	Post employment benefits	34,462.00	-
3	Other long-term benefits	-	-
4	Share based payments	-	-
5	Termination benefits	-	-
	Total	5,16,462	-

Remuneration of Directors & Key Managerial Personnel is determined by the Nomination & Remuneration Committee having regard to the performance of individuals and market trends.

(Amount In Rs)

33 Fair Value Measurement

The fair value of the assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

Fair Value of cash and short-term deposits, trade and other current receivables, trade payables, other current liabilities and other financial instruments approximate their carrying amounts largely due to the short term maturities of these instruments.

The different levels of fair value have been defined below:

Level 1: Quoted (Unadjusted) prices in active markets for identical assets or liabilities.

Level 2: Other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly

Level 3: Techniques which use inputs that have a significant effect on the recorded fair value that are not based on observable market data.

Particulars	(Amount In Rs)	
	As at 31st March, 2021	As at 31st March, 2020
Carrying Amount		
Financial Instruments at fair value through Profit or Loss		
Financial Assets		
(i) Other Investments	1,16,44,131	-
Fair Value		
Level 1	-	-
Level 2	1,16,44,131	-
Level 3	-	-
Total	1,16,44,131	-
Financial Assets at Amortised Cost		
(i) Investments	-	-
(ii) Trade receivables	3,41,468	-
(iii) Cash and cash equivalents	9,87,114	51,536
(iv) Other bank balances	-	-
(v) Other Current Assets	12,87,772	-
Total Financial Assets	26,16,354	51,536
Financial Liabilities at Amortised Cost		
(i) Borrowings	4,38,859	16,30,000
(ii) Trade payables	3,28,021	32,700
(iii) Other financial liabilities	1,59,02,343	6,25,325
Total Financial Liabilities	1,66,69,223	22,88,025

33.1 Valuation techniques used to determine fair value.

Specific valuation technique used to value financial instruments includes:

- the use of net asset value (NAV) for mutual funds on the basis of the statement received from investee party.
- the use of adjusted net asset value method for certain equity investments because the amount of investment is not material and management is not expected significant changes in fair value of investment.

34 Financial Risk Management

The Company's business operations are exposed to various financial risks such as liquidity risk, market risks, credit risk, interest rate risk, funding risk etc. The Company's financial liabilities mainly includes borrowings taken for the purpose of financing company's operations, trade payable and other financial liabilities. Financial assets mainly includes trade receivables, investment in subsidiary, security deposit etc. the company is not exposed to foreign currency risk and the company have not obtained entered in forward contracts and derivative transactions.

The Company has a system based approach to financial risk management. The Company has internally instituted an integrated financial risk management framework comprising identification of financial risks and creation of risk management structure. The financial risks are identified, measured and managed in accordance with the Company's policies on risk management. Key financial risks and mitigation plans are reviewed by the board of directors of the Company.

MARKET RISK

Market risk is the risk of loss of future earnings, fair value of future cash flows that may result from a change in the price of financial instrument. The value of a financial instrument may change as a result of changes in the interest rates, equity prices and other market changes that may effect market sensitivity instruments. Market risk is attributable to all market risk sensitive financial instruments including investments and deposits, loans and borrowings.

Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. In order to balance the Company's position with regards to interest income and interest expense and to manage the interest rate risk, management performs a comprehensive interest rate risk management. The Company has no interest bearing borrowings hence it is not exposed to significant interest rate risk as at the respective reporting dates. The Company's has no fixed rate financial assets hence not subject to interest rate risk, since neither the carrying amount nor the future cash flows will fluctuate because of change in market interest rates.

Foreign currency risk

The Company has operations in India only hence Company's exposure to foreign currency risk is Nil.

Price Risk

The Company has very limited exposure to price sensitive securities, hence price risk is not material.

CREDIT RISK

Credit risk is the risk that customer or counter-party will not meet its obligation under the contract, leading to financial loss. Credit risk arises from trade receivables and other financial assets.

Trade Receivables

Customer credit risk is managed on the basis of established policies of the Company, procedures and controls relating to customer credit risk management which helps in assessing the risk at the initial recognition of the asset. Outstanding customer receivables are regularly and closely monitored. Based on prior experience and an assessment of the current receivables, the management believes that there is no credit risk and accordingly no provision is required.

Other Financial Assets

- There is no credit risk exposure with respect to other financial assets as they are either supported by legal agreement or are with Nationalized banks.
- Other receivables from related parties are as per approved policy and the established procedure to monitor the dues from related parties which also ensures timely payments and no default, hence there is no credit risk exposure involved.

Provision for Expected Credit losses

Financial Assets are considered to be of good quality and there is no credit risk to the Company.

LIQUIDITY RISK

Liquidity risk is the risk that the Company may face to meet its obligations for financial liabilities. The objective of liquidity risk management is that the Company has sufficient funds to meet its liabilities when due. However, presently the Company is under stressed conditions, which has resulted in delays in meeting its liabilities. The Company, regularly monitors the cash outflow projections and arrange funds to meet its liabilities.

Contractual Maturities of Financial Liabilities

The tables below provide details regarding the remaining contractual maturities of financial liabilities at reporting date based on contractual undiscounted payments.

	(Amount in Rs)				
As at 31st March, 2021	Less than 1 year/ On Demand	1 - 2 years	2 - 3 years	More than 3 years	
Current					
(i) Trade payables	3,28,021	-	-	-	-
(ii) Other financial liabilities	1,59,02,343	-	-	-	-
Non Current					
(i) Other financial liabilities	-	-	-	-	-
Total	1,62,30,364	-	-	-	-

	(Amount in Rs)				
As at 31st March, 2020	Less than 1 year/ On Demand	1 - 2 years	2 - 3 years	More than 3 years	
Current					
(i) Trade payables	32,700	-	-	-	-
(ii) Other financial liabilities	6,25,325	-	-	-	-
Non Current					
(i) Other financial liabilities	-	-	-	-	-
Total	6,58,025	-	-	-	-

Note : The Company expects to meet its other obligation's from operating cashflows and proceeds from maturing financial assets.

35 Capital Risk Management

For the purpose of capital management, capital includes equity capital, share premium and all other equity reserves attributable to equity shareholders of the company.

The company's capital management objectives are:

- (a) to ensure the company's ability to continue as a going concern
- (b) to provide an adequate return to shareholders by controlling the prices in relation to the level of risk

The Company maintains balance between debt and equity. The Company monitors its capital management by using a debt-equity ratio, which is total debt divided by total capital.

The debt equity ratio of the Company is as follows:

Particulars	As at 31st March, 2021	As at 31st March, 2020
Equity Share Capital	6,12,50,746	-
Equity Share Capital Suspense Account	-	6,12,50,746
Capital Reserve	3,65,20,80,088	3,65,27,00,088
Retained Earnings	(7,30,70,028)	(7,17,88,751)
Total Equity	3,64,02,60,806	3,64,21,62,083
Non-Current Liabilities	4,38,859	16,30,000
Current Maturities of Long Term Borrowings	-	-
Total Liabilities	4,38,859	16,30,000
Debt to Equity Ratio	0 : 1	0 : 1

In order to achieve this overall objective, the Company's capital Management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements.

No changes were made in the objectives, policies or processes for managing capital during the years ended 31st March 2021.

- 36 The amount of provision for Defined Benefit Plans for Gratuity as at 31st March, 2021 is not material to the overall position of the company and accordingly the ordinary annual contributions have been computed and provided for on a reasonable basis as per the method prescribed under the relevant provisions of the Income Tax Act, 1961.

37 Segment Reporting

The Company is a one segment company in the business of real estate development and leasing. All its operations are located in India, accordingly, the Company views these activities as one business segment, there are no additional disclosures to be provided in terms of Ind AS 108 on 'Segment Reporting'.

38 Events after the Reporting period

There are no events observed after the reported period which have an impact on the company operations.

- 39 The Company has assessed the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of Property, Plant & Equipment, Receivables, Investments and other assets. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Company, as at the date of approval of these financial results has used internal and external sources of Information. The management does not see any risks in the company's ability to continue as a going concern. The Company has used the principles of prudence in applying judgements, estimates and assumptions and based on the current estimates, the Company expects to recover the carrying amount of all aforesaid assets. The eventual outcome of impact of the global health pandemic may be different from those estimated as on the date of approval of this financial information. Due to the nature of the pandemic, the Company will continue to monitor developments to identify significant uncertainties in future periods, if any.

- 40 Notes 1 to 40 form an integral part of these Standalone Financial Statements.

For Dewan P. N. Chopra & Co.
Chartered Accountants
FRN: 000472N

For and on behalf of the Board of
Directors of Ravinder Heights Limited

Sandeep Dahiya
Partner
Membership No. 505371
UDIN:

Sunanda Jain
Chairperson cum Managing Director
DIN: 03592692

Sumit Jain
Director
DIN: 00014236

Place: New Delhi
Dated: 27.05.2021

Alka
Company Secretary cum Chief Finance Officer
(ACS 46895)

Independent Auditors' Report on the Consolidated Financial Statements

To the Members of Ravinder Heights Limited
Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of Ravinder Heights Limited (hereinafter referred to as the 'Holding Company') and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), which comprise the consolidated Balance Sheet as at March 31, 2021, and the consolidated statement of Profit and Loss, the consolidated statement of changes in equity and the consolidated cash flows Statement for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of their consolidated state of affairs of the Company as at March 31, 2021, of consolidated loss, consolidated changes in equity and its consolidated cash flows for the year then ended.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the Code of Ethics issued by ICAI, and we have fulfilled our other ethical responsibilities in accordance with the provisions of the Companies Act, 2013. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of matter

1. We draw attention to Note No. 57 of the Consolidated Financial Statements regarding the impact of COVID-19 pandemic on the Group. Management is of the view that there are no reasons to believe that the pandemic will have any significant impact on the ability of the Group to continue as a going concern. Nevertheless, the impact in sight of evolvement of pandemic in future period is uncertain and could impact the realisability of trade receivables, investments and other assets in future years.
2. The Group has a system of obtaining periodic confirmation of balances from banks, trade receivables/payables and other parties. The balance confirmation letters as referred in the Standard on Auditing (SA) 505 (Revised) 'External Confirmations' could not be obtained, due to lockdown and various other restrictions imposed by State Government due to sudden spike of Covid-19 cases and certain party's balances are subject to confirmation/reconciliation. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact. Our opinion is not modified in respect of these matters.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

<p>Alternate audit procedure carried out in light of COVID-19 outbreaks</p> <p>Due to the outbreak of COVID-19 pandemic, the consequent lockdown/curfew and travel restrictions imposed by the Government/local administration during the audit period, the audit processes could not be carried out physically at the Company's premises.</p> <p>The statutory audit was conducted via making arrangements to provide requisite documents/ information through electronic medium as an alternative audit procedure. We have identified such alternative audit procedure as a key audit matter.</p>	<p>As a part of alternative audit procedure, the Company has made available the following information/ records/ documents/ explanations to us through e-mail and remote secure network of the Company: -</p> <p>a) Scanned copies of necessary records/documents deeds, certificates and the related records made available electronically through e-mail or remote secure network of the Company; and</p> <p>b) By way of enquiries through video conferencing, dialogues and discussions over phone, e-mails and similar communication channels. It has also been represented by the management that the data and information provided electronically for the purpose of our audit are correct, complete, reliable and are directly generated from the accounting system of the Company, extracted from the records and files, without any further manual modifications so as to maintain its integrity, authenticity, readability and completeness. In addition, based on our review of the various internal audit reports/inspection reports, nothing has come to our knowledge that make us believe that such alternate audit procedure would not be adequate.</p>
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<p>Discontinued operations</p> <p>Refer note 1 and note 35 to the accompanying consolidated financial statements for the accounting policy and related disclosures respectively.</p> <p>During the previous year ended 31 March 2020; the management of the Group had identified a business segment as 'discontinued operation' and thereby classified the related assets and liabilities as held for sale.</p> <p>Demerger of Leasing Business segment of Radhika Heights Limited (Subsidiary Company)</p> <p>As further explained in note 35, the Group had decided to demerge its Leasing Business undertaking, comprising certain immovable properties of the Subsidiary Company. Additionally, during the year, subsidiary company has executed agreement to sell on dated 31st March, 2021 for sale of its another immovable business property.</p> <p>The Board of Directors of the subsidiary Company had approved the demerger proposal and the demerger scheme at their board meetings held on 26 June 2020 and 29 August 2020 respectively. Pursuant to the above restructuring by the Group, the management has assessed the leasing business segment and another immovable business property as disposal group and presented as "discontinued operations" in the consolidated financial statements of the Group in accordance with the provisions of Indian Accounting Standard 105 – 'Non-current Assets Held for Sale and Discontinued Operations'. Accordingly, net profit from the leasing segment amounting to Rs.43.24 Lakh for the year ended 31 March 2021 has been presented as profit from discontinued operations in the consolidated Statement of Profit and Loss and the related assets / (liabilities) of the leasing business are classified as 'assets / (liabilities) classified as held for sale' in the Consolidated Balance Sheet as at 31 March 2021.</p> <p>We identified this as a key audit matter for current year audit in view of the significance of the impact of these restructuring transactions have on the consolidated financial statements including the amounts involved and exercise of management judgments with respect to identification and segregation of assets and liabilities and allocation of corporate costs pertaining to the leasing segment.</p>	<p>Our audit procedures included, but were not limited to, the following in relation to the discontinued operations:</p> <ul style="list-style-type: none"> a) Obtained an understanding of the management process for ensuring classification, measurement, disclosure and allocations for the identified disposal group; b) Reviewed the assessment performed by the management for accounting and presentation of these transactions in accordance with applicable accounting standards; c) Tested the arithmetical accuracy of computations used by management to determine the amounts being transferred; d) Reviewed management's conclusions regarding the allocations of the asset, liabilities, income and expenses that are assigned to the discontinued operations for the leasing business segment; e) Reviewed the appropriateness of the carrying values of assets and liabilities classified as held for sale in accordance with the requirements of Ind AS 105; f) Reviewed the approvals received by the subsidiary Company from shareholders and creditors during the year ended 31 March 2021 and understood the status of the demerger scheme with the legal team of the Company; g) Reviewed the appropriateness and adequacy of the related disclosures in the consolidated financial statements in accordance with the applicable accounting standards.
<p>Business combination</p> <p>As described in Note 1 and 34 to the Consolidated financial statements, the Real Estate Business Undertaking of Panacea Biotec Limited is demerged and vested with the Company w.e.f. 1st April 2019 as per the Scheme of Arrangement approved by NCLT and became effective on 10th September 2020.</p> <p>This has been identified as a key audit matter since it is a significant event, requiring compliances of the terms of the Scheme, accounting as per the relevant Ind AS and also complexities involved in the presentation in financial statements.</p>	<p>To address this key audit matter, our audit procedures included the following:</p> <ul style="list-style-type: none"> • Examination of the Scheme of Arrangement pursuant to which the demerger was carried out along with the regulatory approvals required for the Scheme of Arrangement to take effect; • Evaluation of the appropriateness of the accounting treatment followed by the Company in this regard, including the adjustments given in the reserves and surplus, with reference to the Scheme, Ind AS 103: Business Combinations and the requirements of the accounting principles generally accepted in India; • Testing the adjustment given in the reserves and surplus for net assets transferred to the Company; and • Examination the disclosures given in the consolidated financial statements for adequacy and appropriateness, including disclosure of comparative figures.

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

The Holding Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Corporate Governance and Shareholder's Information (hereinafter referred as "the Reports"), but does not include the Standalone Financial Statements and our auditor's report thereon. The Reports is expected to be made available to us after the date of this auditor's report.

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

In connection with our audit of the Consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the Consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

The Holding Company's Board of Directors is responsible for the preparation and presentation of these consolidated financial statements in term of the requirements of the Companies Act, 2013 that give a true and fair view of the consolidated financial position, consolidated financial performance and consolidated cash flows of the Group in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act. The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group 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 Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group are responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated 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 consolidated 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 ability of the Group 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 consolidated 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 Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

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

Other Matters

(a) We did not audit the financial statements of 7 subsidiaries, whose financial statements reflect total assets of Rs. 41,226.27 Lakh as at 31st March, 2021, total revenues of Rs. 1.08 Lakh and net cash inflows amounting to Rs. 21.92 Lakh for the year ended on that date, as considered in the consolidated financial statements. These financial statements have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, and our report in terms of sub-section (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries, is based solely on the reports of the other auditors.

Our opinion on the consolidated financial statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements.

Report on Other Legal and Regulatory Requirements

1. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:
In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.
2. As required by Section 143(3) of the Act, based on our audit and on the consideration of report of the other auditors on separate financial statements of subsidiaries, as noted in the other matter 'paragraph, we report, to the extent applicable, 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 of the aforesaid consolidated financial statements.
 - (b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.
 - (c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss, and the Consolidated Cash Flow Statement dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
 - (d) In our opinion, the aforesaid consolidated financial statements comply with the Accounting Standards specified under Section 133 of the Act.
 - (e) On the basis of the written representations received from the directors of the Holding Company as on 31st March, 2021 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of its subsidiary companies incorporated in India, none of the directors of the Group companies, incorporated in India is disqualified as on 31st March, 2021 from being appointed as a director in terms of Section 164 (2) of the Act.
 - (f) With respect to the adequacy of internal financial controls over financial reporting of the Holding Company, its subsidiary companies incorporated in India and the operating effectiveness of such controls, refer to our separate report in Annexure.
 - (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 Auditor's) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the report of the other auditors on separate financial statements of the subsidiaries, as noted in the Other matter 'paragraph':
 - i. The consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group – Refer Note 39 to the consolidated financial statements.
 - ii. The Group did not have any material foreseeable losses on long-term contracts including derivative contracts.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Group.

For **Dewan P. N. Chopra & Co.**
Chartered Accountants
Firm Regn. No. 000472N

Sandeep Dahiya
Partner

Membership No.505371

UDIN: 21505371AAAALW5719

Date: 27th May, 2021
Place: New Delhi

ANNEXURE – “A” TO THE INDEPENDENT AUDITOR’S REPORT OF EVEN DATE ON THE CONSOLIDATED FINANCIAL STATEMENTS OF RAVINDER HEIGHTS LIMITED

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

In conjunction with our audit of the consolidated financial statements of the Company as of and for the year ended March 31, 2021, We have audited the internal financial controls over financial reporting of Ravinder Heights Limited (hereinafter referred to as “the Holding Company”) and its subsidiary companies which are companies incorporated in India, as of that date.

Management’s Responsibility for Internal Financial Controls

The respective Board of Directors of the Holding company which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the respective company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors’ Responsibility

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

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

We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the Company’s internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, the Holding Company and its subsidiary companies which are companies incorporated in India, have, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2021, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

Other Matters

Our aforesaid reports under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls over financial reporting insofar as it relates to seven subsidiary companies which are companies incorporated in India, is based on the corresponding reports of the auditors of such companies incorporated in India.

Date: 27th May, 2021
Place: New Delhi

For **Dewan P. N. Chopra & Co.**
Chartered Accountants
Firm Regn. No. 000472N

Sandeep Dahiya
Partner
Membership No.505371
UDIN: 21505371AAAALW5719

Consolidated Balance Sheet

Rs. In Lakh

Particulars	Note	As at 31st March, 2021	As at 31st March, 2020 (Post Scheme Refer Note 34)
I. ASSETS			
(1) Non-Current assets			
(a) Property, Plant and Equipment	2	4,298.31	5,362.75
(b) Capital work-in-progress	3	13.97	0.55
(c) Intangible assets	3	0.01	0.05
(d) Financial Assets			
(i) Investments	4	150.00	-
(ii) Loans	5	3,103.01	2,870.61
Total Non-Current assets		7,565.30	8,233.96
(2) Current assets			
(a) Inventories	6	16,907.19	16,801.59
(b) Financial Assets			
(i) Investments	7	758.55	748.12
(ii) Trade receivables	8	4.09	4.70
(iii) Cash and Cash Equivalents	9	76.73	11.45
(iv) Bank balances other than iii) above	10	316.32	349.95
(v) Loans	11	436.06	100.00
(vi) Other financial assets	12	1,682.77	1,999.06
(c) Other Current Assets	13	68.56	36.56
Total Current assets		20,250.26	20,051.43
Assets classified as held for sale and discontinued operations	35	3,990.46	3,351.94
Total Assets		31,806.02	31,637.33
II. EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity Share Capital	14	612.51	-
(b) Equity Share Capital Suspend account	14A	-	612.51
(c) Others Equity	15	26,206.71	26,676.55
Total Equity		26,819.22	27,289.06
Liabilities			
(2) Non Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	16	4.39	16.30
(b) Provisions	17	0.75	0.44
(c) Deferred tax liabilities (Net)	18	502.18	795.78
Total Non-Current Liabilities		507.33	812.52
(3) Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	19	200.00	-
(ii) Trade payables	20	1,384.35	1,376.55
(iii) Other financial liabilities	21	2,017.60	1,506.25
(b) Other current liabilities	22	3.08	0.42
(c) Provisions	23	1.29	-
(d) Current Tax Liabilities (Net)	24	1.04	-
Total Current Liabilities		3,607.36	2,883.23
Liabilities directly associated with discontinued operations	35	872.11	652.52
Total Equity & Liabilities		31,806.02	31,637.33
Summary of significant accounting policies	1		

1 to 58

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

As per our attached report of even date

For Dewan P. N. Chopra & Co.
Chartered Accountants
FRN: 000472N

For and on behalf of the board of directors of Ravinder Heights Limited

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 21505371AAAALW5719

Sunanda Jain
Chairperson cum Managing Director
DIN: 03592692

Sumit Jain
Whole-time Director
DIN: 00014236

Place: New Delhi
Dated: 27.05.2021

Alka
Company Secretary cum Chief Finance Officer
(ACS 46895)

Consolidated Statement of Profit and Loss

Particulars	Note	Rs. In Lakh	
		Year ended 31st March, 2021	Period ended 15th April, 2019 to 31st March, 2020 (Post Scheme Refer Note 34)
For Continuing Operations			
Revenue from Operations	25	3.76	-
Other Income	26	347.39	297.58
Total Income		351.15	297.58
Expenses			
Land Development & Other Related Expenses	27	105.60	-
Changes in Inventory of Project in Progress	28	(105.60)	-
Employee Benefit Expenses	29	45.22	5.69
Finance Cost	30	2.18	0.08
Depreciation & Amortization Expenses	31	213.35	217.78
Other Expenses	32	597.56	222.52
Total Expenses		858.31	446.06
Profit / (loss) before Exceptional Items and Tax		(507.16)	(148.49)
Exceptional Items	33	-	(1,768.00)
Profit/ (loss) before Tax		(507.16)	(1,916.49)
Tax Expense:			
Current Income Tax		82.78	75.22
Deferred Tax		(73.53)	546.56
Income Tax of paid for earlier years		(0.10)	6.53
Profit / (loss) for the year/period from Continuing Operations		(516.31)	(2,544.80)
Profit / (loss) before tax from Discontinued Operations	35	46.47	11.04
Tax expense of Discontinued Operations		3.23	(8.83)
Profit / (loss) after tax from Discontinued Operations		43.24	19.87
Profit / (loss) for the year /period from Discontinued and Continuing Operations		(473.07)	(2,524.93)
Other Comprehensive Income			
A. (i) Items that will not be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
B. (i) Items that will be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will be reclassified to profit or loss		-	-
Other Comprehensive Income for the year/period		-	-
Total Comprehensive Income for the year/period		(473.07)	(2,524.93)
Earning per share for Continuing Operations [face value of Share Re. 1/-each]	33		
- Basic and diluted earnings per equity share (in Rs.)		(0.84)	(4.15)
Earning per share for Discontinued Operations[face value of Share Re. 1/-each]			
- Basic and diluted earnings per equity share (in Rs.)		0.07	0.03
Earning per share for continuing and Discontinued Operations[face value of Share Re. 1/-each]			
- Basic and diluted earnings per equity share (in Rs.)		(0.77)	(4.12)
Summary of significant accounting policies	1		

1 to 58

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

As per our attached report of even date

For Dewan P. N. Chopra & Co.
Chartered Accountants
FRN: 000472N

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 21505371AAAAALW5719

Place: New Delhi
Dated: 27.05.2021

For and on behalf of the board of directors of Ravinder Heights Limited

Sunanda Jain
Chairperson cum Managing Director
DIN: 03592692

Sumit Jain
Whole-time Director
DIN: 00014236

Alka
Company Secretary cum Chief Finance Officer
(ACS 46895)

Consolidated Cash Flow Statement

(Rs. In Lakh)

Particulars	Year ended 31st March, 2021	Period ended 15th April, 2019 to 31st March, 2020 (Post Scheme Refer Note 34)
A) Cash flow from Operating Activities		
Profit/(loss) before tax from continuing operations	(507.16)	(1,916.49)
Profit/(loss) before tax from discontinued operations	46.47	11.04
Adjustments for:-		
Depreciation	213.35	217.78
Finance cost	2.18	-
Profit on sale of fixed assets	(0.15)	(3.60)
Interest Income	(291.33)	(280.32)
Interest Income from NCDs	(18.95)	-
Profit on redemption of Mutual Fund	(28.66)	(7.18)
Excess Provision written back	(1.74)	-
Loss on account of assets held for sale	404.35	-
Bad Debts	29.68	-
Loan Written off	-	1,768.00
Unrealised gain on Fair Value of Mutual Fund Investment	8.13	(5.16)
Misc. Income	-	(0.35)
	316.86	1,689.17
Operating profit before working capital changes	(143.83)	(216.27)
(Increase) / Decrease in Other Current Assets	(15.10)	12.55
(Increase) / Decrease in Trade Receivables	0.61	199.47
(Increase) / Decrease in Inventories	(105.60)	-
(Increase) / Decrease in Non-Current Financial Assets	-	1.35
(Increase) / Decrease in Non-Current Assets Held for sale	(38.52)	-
(Increase) / Decrease in Other Financial Assets	285.96	(133.88)
Increase / (Decrease) in Long-term Provision	0.32	-
Increase / (Decrease) in Short-term Provision	1.29	-
Increase / (Decrease) in Other Current liabilities	2.65	(18.91)
Increase / (Decrease) in Current Trade payable	9.54	(79.16)
Increase / (Decrease) in Other Non-Current liabilities	-	0.08
Increase / (Decrease) in Non-Current liabilities held for sale	(0.33)	-
Increase / (Decrease) in Other Current Financial Liabilities	511.35	1,006.52
	652.17	988.02
Cash Generated from Operations	508.34	771.74
Net direct taxes paid	(105.32)	(76.28)
Net cash from Operating Activities (A)	403.02	695.47
B) Cash flow from Investing Activities		
Purchase of Property, Plant and Equipment	(166.63)	(40.93)
Sale of Fixed Assets	0.35	8.39
Investment in Non-Convertible Debentures	(450.00)	-
Investment in Mutual Funds	(342.10)	(742.97)
Redemption of Investments from Mutual Funds	652.21	76.85
Loan (Given)/Repayment	(568.46)	(434.26)
Interest received	291.97	260.88
Interest Income from NCDs	18.95	-
Misc. Income	-	0.35
	(563.71)	(871.68)
Net cash used in Investing Activities (B)	(563.71)	(871.68)
C) Cash flow from Financing Activities		
Proceeds from issuance of Equity Share Capital	-	1.00
Share issue expenses	(6.20)	-
Interest Paid	(1.83)	-
Increase/(decrease) in Current Borrowings	200.00	-
	191.97	1.00
Net cash from Financing Activities (C)	191.97	1.00
Net Increase / (Decrease) in net Cash & Cash Equivalent (A+B+C)	31.28	(175.22)
Cash & Cash Equivalent on account of demerger	-	-
Opening balance of Cash & Cash Equivalent	360.45	535.66
Closing balance of Cash & Cash Equivalent	391.73	360.45
Note: Cash and Cash Equivalents included in the Consolidated Cash Flow Statement comprise of the following:-		
i) Cash balance on Hand	0.84	0.19
ii) Balance with Banks:		
a) In Current Accounts	75.89	11.26
b) In Fixed Deposits	315.00	349.00
Total	391.73	360.45

As per our report of even date

For Dewan P. N. Chopra & Co.
Chartered Accountants
FRN: 000472N

For and on behalf of the Board of Directors of Ravinder
Heights Limited

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 21505371AAAALW5719

Sunanda Jain
Chairperson cum
Managing Director
DIN: 03592692

Sumit Jain
Whole-time Director
DIN: 00014236

Place: New Delhi
Date: 27.05.2021

Alka
Company Secretary cum Chief Finance Officer
(ACS 46895)

Consolidated Statement of Changes in Equity

A. Equity Share Capital

Equity Shares of Rs. 1 each issued, subscribed & fully Paid-up	Note	Numbers of Shares	(Rs. in Lakh)
Opening balance as at 15th April 2019	14	-	-
Issue of Equity Share Capital during the year		1,00,000.00	1.00
Share cancelled pursuant to the scheme of arrangement*		1,00,000.00	1.00
Balance as at 31st March, 2020		-	-
Issue of Equity Share Capital during the period*		6,12,50,746	612.51
Balance as at 31st March, 2021		6,12,50,746	612.51

B. Share Capital Suspense Account

	Note	Numbers of Shares	(Rs. in Lakh)
Opening balance as at 15th April 2019		-	-
Equity Share Capital Suspense Account (Refer Note 34)	14A	6,12,50,746	612.51
Balance as at 31st March, 2020		6,12,50,746	612.51
Changes during the period (Refer Note 34)		(6,12,50,746)	(612.51)
Balance as at 31st March, 2021		-	-

C. Other Equity

Particulars	Reserve and Surplus				Total
	Capital Reserve	Securities Premium Reserve	Retained Earnings	Equity Component of Compound Financial Instruments	
Transfer due to scheme*	25,052.99	-	4,776.30	-	29,829.29
Cancellation of Equity Shares pursuant to demerger*	1.00	-	-	-	1.00
Equity Share Capital Suspense Account*	(612.51)	-	-	-	(612.51)
Redeemable Preference Share Capital Suspense Account*	(16.30)	-	-	-	(16.30)
Balance as at 15 April, 2019	24,425.18	-	4,776.30	-	29,201.48
Profit for the period	-	-	(2,524.93)	-	(2,524.93)
Other Comprehensive Income	-	-	-	-	-
Total comprehensive Income for the period	24,425.18	-	2,251.37	-	26,676.56
Dividends	-	-	-	-	-
Transfer to retained earnings	-	-	-	-	-
Any other change (to be specified)	-	-	-	-	-
As at 31st March, 2020	24,425.18	-	2,251.37	-	26,676.56
Profit for the period	-	-	(473.07)	-	(473.07)
Other Comprehensive Income	-	-	-	-	-
Total comprehensive Income for the period	24,425.18	-	1,778.31	-	26,203.49
Dividends	-	-	-	-	-
Transfer to retained earnings	-	-	-	-	-
Less: Any other change (Share Issue Expenses)	(6.20)	-	-	-	(6.20)
Adjustment on account of Preference Shares	-	-	-	9.42	9.42
As at 31st March, 2021	24,418.98	-	1,778.31	9.42	26,206.71

* for details Refer Note 34 - Scheme of Arrangement of Consolidated Financial Statements

For Dewan P. N. Chopra & Co.
Chartered Accountants
FRN: 000472N

For and on behalf of the Board of Directors of Ravinder Heights Limited

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 21505371AAAALW5719

Sunanda Jain
Chairperson cum Managing Director
DIN: 03592692

Sumit Jain
Whole-time Director
DIN: 00014236

Place: New Delhi
Dated: 27.05.2021

Alka
Company Secretary cum Chief Finance Officer
(ACS 46895)

Summary of Significant Accounting Policies

Note 1 BACKGROUND & OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES

A. Corporate Information

Ravinder Heights Limited (“the Company” or “the Holding Company”), is a public limited company incorporated and domiciled in India. The Company was incorporated on 15th April 2019 as a wholly owned subsidiary of Panacea Biotec Limited for the purpose of vesting of the demerged Real Estate Business undertaking of Panacea Biotec Limited into the Company, as a going concern.

As per the Scheme of Arrangement (“the Scheme”) between Panacea Biotec Limited (“the demerged company”) and Ravinder Heights Limited (“the Holding Company” or “the resulting company”) and their respective shareholders under Sections 230 to 232 of the Companies Act, 2013 and all other applicable provisions of the Companies Act, 2013, the Real Estate Business Undertaking of the demerged company was demerged into the Company.

The Scheme was approved by Hon’ble National Company Law Tribunal, Chandigarh Bench on 09th September 2020. The holding company has filed the said NCLT Order with the Registrar of Companies, Chandigarh making the Scheme operative from 10th September, 2020. Accordingly, all the assets and liabilities pertaining to the Real Estate Business Undertaking, as defined in the Scheme, including employees and investment in subsidiaries pertaining to the said Real Estate Business, stand transferred and vested into the Holding Company from its Appointed Date i.e., 1st April 2019. All the shareholders of demerged company will get one fully paid-up equity share of Re.1 each in the Holding Company, for every one fully paid-up equity share of Re.1 each held by them in the demerged company. Simultaneously, the shares held by the demerged company in the resulting company will be cancelled and the Company will be ceased to be a subsidiary of the demerged company. The demerger is accounted in accordance with Ind AS 103: Business Combinations. See Note 34 for further details and Note 1B(2) below for presentation in the consolidated financial statements on account of demerger.

The Holding Company’s registered office is located at Ground Floor, PDS Block, Ambala – Chandigarh Highway, Lalru, Mohali – 140501, Punjab.

B. Significant Accounting Policies

1) Statement of Compliance

These consolidated financial statement of the Holding Company and its subsidiaries have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the ‘Ind AS’) as notified by Ministry of Corporate Affairs (‘MCA’) under Section 133 of the Companies Act, 2013 (‘Act’) read with the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III), as applicable to the consolidated financial statements. As the demerger of the Real Estate Business Undertaking is on a going concern basis, under common control and accounted by applying Appendix C of Ind AS 103: Business Combinations, the accounting policies followed for the said Real Estate Business Undertaking by the demerged company have been consistently applied except where a newly issued accounting standard initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use and the disclosures in respect of significant accounting policies are made accordingly.

Group Information

S.No.	Name of the Group’s Entities	Date of Shareholding*	Country of Incorporation	Percentage of Ownership/Voting Rights
Subsidiary				
1	Radhika Heights Limited	15 th April,2019	India	100%
Subsidiaries of Radhika Heights Limited				
2	Cabana Structure Limited	15 th April,2019	India	100%
3	Nirmala Organic Farms & Resorts Private Limited	15 th April,2019	India	100%
4	Sunanda Infra Limited	15 th April,2019	India	100%
5	Cabana Construction Private Limited	15 th April,2019	India	100%
6	Nirmala Buildwell Private Limited	15 th April,2019	India	100%
7	Radicura Infra Limited	15 th April,2019	India	100%

*Shareholding transferred pursuant to Scheme of arrangement; accordingly, previous years not available.

2) Basis of Preparation, Measurement and Presentation

The Consolidated financial statements are presented in Indian Rupee and all values are rounded to nearest lakhs, except when otherwise stated.

Investments by the demerged company in subsidiaries pertaining to Real Estate Business Undertaking are vested with the resulting Company w.e.f. 1st April 2019 in terms of the Scheme. Accordingly, the first consolidated financial statements are prepared by the Company for the period 15th April, 2020 to 31st March 2020 and includes the financial statements of these subsidiaries.

As stated in Note 1(A) above, the Company was incorporated for the purpose of vesting of the demerged Real Estate Business Undertaking of Panacea Biotec Limited. Since the demerger is a common control business combination under Ind AS 103: Business Combinations, the financial information in respect of prior periods is required to be restated as if the business combination had occurred from the beginning of the preceding period in the financial statements, irrespective of the actual date of the combination. However, if business combination had occurred after that date, the prior period information shall be restated only from that date.

In this case, as the Company was incorporated on 15th April 2019 for the purpose of vesting of the demerged Real Estate Business Undertaking and as per the Scheme the business combination has occurred on 1st April 2019 viz. the appointed date, and the consolidated financial statements for prior period are not applicable, hence no comparative of earlier than the incorporation date has been given.

The consolidated financial statements have been prepared on an accrual basis and under the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the significant accounting policies.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

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, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 17 and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- a) Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- b) Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- c) Level 3 inputs are unobservable inputs for the asset or liability.

3) Current Versus Non-Current Classification

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

An asset is treated as current when it is:

- a) Expected to be realised or intended to be sold or consumed in normal operating cycle
- b) Held primarily for the purpose of trading
- c) Expected to be realised within twelve months after the reporting period, or
- d) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

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

- c) It is due to be settled within twelve months after the reporting period, or
- d) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Group classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. Based on the nature of products/ activities of the Group and the normal time between the acquisition of the assets and their realisation in cash or cash equivalent, the Group has determined its operating cycle as 5 years for real estate projects and 12 months for others for the purpose of classification of its assets and liabilities as current and non-current.

4) Basis of Consolidation

The consolidated financial statements relate to Ravinder Heights Limited ('the Holding Company') and its subsidiaries. Subsidiaries are entities that are controlled by the Holding Company. Control is achieved when the Holding Company:

- Has power over the investee;
- is expected, or has right, to variable returns from its involvement with the investee;
- Has the ability to use its power to affect the returns

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the elements of control listed above.

Generally, majority of voting rights results in control. When the Company has less than majority of voting rights of an investee, the Holding Company considers all relevant facts and circumstances assessing whether or not the Company's voting rights in an investee are sufficient to give it power over the investee, including:

- The size of the Holding Company's holdings of voting rights relative to the size and dispersion of holdings of other vote holders;
- Potential voting rights held by the Company;
- Rights arising from other contractual arrangements;
- Any additional facts and circumstances that indicate that the Company has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made.

Consolidation of a subsidiary begins when the Company obtains control over the subsidiary and ceases when the Company loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed off during the year are included in the consolidated statement of profit and loss from the date the Company gains control until the date when the Company ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the noncontrolling interests having a deficit balance.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies. All intragroup assets and liabilities, equity, income, expenses, and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Changes in the Group's ownership interests in existing subsidiaries

- Changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Company.
- When the Group loses control of a subsidiary, a gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable Ind AS). The fair value of any investment retained in the former

subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under Ind AS 109, or, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.

- When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies. All intragroup assets and liabilities, equity, income, expenses, and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Consolidation procedure:

- The financial statements of the Holding Company and its subsidiary companies have been consolidated on a line-by-line basis by adding together the book values of like items of assets, liabilities, income and expenses, after eliminating all significant intra-group balances, intra-group transactions and unrealised profits on intragroup transactions.
- The excess of cost to the Group of its investments in the subsidiaries over its share of equity of the subsidiaries, at the dates on which the investments in the subsidiaries were made, is recognised as 'Goodwill' being an asset in the consolidated financial statements and is tested for impairment on annual basis. On the other hand, where the share of equity in the subsidiaries as on the date of investment is in excess of cost of investments of the Group, it is recognised as 'Capital Reserve' and shown under the head 'Reserves & Surplus', in the consolidated financial statements. The 'Goodwill' / 'Capital Reserve' is determined separately for each subsidiary and such amounts are not set off between different entities.
- Non-controlling interest in the net assets of the consolidated subsidiaries consist of the amount of equity attributable to the non-controlling shareholders at the date on which investments in the subsidiaries were made and further movements in their share in the equity, subsequent to the dates of investments. Net profit / loss for the year of the subsidiaries attributable to non-controlling interest is identified and adjusted against the profit / loss after tax of the Group in order to arrive at the income attributable to shareholders of the Holding Company.

5) Revenue Recognition

Revenue is measured at the fair value of the consideration received/ receivable, considering contractually defined terms of payment and excluding taxes or duties collected on behalf of the government and is net of rebates and discounts. The Group assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Group has concluded that it is acting as a principal in all its revenue arrangements. Revenue is recognised in the income statement to the extent that it is probable that the economic benefits will flow to the Group and the revenue and costs, if applicable, can be measured reliably.

a) Real Estate

Revenue from sale of undeveloped land is recognized as per agreed terms in each agreement to sell when possession is handed over and all significant risks and rewards are vested in the Customer, provided no significant uncertainty exists regarding the amount of consideration that will be derived from such sales and it is not unreasonable to expect ultimate collection.

Revenue from sale of developed land / plot and FSI rights is recognized based on the "Satisfaction of performance obligation at a point in time method", as per agreed terms in each agreement to sell / sub lease and offer of possession and all significant risks and rewards are vested in the customer", provided where no significant uncertainty exists regarding the amount of consideration that will be derived from such sales and it is not unreasonable to expect ultimate collection.

b) Rental Income

Lease income on an operating lease is recognised in the statement of profit and loss on straight line basis over the lease term.

c) Interest Income

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

6) Provisions

A provision is recognized if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

7) Contingent Liabilities and Onerous Contracts

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Group or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made. The Group does not recognise a contingent liability, but discloses its existence in the financial statements.

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Group has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

8) Foreign Currency

These consolidated financial statements are presented in Indian rupees ('Rs.' or 'INR'), which is the functional currency of the Group.

Transactions in foreign currencies are recorded at the exchange rate prevailing on the date of transaction. Foreign currency denominated monetary assets and liabilities are re-measured into the functional currency at the exchange rate prevailing on the balance sheet date.

Exchange differences on monetary items are recognised in profit or loss in the period in which they arise.

Foreign currency monetary items of the group, outstanding at the reporting date are restated at the exchange rates prevailing at the reporting date. Non-monetary items denominated in foreign currency, are reported using the exchange rate at the date of the transaction.

Exchange differences arising on settlement / restatement of foreign currency monetary assets and liabilities of the group are recognised as income or expense in the Statement of Profit and Loss.

9) Income Taxes

Income tax expense comprises current and deferred taxes. Income tax expense is recognized in the Statement of Profit and Loss except when they relate to items that are recognised outside profit or loss (whether in other comprehensive income or directly in equity), in which case tax is also recognised outside profit or loss.

Current income taxes are determined based on respective taxable income of each taxable entity.

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases, and unutilized business loss and depreciation carry-forwards and tax credits. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit. In addition, deferred tax liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill. Deferred tax assets and liabilities are computed separately for each taxable entity. Deferred tax assets are recognized to the extent that it is probable that future taxable income will be available against which the deductible temporary differences, unused tax losses, depreciation carry-forwards and unused tax credits could be utilized.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Minimum alternate tax (MAT) paid in a year is charged to the Statement of profit and loss as current tax. Deferred tax assets include Minimum Alternate Tax (MAT) paid on the book profits, which gives rise to future economic benefits in the form of tax credit against future income tax liability, is recognised as an deferred tax assets in the Balance Sheet if there is convincing evidence that the Company will pay normal tax within the period specified for utilization of such credit.

Deferred tax assets and liabilities are measured based on the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Group intends to settle its current tax assets and liabilities on a net basis.

Presentation of current and deferred tax

Current and deferred tax are recognised in the statement of profit and loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

The Group offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously. In case of deferred tax assets and deferred tax liabilities, the same are offset if the Group has a legally enforceable right to set off corresponding current tax assets against current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority on the respective group company.

10) Earnings Per Share

Basic earnings per share has been computed by dividing profit/loss for the year by the weighted average number of shares outstanding during the year. Partly paid up shares are included as fully paid equivalents according to the fraction paid up. Diluted earnings per share has been computed using the weighted average number of shares and dilutive potential shares, except where the result would be anti-dilutive.

11) Inventories

Inventories are valued at lower of cost and net realizable value. Net realisable value of property under construction assessed with reference to market value of completed property as at the reporting date less estimated cost to complete. Cost of inventory (Work-in-Progress) represents cost of land and all expenditure incurred in connection with.

12) Property, Plant and Equipment

Property, plant and equipment are stated at cost of acquisition or construction less accumulated depreciation less accumulated impairment, if any. Freehold land is measured at cost and is not depreciated.

Cost includes purchase price, taxes and duties, labour cost and direct overheads for self-constructed assets and other direct costs incurred up to the date the asset is ready for its intended use.

Interest cost incurred for constructed assets is capitalized up to the date the asset is ready for its intended use, based on borrowings incurred specifically for financing the asset or the weighted average rate of all other borrowings, if no specific borrowings have been incurred for the asset.

13) Depreciation and Amortisation

Depreciation is provided on the Written Down Value Method (WDV) over the estimated useful lives of the assets considering the nature, estimated usage, operating conditions, history of replacement, anticipated technological changes, manufacturers warranties and maintenance support. Considering these factors, the Group has decided to apply the useful life for various categories of property, plant & equipment, which are as prescribed in Schedule II of the Act. Estimated useful lives of assets are as follows:

S.No.	Type of Assets	Useful Life in Years
a)	Buildings – Non-Factory buildings	60
b)	Plant and machinery (including Electrical fittings)	15
c)	Office equipment	5
d)	Furniture and fixtures	10
e)	Vehicles	8
f)	Computers Equipment	3-5
g)	Software	5

The useful lives are reviewed at least at each year end. Changes in expected useful lives are treated as change in accounting estimate.

Leased assets and leasehold improvements are amortised over the period of the lease or the estimated useful life whichever is lower.

Depreciation is not recorded on capital work-in-progress until construction and installation are complete and the asset is ready for its intended use.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

14) Leases

Where the Group is the lessee

Right of use assets and lease liabilities

a) Classification of lease

The Group enters into leasing arrangements for various assets. The assessment of the lease is based on several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to extend/purchase etc.

b) Recognition and initial measurement

At lease commencement date, the Group recognizes a right-of-use asset and a lease liability on the balance sheet. The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the Group, an estimate of any costs to dismantle and remove the asset at the end of the lease (if any), and any lease payments made in advance of the lease commencement date (net of any incentives received).

c) Subsequent measurement

The Group depreciates the right-of-use assets on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of use asset or the end of the lease term. The Group also assesses the right-of-use asset for impairment when such indicators exist.

At lease commencement date, the Group measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the interest rate implicit in the lease if that rate is readily available or the Group's incremental borrowing rate. Lease payments included in the measurement of the lease liability are made up of fixed payments (including in substance fixed payments) and variable payments based on an index or rate. Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It is re-measured to reflect any reassessment or modification, or if there are changes in substance fixed payments. When the lease liability is re-measured, the corresponding adjustment is reflected in the right-of-use asset.

The Group has elected to account for short-term leases and leases of low-value assets using the practical expedients. Instead of recognizing a right-of-use asset and lease liability, the payments in relation to these are recognized as an expense in standalone statement of profit and loss on a straight-line basis over the lease term.

Where the Group is the lessee

Leases in which the Group does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognized on a straight-line basis over the term of the relevant lease, except when the lease rentals, increase are in line with general inflation index. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.

Leases are classified as finance leases when substantially all the risks and rewards of ownership transfer from the Group to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Group's net investment in the leases. Finance lease income is allocated to accounting periods to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

15) Impairment

At each balance sheet date, the Group assesses whether there is any indication that any property, plant and equipment with finite lives may be impaired. If any such impairment exists the recoverable amount of an asset is estimated to determine the extent of impairment, if any. Where it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognized immediately in the Statement of Profit and Loss.

As at June 30, 2020 and March 31, 2020, none of the Group's property, plant and equipment were considered impaired.

16) Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker.

Identification of segments

In accordance with Ind AS 108 – Operating Segment, the operating segments used to present segment information are identified based on information reviewed by the Group’s management to allocate resources to the segments and assess their performance. An operating segment is a component of the Group that engages in business activities from which it earns revenues and incurs expenses, including revenues and expenses that relate to transactions with any of the Group’s other components. Results of the operating segments are reviewed regularly by the Board of director (chairman and chief financial officer) which has been identified as the chief operating decision maker (CODM), to make decisions about resources to be allocated to the segment and assess its performance and for which discrete financial information is available.

Allocation of common costs

Common allocable costs are allocated to each segment accordingly to the relative contribution of each segment to the total common costs.

Unallocated items

Unallocated items include general corporate income and expense items which are not allocated to any business segment.

Segment accounting policies

The Group prepares its segment information in conformity with the accounting policies adopted for preparing and presenting the financial results of the Group as a whole.

17) Business Combinations

A business combination involving entities or businesses under common control is a business combination in which all of the combining entities or businesses are ultimately controlled by the same party or parties both before and after the business combination and the control is not transitory. The transactions between entities under common control are specifically covered by Appendix C of Ind AS 103: Business Combinations. Such transactions are accounted for using the pooling-of-interest method. The assets and liabilities of the acquired entity are recognised at their respective carrying values. No adjustments are made to reflect fair values or recognise any new assets or liabilities. The only adjustments that are made are to harmonise accounting policies. Issue of fresh securities towards the consideration for the business combination is recorded at nominal value. The identity of the reserves transferred by the acquired entity is preserved and they are carried in the same form and manner. The difference, if any, between the amount recorded as share capital issued plus any additional consideration in the form of cash or other assets and the amount of share capital of the transferor is transferred to capital reserve.

18) Assets classified as held-for-sale

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

Assets classified as held for sale are not depreciated or amortised. Interest and other expenses attributable to the liabilities of a disposal group classified as held-for-sale continue to be recognised. Assets classified as held-for-sale are presented separately from the other assets in the balance sheet. The liabilities of a disposal group classified as held-for-sale are presented separately from other liabilities in the balance sheet.

19) Borrowing Cost

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

20) Financial Instruments

a) Classification, initial recognition and measurement

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial assets other than equity instruments are classified into categories: financial assets at fair value through profit or loss and at amortised cost. Financial assets that are equity instruments are classified as fair value through profit or loss or fair value through other comprehensive income. Financial liabilities are classified into financial liabilities at fair value through profit or loss and other financial liabilities.

Financial instruments are recognized in the balance sheet when the Group becomes a party to the contractual provisions of the instrument.

Initially, a financial instrument is recognized at its fair value. Transaction costs directly attributable to the acquisition or issue of financial instruments are recognized in determining the carrying amount, if it is not classified as at fair value through profit or loss. Subsequently, financial instruments are measured according to the category in which they are classified.

Financial assets at amortised cost: Financial assets having contractual terms that give rise on specified dates to cash flows that are solely payments of principal and interest on the principal outstanding and that are held within a business model whose objective is to hold such assets in order to collect such contractual cash flows are classified in this category. Subsequently, these are measured at amortized cost using the effective interest method less any impairment losses.

Equity investments at fair value through other comprehensive income: These include financial assets that are equity instruments and are irrevocably designated as such upon initial recognition. Subsequently, these are measured at fair value and changes therein are recognized directly in other comprehensive income, net of applicable income taxes.

When the equity investment is derecognized, the cumulative gain or loss in equity is transferred to retained earnings.

Financial assets at fair value through profit or loss: Financial assets are measured at fair value through profit or loss unless it is measured at amortised cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets at fair value through profit or loss are immediately recognised in profit or loss.

Equity instruments: An equity instrument is any contract that evidences residual interests in the assets of the Group after deducting all of its liabilities. Equity instruments issued by the Group are recorded at the proceeds received, net of direct issue costs.

Financial liabilities at fair value through profit or loss: Derivatives, including embedded derivatives separated from the host contract, unless they are designated as hedging instruments, for which hedge accounting is applied, are classified into this category. These are measured at fair value with changes in fair value recognized in the Statement of Profit and Loss.

Financial guarantee contracts: These are initially measured at their fair values and, are subsequently measured at the higher of the amount of loss allowance determined or the amount initially recognized less, the cumulative amount of income recognized.

Other financial liabilities: These are measured at amortized cost using the effective interest method.

b) Determination of fair value:

The fair value of a financial instrument on initial recognition is normally the transaction price (fair value of the consideration given or received). Subsequent to initial recognition, the Group determines the fair value of financial instruments that are quoted in active markets using the quoted bid prices (financial assets held) or quoted ask prices (financial liabilities held) and using valuation techniques for other instruments. Valuation techniques include discounted cash flow method and other valuation models.

c) Derecognition of financial assets and financial liabilities:

The Group derecognizes a financial asset only when the contractual rights to the cash flows from the asset expires or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognizes its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognize the financial asset and also recognizes a collateralized borrowing for the proceeds received.

Financial liabilities are derecognised when these are extinguished, that is when the obligation is discharged, cancelled or has expired.

d) Impairment of financial assets:

The Group recognizes a loss allowance for expected credit losses on a financial asset that is at amortized cost. Loss allowance in respect of financial assets is measured at an amount equal to life time expected credit losses and is calculated as the difference between their carrying amount and the present value of the expected future cash flows discounted at the original effective interest rate.

21) Use of Estimates and Judgements

The preparation of consolidated financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions, that affect the application of accounting policies and the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of these consolidated financial statements and the reported amounts of revenues and expenses for the years presented. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed at each balance sheet date. Revisions to accounting estimates are recognised in the period in which the estimate is revised and future periods affected.

In particular, information about significant areas of estimation of uncertainty and critical judgements in applying accounting policies at the date of the consolidated financial statements, which may cause a material adjustment to the carrying amounts of assets and liabilities within the next financial year the amounts recognised in the consolidated financial statements are given below:

a) Inventory

Inventory of real estate property is valued at lower of cost and net realisable value (NRV). NRV of completed property is assessed by reference to market prices existing at the reporting date and based on comparable transactions made by the Group and/or identified by the Group for properties in same geographical area. NRV of properties under construction/development is assessed with reference to marked value of completed property as at the reporting date less estimated cost to complete.

b) Contingent Liabilities

Assessment of the status of various legal cases/claims and other disputes where the Group does not expect any material outflow of resources and hence these are reflected as contingent liabilities (Refer Note-30)

c) Useful Life of Depreciable Assets/Amortisable Assets

Management reviews its estimate of the useful lives of depreciable/ amortisable assets at each reporting date, based on the expected utility of the assets. certainties in these estimates relate to technical and economic obsolescence that may change the utility of assets.

d) Valuation of investment in subsidiaries

Investments in Subsidiaries are carried at cost. At each balance sheet date, the management assesses the indicators of impairment of such investments. This requires assessment of several external and internal factor including capitalisation rate, key assumption used in discounted cash flow models (such as revenue growth, unit price and discount rates) or sales comparison method which may affect the carrying value of investments in subsidiaries.

e) Leases

The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

The Group has several lease contracts that include extension and termination options. The Group applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customisation to the leased asset).



Notes to the Consolidated Financial Statements for the year ended March 31, 2021

2 Property, Plant and Equipment

	(Rs in Lakh)							
Description	Freehold - Land*	Building*	Furniture & Fixtures	Plant & Machinery	Office Equipment	Computer Equipment	Vehicles	Total
Gross Carrying Value**								
Opening Balance	-	-	-	-	-	-	-	-
Transfer due to Scheme as on 01st April'2019 (Refer Note 34)	4,930.74	5,239.60	172.62	44.50	226.07	10.32	214.90	10,838.75
Additions	-	-	-	-	1.17	0.28	38.93	40.38
Disposals	-	-	-	-	-	-	23.61	23.61
Adjustments	-	-	-	-	-	-	-	-
Transfer to discontinued operations (Refer Note 35)	2,947.69	595.49	-	-	-	-	-	3,543.18
As at March 31, 2020	1,983.05	4,644.11	172.62	44.50	227.24	10.60	230.22	7,312.34
Additions	71.77	37.28	-	-	10.12	1.90	32.34	153.42
Disposals	-	-	0.56	-	3.01	-	-	3.57
Adjustments	-	-	-	-	-	-	-	-
Exchange differences	-	-	-	-	-	-	-	-
Transfer to Assets held for sale and discounting operations	-	1,627.50	-	-	-	-	-	1,627.50
As at March 31, 2021	2,054.82	3,053.89	172.06	44.50	234.35	12.50	262.56	5,834.68
Accumulated depreciation								
Opening Balance	-	-	-	-	-	-	-	-
Transfer due to Scheme as on 01st April'2019 (Refer Note 34)	-	1,395.59	160.41	30.76	210.05	9.59	185.86	1,992.26
Charge for the year	-	197.35	2.52	4.98	2.70	0.29	9.85	217.68
Disposals	-	-	-	-	-	-	18.81	18.81
Transfer to discontinued operations (Refer Note 35)	-	241.54	-	-	-	-	-	241.54
As at March 31, 2020	-	1,351.40	162.93	35.74	212.74	9.88	176.90	1,949.59
Charge for the year	-	186.38	1.03	3.17	2.91	0.53	19.29	213.31
Disposals	-	-	0.51	-	2.86	-	-	3.37
Exchange differences	-	-	-	-	-	-	-	-
Transfer to Assets held for sale and discounting operations	-	623.15	-	-	-	-	-	623.15
As at March 31, 2021	-	914.62	163.45	38.91	212.80	10.41	196.19	1,536.38
Net block as at March 31, 2020	1,983.05	3,292.71	9.69	8.76	14.50	0.72	53.32	5,362.75
Net block as at March 31, 2021	2,054.82	2,139.27	8.60	5.60	21.56	2.09	66.37	4,298.31
Capital Work in Progress								
Net block as at March 31, 2020	-	-	-	-	-	-	-	0.55
Net block as at March 31, 2021	-	-	-	-	-	-	-	-

* As per the scheme approved by NCLT on dated 9th September, 2020 The Holding company has possessed Land & Building of demerger undertaking assets. During the year, the Holding Company has transferred the title of Land & Building of DCM building and Farmhouse situated at New Delhi in its name.

**represents deemed cost on the date of transition to Ind AS as on 01.04.2016 (First Time Adoption). Gross block and accumulated depreciation from the previous GAAP have been disclosed for the purpose of better understanding of the original cost of assets.

3 Intangible Assets

	(Rs in Lakh)	
Description	Software	Total
Gross carrying value**		
Opening Balance	-	-
Transfer due to Scheme as on 01st April'2019 (Refer Note 34)	2.54	2.54
Additions	-	-
Disposals	-	-
Adjustments	-	-
Exchange differences	-	-
As at March 31, 2020	2.54	2.54
Additions	-	-
Disposals	-	-
Adjustments	-	-
Exchange differences	-	-
As at March 31, 2021	2.54	2.54
Accumulated depreciation		
Opening Balance	-	-
Transfer due to Scheme as on 01st April'2019 (Refer Note 34)	2.39	2.39
Charge for the year	0.09	0.09
Disposals	-	-
Exchange differences	-	-
As at March 31, 2020	2.48	2.48
Charge for the year	0.04	0.04
Disposals	-	-
Exchange differences	-	-
As at March 31, 2021	2.53	2.53
Net block as at March 31, 2020	0.05	0.05
Net block as at March 31, 2021	0.01	0.01
Capital work in Progress		
Net block as at March 31, 2020	-	-
Net block as at March 31, 2021	13.97	13.97

* represents deemed cost on the date of transition to Ind AS as on 01.04.2016 (First Time Adoption). Gross block and accumulated depreciation from the previous GAAP have been disclosed for the purpose of better understanding of the original cost of assets.

(Rs in Lakh)

Particulars	For the year ended 31st March, 2021	As at 31st March, 2020
4 Investments		
(A) Investment in Equity Instruments		
Aggregate amount of Unquoted investments (A)	-	-
(B) Investment in NCD's		
Unquoted NCD's		
Kieraya Furnishing Solution Pvt. Ltd. Sr. Round XXVI 16% PA NCD (150 units @ Rs. 100,000/- each)	150.00	-
Aggregate amount of Quoted investments (B)	150.00	-
Total Value of Investments (A+B)	150.00	-
(a) Aggregate amount and market value of quoted investments	-	-
(b) Aggregate amount of unquoted investments	150.00	-
(c) Aggregate amount of impairment in value of investments	-	-
5 Non Current Loans		
(Unsecured, Consider Good)		
Loan to Others		
Secured, Considered Good	200.00	-
Unsecured, considered good	2,900.26	2,868.06
Doubtful	-	-
Security Deposit	2.75	2.55
	3,103.01	2,870.60
6 Inventories		
(Valued at cost or net realisable value)		
Project-in-progress	16,907.19	16,801.59
	16,907.19	16,801.59
7 Investments		
(Carried at fair value through profit and loss)		
Quoted Mutual Funds		
9,40,584.82 Units (as at 31.03.2020 : 7,17,067.84 Units) Kotak Savings Funds - Growth (Regular Plan)	317.26	-
Nil (as at 31.03.2020 : 1,77,091.211 Units) ICICI Prudential Liquid Fund-Growth (Regular Plan)	-	517.99
10,462.168 Units (as at 31.03.2020 : Nil) UTI Nifty Index fund - (G)	10.16	-
1,20,625.111 Units (as at 31.03.2020 : Nil) UTI Nifty Next 50 Index fund - (Regular Plan) - (G)	14.68	-
Unquoted Mutual Funds		
2,812.047 Units (as at 31.03.2020 : Nil) Kotak Liquid Fund - Growth (Regular Plan)	116.44	230.13
Unquoted NCD's:		
Kieraya Furnishing Solution Pvt. Ltd. Sr. Round XXXI 16% PA NCD (300 units @ Rs. 100,000/- each)	300.00	-
	758.55	748.12
Aggregate cost of quoted investments	341.55	748.12
Aggregate market value of quoted investments	342.10	748.12
Aggregate cost of unquoted investments	415.16	-
Aggregate market value of unquoted investments	416.44	-
8 Trade Receivables		
Secured	-	-
Unsecured, considered good		
- Others	4.09	4.70
	4.09	4.70
Less: Allowance for expected credit loss	-	-
	4.09	4.70
9 Cash and Cash Equivalents		
Cash and Cash Equivalents		
a) Balances with Bank	75.89	11.26
b) Cash on Hand	0.84	0.19
	76.73	11.45

(Rs in Lakh)

Particulars	For the year ended	
	31st March, 2021	As at 31st March, 2020
10 Other Bank Balances		
- Fixed Deposits original maturity for more than 3 months but less than 12 months	315.00	349.00
- Interest Accrued but not due on deposit	1.32	0.95
	316.32	349.95
11 Loans		
a) Secured Deposits	-	0.10
b) Unsecured Loan to others	436.06	99.90
	436.06	100.00
12 Other Current Financial Assets		
Unsecured, considered good		
a) Interest accrued but not due on Loans	-	2.35
b) Interest accrued & due on Loans	1.71	-
c) Advance to Others	1,668.66	1,996.71
d) Other Recovery	12.40	-
	1,682.77	1,999.06
13 Other Current Assets		
a) Prepaid Expenses	4.85	0.61
b) SGST & CGST Receivable	42.83	32.33
c) Advance Income Tax (Net of Income Tax provision)	20.89	3.62
	68.56	36.56

(Rs in Lakh)

14 Share Capital	As at March 31, 2021		As at March 31, 2020	
	In Nos.	(Rs in Lakh)	In Nos.	(Rs in Lakh)
a. Authorised				
10,00,000 (As at 31.03.2020: 10,00,000) Equity Shares of Re.1/- each*	-	10.00	-	-
7,00,00,000 Equity Shares of Re.1/- each	700.00	-	-	-
1,63,000 Preference Shares of Rs.10/- each	16.30	-	-	-
	716.30	10.00		
*the authorised equity share capital and preference share capital has been subsequently increased to 700 Lakh shares of Re.1/- each 1.63 Lakh shares of Rs.10/- each respectively on basis of information provided to registrar pursuant to the approval of scheme of arrangement by National Company Law Tribunal, Chandigarh (Refer Note 34)				
b. Issued, Subscribed & Fully Paid-up Shares				
6,12,50,746 (As at 31.03.2020 :Nil) Equity Shares of Re.1/- each fully paid-up	612.51	-	-	-
Total Issued, Subscribed & fully Paid-up Share Capital	612.51	-		

c. Terms /rights attached to equity shares

The Holding company has only one class of equity shares having a face value of Re.1/- per share. Each holder of equity shares is entitled to one vote per share. The dividend declared, if any is payable in Indian rupees. The dividend if any proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing annual General Meeting. The board has not yet proposed any dividend.

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

d. Reconciliation of the shares outstanding at the beginning and at the end of the reporting year**Equity Shares**

	As at 31st March, 2021		As at 31st March, 2020	
	In Nos.	(Rs in Lakh)	In Nos.	(Rs in Lakh)
At the beginning of the year	-	-	-	-
Add : Issued during the period (Refer Note 34)	6,12,50,746	612.51	1,00,000	1,00,000.00
Less: Shares Cancelled during the previous year due to Scheme (Refer Note 34)	-	-	1,00,000	1,00,000.00
Outstanding at the end of the year	6,12,50,746	612.51	-	-

e. Details of shareholders holding more than 5% of equity shares in the Company:

Particulars	As at 31st March, 2021		As at 31st March, 2020	
	In Nos.	% holding	In Nos.	% holding
Panacea Biotec Limited	-	-	99,994.00	99.99
Ms. Sunanda Jain	4,27,59,912	69.81	-	-
Serum Institute of India Private Limited	49,20,655	8.03	-	-
Mr. Adar Cyrus Poonawalla	31,57,034	5.15	-	-

The above information has been furnished as per the shareholder's detail available with the holding company at the year end.

f. Aggregate number of Shares issued for consideration other than cash during the year of five years immediately preceding the reporting date

During the financial year 2020-21, the Holding Company has issued 6,12,50,746 fully paid-up equity share of Rs 1 each, pursuant to the Scheme of demerger to the shareholders of the demerged company (Refer Note 34).

14A Share capital suspense account (Refer Note 34)	As at 31st March, 2021		As at 31st March, 2020	
	In Nos.	(Rs in Lakh)	In Nos.	(Rs in Lakh)
	-	-	6,12,50,746	612.51

Particulars	(Rs in Lakh)	
	As at March 31, 2021	As at March 31, 2020
15 Other Equity		
a. Retained Earnings		
Opening balance	2,251.37	4,776.30
Add: Net profit/(loss) for the current period	(473.07)	(2,524.93)
Add: Transfer due to Scheme	-	-
Profit available for appropriation	1,778.30	2,251.37
Less: Appropriations	-	-
Closing balance	1,778.30	2,251.37
b. Capital reserve		
Opening Balance	24,425.18	-
Add: Transfer due to Scheme*	-	25,052.99
Add: Cancellation of Equity Shares pursuant to demerger*	-	1.00
Less: Adjustment of Equity Share Capital Suspense account*	-	612.51
Less: Adjustment of Redeemable Preference Share Capital Suspense account *	-	16.30
Less: Share Issue Expense	6.20	-
Closing Balance	24,418.98	24,425.18
*Refer Note 34		
c. Equity Component of Compound Financial Instruments		
(0.5% Cumulative Non-Convertible and Non-Participating Redeemable Preference Share)	9.42	-
Total Reserves and Surplus	26,206.71	26,676.55

Nature and purpose of other reserves

a. **Retained Earnings** - Retained earnings are profits of the company earned till date less transferred to general reserve.

b. **Capital Reserve** - Capital reserve was created as per the scheme of arrangement of demerger of undertaking.

c. **Equity Component of 0.5% Cumulative Non-Convertible and Non-Participating Redeemable Share** - Preference shares are to be redeemed on or before 6th October, 2035 i.e. 15 years from the date of issue of the said redeemable preference share in terms of Section 55 of the Companies Act, 2013.

16 Borrowings - Non current

Unsecured:

Preference Share Capital Suspense account

1,63,000 (March 31, 2020 : Nil) 0.5% Cumulative Non-Convertible and Non-Participating Redeemable of Rs. 10/- each

(Refer Note 34)

	-	16.30
Liability component of compound financial instruments		
1,63,000 (March 31, 2020 : Nil) 0.5% Cumulative Non-Convertible and Non-Participating Redeemable of Rs. 10/- each	4.39	-
(Refer Note 34)	4.39	16.30

Aggregate Secured loans

Aggregate Unsecured loans

- -
4.39 16.30

16.1 Rights, preferences and restriction attached to Preference shares

The Holding Company has only one class of preference shares having a par value of Rs. 10/share. The dividend, if any, proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. The Board of Directors has not proposed any dividend for current year and previous year.

The preference shares were initially issued for a period of 15 year w.e.f. October 6, 2020 pursuant to NCLT order dated September 9, 2020 which are required to be redeemed on or before 6th October, 2035. (Refer Note 34)

a. Reconciliation of 0.5% cumulative non-convertible and non-participating redeemable preference shares:

Particulars	As at 31st March, 2021		As at 31st March, 2020	
	In Nos.	(Rs in Lakh)	In Nos.	(Rs in Lakh)
Preference shares at the beginning of the year	-	-	-	-
Add: Preference shares issued & allotted due to Scheme (Refer Note 34)	1,63,000	16.30	-	-
Preference shares at the end of the year	1,63,000	16.30	-	-

b. Details of preference shares holding more than 5% of 0.5% cumulative non-convertible and non-participating redeemable preference shares capital:

Particulars	As at 31st March, 2021		As at 31st March, 2020	
	In Nos.	% holding	In Nos.	% holding
Ms. Sunanda Jain	1,63,000	100	-	-

The above information has been furnished as per the shareholder's detail available with the holding company at the year end.

c. Aggregate number of Shares issued for consideration other than cash during the year of five years immediately preceding the reporting date

During the financial year 2020-21, the Holding Company has issued 1,63,000 fully paid-up equity share of Rs 10 each, pursuant to the Scheme of demerger to the shareholders of the demerged company (Refer Note 34).

16.2 The 0.5% Cumulative Non-Convertible and Non-Participating Redeemable ("CRPS") are presented in the Balance Sheet as follows:

Particulars	As at	
	31st March, 2021	31st March, 2020
Face Value of CRPS issued	16.30	-
Premium on CRPS issued	-	-
	16.30	-
Less: Liability Component of CRPS	4.19	-
Equity Component of CRPS*	12.11	-

*The equity component of 0.5% Cumulative Non-Convertible and Non-Participating Redeemable preference shares has been presented in the Consolidated Statement of Changes in Equity (net off deferred tax amounting Rs.2.68 Lakh).

17 Provisions - Non Current		
Provision for Gratuity	0.75	0.44
	0.75	0.44
18 Deferred Tax Liabilities (Net):		
On temporary difference between the accounting base & tax base		
Deferred Tax Liabilities arising on account of		
Property, plant and equipment	602.08	898.40
Equity Component of 0.5% Cumulative Non-Convertible and Non-Participating Redeemable	2.64	-
Total Deferred Tax Liabilities (A)	604.72	898.40
Deferred Tax Assets		
Effect of expenditure debited to statement of profit and loss but allowed for tax purposes on payment basis	0.54	0.12
Total Deferred Tax Assets (B)	0.54	0.12
Net Deferred Tax Liability(Assets) - (A-B)	604.18	898.28
Less : MAT Credit Entitlement	101.99	102.50
Net Deferred Tax Liability	502.18	795.78
19 Borrowings (Short Term)		
Loans from Related Parties		
- Loan from Director - Mrs. Radhika Jain *	200.00	-
	200.00	-
*Loan taken from Director on the interest rate at 11.5% p.a and which is repayable on demand.		
20 Trade Payables		
Trade Payables (dues to micro and other small enterprises) (Refer Note 41)	-	-
Trade Payables (dues to other than micro and other small enterprises)	1,384.35	1,376.55
	1,384.35	1,376.55
21 Other Current Financial liabilities		
Other Payable* (Refer Note 34)	17.60	6.25
Security Deposits from others	2,000.00	1,500.00
	2,017.60	1,506.25
*other payables includes Rs 17.60 Lakh (Previous Year : 6.25 Lakh) to other related parties.		
22 Other Current Liabilities		
Income Received in Advance	0.04	-
Statutory Payables (TDS & GST)	2.96	0.34
EPF payable	0.08	0.08
Total Other Liabilities	3.08	0.42
23 Provisions (Current)		
Provision for Compensated absences	1.29	-
	1.29	-
24 Current Tax Liabilities (Net)		
Provision of Income Tax	1.04	-
	1.04	-

Particulars	(Rs in Lakh)	
	For the year ended 31st March, 2021	Period ended 15th April, 2020 to 31st March, 2020
25 Revenue from Operations		
Income from Rent	3.76	-
	3.76	-
25.1 Contract Balances		
Particulars	As at 31st March, 2021	As at 31st March, 2020
Trade Receivables	4.09	4.70
Income Received in Advance	0.04	-
Trade receivables are non interest bearing. Credit period generally falls in the range of 30 to 60 days.		
25.2 Reconciling the amount of revenue recognised in the statement of profit and loss with the contracted price		
Particulars	As at 31st March, 2021	As at 31st March, 2020
Revenue as per the contracted price	3.76	-
Adjustments:		
Discount	-	-
Revenue from contracts with customers	3.76	-
25.3 Performance obligations		
Obligation of the Group is to provide lease services to its group companies and accordingly recognises revenue over the period of the contract based on the services rendered.		

Particulars	(Rs in Lakh)	
	For the year ended 31st March, 2021	Period ended 15th April, 2020 to 31st March, 2020
26 Other Income		
Interest Income from		
- Banks Deposits	18.98	34.47
- From Related Parties	207.54	233.41
- From Others	64.81	12.44
- From NCD's	18.95	-
Excess Provisions Written back	1.74	0.97
Profit on sale of Fixed Assets (Net)	0.15	3.60
Profit on redemption of Mutual Fund (Net)	28.66	7.18
Unrealised Gain on Mutual Fund / Equity fund Investment	2.04	5.16
Miscellaneous Income	4.52	0.35
	347.39	297.58
27 Land Development & other related expenses		
Registration fee of collaboration agreement	105.60	-
	105.60	-
28 Changes in Inventories		
Inventories at the end		
- Work- in Progress (Land under Development)	16,907.19	16,801.59
Inventories at the beginning		
- Work- in Progress (Land under Development)	16,801.59	16,801.59
Changes In Inventories	(105.60)	-
29 Employee Benefits Expense		
Salaries, Wages and Bonus	39.41	5.64
Contribution to provident and other funds	0.44	0.05
Staff welfare expenses	5.36	-
	45.22	5.69
30 Finance Costs		
Interest Expense	2.02	-
Bank Service Charges	0.15	0.08
	2.18	0.08
31 Depreciation & Amortization Expense		
Depreciation on Property, Plant and Equipment	213.31	217.68
Amortisation of Intangible Assets	0.04	0.09
	213.35	217.78
32 Other Expenses		
Advertisement	7.33	-
Agriculture Expenses	2.21	-
Land levelling Expenses	1.10	-
Legal & Professional	64.58	149.79
Electricity & Water	8.99	0.71
Director's Sitting Fees	1.54	0.70
Auditor's Remuneration*	8.58	2.90
Fees & Taxes	2.33	0.42
Insurance	2.36	2.15
Property Tax	6.89	4.58
Printing & Stationery	0.70	0.07
Postage & communication	0.83	0.45
Rent	1.24	1.39
Security Charges	23.56	31.15
Repair & Maintenance		
- Building	6.63	-
- Electrical Equipment	0.28	-
- Office Equipment	0.70	-
- Furniture & Fixtures	0.11	-
- Others	0.38	-
Vehicle running and maintenance	6.97	4.56
Travelling & Conveyance	2.25	19.53
Subscription	1.12	0.70
Miscellaneous	0.83	0.38
Office Expenses	1.83	-
Bad debts	29.68	-
Miscellaneous Balances Written off	-	1.35
Meeting & Conference	-	1.69
Loss on account of assets held for sale	404.35	-
Unrealized Loss on Mutual Fund	10.18	-
	597.56	222.52

33 Exceptional items

Loan Receivable written off (Refer Note 50)	-	1,768.00
	-	1,768.00

***Payment to Auditors**

As auditor:		
Statutory Audit Fee	7.23	2.82
In other capacity:		
Other Services	1.35	0.30
	8.58	3.12

34 Scheme of Arrangements

a. The Board of Directors of the Company in its meeting held on 30th May 2019 had approved a Scheme of Arrangement ('Scheme') under section 230 to 232, read with section 66 and other applicable provisions of the Companies Act 2013 and the provisions of other applicable laws, between the Panacea Biotech Limited ("the Demerged Company" or "PBL"), and Ravinder Heights Limited ("the Company" or "RvHL") and their respective shareholders and creditors ("Scheme"). The Scheme provided for the demerger of Real Estate Business of Panacea Biotech Limited ("Demerged Undertaking") including the investment held by the Demerged Company in M/s Radhika Heights Ltd (Demerged Undertaking) into the Company. The Scheme was approved by the Hon'ble National Company Law Tribunal ("NCLT"), Chandigarh Bench vide its order dated 09 September 2020, the certified copy of the NCLT order has been filed with Registrar of Companies, NCLT, Chandigarh Bench on 10th September 2020 and the Scheme has come into effect accordingly. The Scheme is effective from the Appointed Date i.e. 1st April 2019. The effects of the Scheme has been incorporated in these Standalone Financial Statement for the year ended 31st March, 2021.

b. In terms of the Scheme, the 100 percent (%) equity share capital of 1,00,000 of Rs. 1/- each of the Company held by Panacea Biotech Limited stood cancelled, and existing shareholders of the Demerged Company have been issued and allotted fully paid up equity share of the Company of face value of Rs. 1/- each for every-one equity share held by them in the Demerged Company as on the record date i.e. 22nd September 2020 (as decided by respective Board of Directors of the Demerged Company and the Company in their respective Board meetings). Due to pending allotment of equity shares as above to shareholders of the Demerged Company Rs.612.51 Lakh had been shown as "Equity Share Capital Suspense Account" during the previous year and accordingly EPS (both Basic and Diluted) had been calculated considering balance in Equity Share Capital Suspense Account.

Also in terms of the Scheme, existing preference shareholders of demerged company have been issued and allotted One fully paid up 0.5% cumulative non-convertible and non-participating preference shares of face value of Rs.10/- each of the Company for every 100 preference shares held by them in the Demerged Company as on the record date i.e. 22nd September 2020 (as decided by respective Board of Directors of the Demerged Company and the Company in their respective Board meetings). Due to Pending allotment of preference shares as above to shareholders of the Demerged Company Rs.16.30 Lakh had been shown under head Borrowings as "Preference Share Capital Suspense Account" during the previous year.

c. Pursuant to the Scheme, the following assets and liabilities have been taken over by the Holding Company as on the Appointed Date i.e. 1st April 2019 which is certified by the management of the Demerged Company:

Particulars	Rs. in Lakh	
	As At	
	01-Apr-19	
Standalone Balance Sheet as on 1st April 2019		
Assets		
Non-Current Assets		
A) Property, Plant and Equipment	3,296.42	
B) Financial Assets	-	
(I) Investments*	33,856.49	
(II) Loans	2.55	
Total Non-Current Assets	37,155.46	
Total Current Assets	-	
Total Assets	37,155.46	
Equity and Liabilities		
Equity		
A) Equity Share Capital	-	
B) Other Equity	37,154.81	
Total Equity	37,154.81	
Liabilities		
Non-Current Liabilities		
A) Provisions	0.35	
Total Non-Current Liabilities	0.35	
Current Liabilities		
A) Financial Liabilities	-	
Trade Payables	-	
- Outstanding Dues of Micro, Small and Medium Enterprises	-	
- Outstanding Dues of Creditors Other Than Above	0.30	
Total Current Liabilities	0.30	
Total Equity and Liabilities	37,155.46	

*Investment represents investment in wholly owned subsidiary transferred pursuant to scheme of arrangement.

As stated in terms of the scheme, 6,12,50,746 number of equity shares of Rs. 1 each were issued and allotted to the equity shareholders of the Demerged Company in the ratio of 1:1 (Pending allotment as on 31.03.2020). Also 1,63,000 number of 0.5% cumulative non-convertible and non-participating preference shares of face value of Rs.10/- each were issued and allotted to the preference shareholders of the Demerged Company in the Ratio of 1:100 (Pending allotment as on 31.03.2020). The equity share capital and preference share capital of the Company have hence been adjusted against balances of Other Equity of the company. As the Business Combination involving entities under common control, neither goodwill nor capital reserve was required to be recorded.

- d. Based on the audited financials of the demerged undertaking for FY 2019-20, the amount incurred towards the corporate social responsibility was NIL for FY 2019-20 and accordingly while restating the accounts to give effect to the scheme, the CSR liability is NIL.
- e. To give effect of the Scheme of arrangement as stated in note (a) above
- i. Certain Property, Plant & Equipment (DCM Building & Farmhouse situated in New Delhi & Related Assets), security deposits and other assets had been allocated to the company. During the year, the Company has transferred the title of Land & Building of DCM building and Farm House situated at New Delhi in its name.
- ii. As part of the scheme of transfer of its Real Estate Undertaking to the company, the Demerged Undertaking has transferred its Investment in equity instruments of wholly-owned subsidiary company (unquoted) of 4,776,319 shares of Re.1 each, fully paid up in Radhika Heights Limited at Rs. 33,856.49 Lakh.
- iii. Gratuity liability & Compensation for Absence as on 31st March 2020 has been provided based on the information provided by the Demerged Company in respect of Demerged Undertaking.
- iv. Certain Expenses had been allocated by the management of the Demerged Company in respect of Demerged Undertaking for the Financial year 2019-20.
- f. The Holding Company was incorporated on 15th April 2019 and the appointed date of the Scheme of Arrangements as approved by NCLT is 1st April 2019. Hence all the transferred Assets and Liabilities by the Demerged Company have been recorded on the date of Incorporation of the company. The impact of the same is not material to the Holding Company.

35 Discontinued Operations

a. Demerger of Leasing Business

On June 26, 2020 and August 29, 2020, the Board of directors have approved a Composite scheme of arrangement for demerger of its Leasing business comprising one real estate properties from wholly owned subsidiary Radhika Heights Limited ("RHL") ("Demerged Undertaking") to wholly-owned subsidiary of Panacea Biotech Limited ("Transferee Company") and amalgamation of a wholly owned subsidiary of RHL i.e. Cabana Structures Limited ("Transferor Company") into RHL. Upon implementation of the demerger scheme and completion of related compliances, the Transferee Company (Meyten Realtech India Private Limited) shall issue one equity share of Re.1 each for each equity share held by the equity shareholders of the RHL as on the record date fixed on that behalf.

The first motion application for scheme was listed for hearing before NCLT, Chandigarh Bench on 27.04.2021. However, due to surge in Covid cases, NCLT Chandigarh Bench vide its notice dated 20.04.2021 has extended the date of hearing of all pending matters. Now, the said application is listed for hearing on 16.07.2021.

In accordance with the provisions of Indian Accounting Standard 105 – 'Non-current Assets Held for Sale and Discontinued Operations'. The assets / liabilities of the Leasing Business have been disclosed under "Assets classified as held for sale and discontinued operations" / "Liabilities directly associated with assets classified as held for sale and discontinued operations" in the Consolidated Statement of Assets and Liabilities.

b. Assets held for sale

During the year 2020-21, Radhika Heights Limited (Vendor) has executed Agreement to sell on dated 31st March'2021 with M/s LA Cassa Constructon, LLP (Vendee) for sale of its business property bearing no. 364, in Block 'C', measuring 325 square yard, situated at Defence Colony, New Delhi - 110024. The total consideration sum of Rs. 6 Cr. has been mutually agreed by both the parties for the sale of said property. Out of the total consideration of Rs. 600 Lakh. the Vendor has received the advance money of Rs. 20 lakhs as a part of sale consideration from "Vendee" during the financial year 2021-22.

The Assets classified held of sale, measured at lower of carrying value as at 30th March'2021 and expected sale consideration value. Thus, amount of Rs.404.35 Lakh on account of loss on assets held for sale has been charged to Profit & Loss account.

In accordance with the provisions of Indian Accounting Standard 105 – 'Non-current Assets Held for Sale and Discontinued Operations'. The assets / liabilities of the Leasing Business have been disclosed under "Assets classified as held for sale and discontinued operations" / "Liabilities directly associated with assets classified as held for sale and discontinued operations" in the Consolidated Statement of Assets and Liabilities.

Financial performance and Cash flow for the Leasing Business:

Particulars	(Rs in Lakh)	
	For the year ended 31st March 2021	For the Period 15 th April, 2019 to 31 March 2020
a. Analysis of profit/(loss) from discontinued operations		
Profit/(loss) for the year from discontinued operations		
Revenue from Operations	69.12	11.52
Other Income	-	-
Total Income	69.12	11.52
Expenses		
Employee Benefit Expenses	2.43	0.03
Other expenses	20.22	0.44
Total Expense	22.65	0.47
Profit/(Loss) Before Exceptional Items and Tax	46.47	11.05
Exceptional Items	0	-
Profit/(Loss) Before Tax from Discontinued Operations	46.47	11.05
Current Income Tax Expense	6.32	1.88
Deferred Tax	-3.09	-10.7
Profit/(Loss) After Tax from Discontinued Operations	43.24	19.87
b. Net Cash flows attributable to the discontinued operations		
Net Cash (outflows)/inflows from operating activities	-	-
Net Cash used in investing activities	-	-
Net Cash (outflows)/inflows from financing activities	-	-
Net Cash (outflows)/inflows	-	-
c. Book value of assets and liabilities of discontinued operations		
Property, Plant and Equipment	3,901.64	3,301.64
Trade Receivables	88.82	50.3
Other Current Assets	-	-
Total Assets	3,990.46	3,351.94
Deferred Tax Liabilities	869.83	649.66
Trade Payable	1.92	0.06
Other Current Liabilities	0.24	2.08
Provisions	0.11	0.72
Total Liabilities	872.1	652.52
Net Assets	3,118.36	2,699.42

Contingent Liabilities associated with the Demerged undertaking

The Group owns industrial Plot bearing No. G-3, Block B-1 Extn., Mohan Co-operative Industrial Estate, Mathura Road, New Delhi, which was earlier allotted to Shri Ramesh Chandra Aggarwal by way of Registered Perpetual Lease deed. Shri Ramesh Chandra Aggarwal who formed a company in the name of M/s Maxwell Impex (India) Private Limited (Now Known as Radhika Heights Limited) and had conveyed his perpetual lease/sublease hold rights in respect of the said plot to it.

The entire shareholding of Radhika Heights Limited was subsequently purchased by Panacea Biotech Limited from the shareholders of the Company during financial year 1999-2000.

In 2003, DDA floated a scheme for conversion of leasehold rights into freehold rights based on GPA. The Company applied for conversion of the leasehold rights to freehold rights. The company received a demand towards unearned increase charges of Rs. 1,007.84 Lakh from DDA without disclosing as to how and why the same has been demanded. The Company has filed a writ petition with the Hon'ble Delhi High Court which is pending at present.

Based on legal advice, the Group believes that it has merits in this case, hence no provision for this demand towards unearned increase charge is required to be made.

Particulars	(Rs in Lakh)	
	As at 31st March, 2021	As at 31st March, 2020
36 Income Tax		
The Income Tax expense consists of the following :		
Current Tax expense for the current year	86.01	75.22
Current Tax expense pertaining to previous years	(0.10)	-
Minimum alternative Tax (MAT) credit	-	-
Deferred Tax expense/(benefit)	(73.53)	546.56
Total Income Tax	12.38	621.78
Reconciliation of Tax liability on book profit vis-à-vis actual Tax liability		
Profit/ (loss) before income taxes from continuing operations	(507.16)	(1,916.49)
Profit/ (loss) before income taxes from discontinued operations	46.47	11.04
Profit/ (loss) before income taxes from continuing & discontinued operations	(460.69)	(1,905.44)
Enacted Tax Rate	25.17%	25.17%
Computed Tax Expense	(115.95)	(479.60)
Adjustments in respect of current Income Tax		
Tax impact of expenses which will never be allowed	(6.32)	-
Tax effect of expenses that are not deductible for Tax purpose	219.05	551.50
Other adjustments in respect of Tax	(10.87)	32.63
Change in Tax rate	-	(29.31)
Minimum Alternative Tax (MAT) credit	-	-
Other Temporary Differences	(73.53)	546.56
Income tax expense/(benefit) recognised in statement of Profit and Loss	12.38	621.78

37 Deferred Tax Effect on Assets transferred in pursuant to Scheme

The Group has evaluated the Deferred Tax on all the assets and liabilities transferred pursuant to the Scheme as on 15th April, 2019. The effect of the same has been taken in the Statement of Profit and Loss account for the period 15th April, 2019 to 31st March, 2020.

The Significant components of net Deferred Tax Assets and liabilities for the period ended 31st March, 2020 are as follow:

Particulars	Opening Balance	Recognized/ Reversed through profit & loss	(Rs. In Lakh)	
			Recognized/ Reversed through Other Comprehensive Income	Closing Balance
Deferred Tax Assets/liabilities in relation to:				
Deferred Tax Liabilities arising out of:				
Property, Plant & Equipment & Intangible Assets	1,010.20	537.86	-	1,548.06
	1,010.20	537.86	-	1,548.06
Deferred Tax Assets arising out of:				
Expenditure allowed on payment basis	-	0.12	-	0.12
	-	0.12	-	0.12
Net Deferred Tax Liabilities/(Assets)	1,010.20	537.74		1,547.94
MAT Credit	102.50	-		102.50
Net Deferred Tax Liabilities/(Assets) is related to :				
Continuing Operations	351.72	546.57	-	898.29
Discontinuing Operations	658.48	(8.83)	-	649.66
Total	1,010.20	537.74	-	1,547.94

The Significant components of net Deferred Tax Assets and liabilities for the period ended 31st March, 2021 are as follow:

Particulars	Opening Balance	Recognized/ Reversed through Profit & Loss	(Rs in Lakh)	
			Recognized/ Reversed through Other Comprehensive Income/Other Equity	Closing Balance
Deferred Tax Liabilities arising out of:				
Property, Plant & Equipment & intangible assets	1,548.06	(76.15)	-	1,471.91
Equity Component of 0.5% Cumulative Non-Convertible and Non-Participating Redeemable	-	(0.04)	2.68	2.64
	1,548.06	(76.19)	2.68	1,474.55
Deferred Tax Assets arising out of:				
Expenditure allowed on payment basis	0.12	0.42	-	0.54
	0.12	0.42	-	0.54
Net Deferred Tax Liabilities/(Assets)	1,547.94	(76.61)	2.68	1,474.01
MAT Credit	102.50	(0.51)	-	101.99
Net Deferred Tax Liabilities/(Assets) is related to :				
Continuing Operations	898.29	(296.79)	2.68	604.18
Discontinuing Operations	649.66	220.17	-	869.83
Total	1,547.95	(76.61)	2.68	1,474.01

Reconciliation of Deferred Tax (Assets)/ Liability(net):

Particulars	(Rs in Lakh)	
	As at 31st March, 2021	As at 31st March, 2020
Opening Balance as of April 1	1,547.94	1,010.20
Tax Expense/(Income) during the period recognised in profit or loss	(76.61)	537.74
Tax Expense/ (Income) during the period recognised in other equity	2.68	-
Tax Expense/ (Income) during the period recognised in OCI	-	-
Closing Balance as at March 31	1,474.01	1,547.94

The Group offsets Tax assets and liabilities if and only if it has a legally enforceable right to set off current Tax assets and current Tax liabilities and the Deferred Tax Assets and Deferred Tax Liabilities relate to Income Taxes levied by the same Tax authority. Provision for Tax verified in financial statements for the year ending 31.03.2021 are only provisional and it is subject to change at the time of filing Income Tax Return based on actual addition/deduction as per provisions of Income Tax Act'1961.

38 Earnings Per Share

Particulars	(Rs in Lakh)	
	As at 31st March, 2021	As at 31st March, 2020
Profit/(loss) attributable to shareholders from continuing operations	(516.31)	(2,544.80)
Profit/(loss) attributable to shareholders from discontinued operations	43.24	19.87
Weighted average number of equity shares	612.51	589.08
Nominal value per equity share	1.00	1.00
Profit / (Loss) per equity share		
Basic and diluted earnings per equity share from continuing operations (in Rs.)	(0.84)	(4.32)
Basic and diluted earnings per equity share from discontinued operations (in Rs.)	0.07	0.03
Basic and diluted earnings per equity share from continuing and discontinued operations (in Rs.)	(0.77)	(4.29)

39 Contingencies and Commitments
(A) Contingent liabilities

Particulars	(Rs in Lakh)	
	As at 31st March, 2021	As at 31st March, 2020
I Income Tax	Nil	Nil
II Other Legal Cases	Nil	Nil
	-	-

- a) The Income tax assessing officer has made addition of Rs. 1091.90 Lakh in respect of Income Tax demand for the assessment year 2015-16, on the ground that expenses so claimed were prior period expenses and had issued demand of Rs. 502.98 Lakh (as at 31.03.2020 Rs. 502.98) u/s 143 (3) of the IT Act, 1961. Further, the RHL had filed appeal before the CIT (Appeals) aggrieved from the aforesaid unjustified additions. The proceedings have been done but order is being delayed due to COVID 19 pandemic. Group management believes that it has merit in its case, hence no provision is required.
- b) The Income tax assessing officer has made disallowance under the head PGBP of Rs. 29.26 Lakh (as at 31.03.2020 Rs.29.26 Lakh) in respect of the assessment year 2016-17 and had issued demand of Rs. 13.10 Lakh u/s 154 read with section 143(3) of the IT Act, 1961. Further, the RHL had filed appeal before the CIT (Appeals). The proceedings have been done but order is being delayed due to COVID 19 pandemic. Group management believes that it has merit in its case, hence no provision is required.
- c) The Group had given a secured loan of Rs. 80 Lakh to L A Travel Merchants Pvt. Ltd. ("Borrower"). The Company initiated legal proceedings for the recovery of Rs. 67 Lakh/- u/s 138 of the Negotiable Instruments Act, 1881 before the Hon'ble District Court at Patiala House as the borrower has defaulted the payment of interest/ principal amount. Now case is at the stage of taking bail by Accused (Borrower). The management believes that there is merit in this case and hence no provision is required.

L A Travel Merchants Pvt. Ltd.

Particulars	(Rs in Lakh)	
	As at 31st March, 2021	As at 31st March, 2020
Principal Amount	60.00	60.00
Interest Amount*	10.77	4.61
Total	70.77	64.61

*Interest is Cumulative figure as on such date

(B) Capital and other commitments

Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for Rs. NIL (Previous year Rs NIL)

(C) Collaboration Agreement

Radhika Heights Ltd & its 4 subsidiaries has entered into a Collaboration agreement with Bestech India Pvt. Ltd. (Developer) on December 10, 2019 for applicable licensable area for joint development of plots under Deen Dayal Jan Awas Yojna,2016 (DDJAY). The Developer has applied for the license under DDJAY policy under the rules & regulations of Town and Country Planning, Haryana and got Two Letter of Intents (One for approx. 39 acres and other for approx. 12 acres) in the month of April, 2021.

40 Leases

(A) Group as a lessor

Operating Leases:

During the financial year, the Holding Company has leased out its building situated at 7th Floor, DCM Building, 16 Barakhamba Road, New Delhi - 110 001 premises along with assets on operating lease agreement to associated companies for using their corporate & registered offices. This is generally cancellable leases and renewable by mutual consent on mutually agreed terms.

Further, Radhika Heights Limited has lease out its building situated at B-1 Extn./G-3, Mohan Co-operative Indl. Estate Mathura Road, New Delhi-110 044 premises on operating lease agreement to its associate company. This is generally cancelable leases and renewable by mutual consent on mutually agreed terms.

Particulars	(Rs in Lakh)	
	For the year ended 31st March, 2021	For the period ended 31st March, 2020
(i) Amount Recognised in Statement of Profit and Loss from Continuing Operations		
Lease income for the year recognised in the Statement of Profit and Loss	3.76	-
from Discontinued Operations		
Lease income for the year recognised in the Statement of Profit and Loss	69.12	11.52

(B) Group as a lessee

The Group has taken premises on lease admeasuring 506 sq. Ft. at Ground Floor, PDS Block, Ambala-Chandigarh Highway, Lalru Punjab – 140501, for its registered office under the operating lease agreement from Panacea Biotec Limited (Lessor). These are generally cancellable leases and renewable by mutual consent on mutually agreed terms.

Operating Lease arrangement - As Lessee

Particulars	(Rs in Lakh)	
	For the year ended 31st March, 2021	For the period ended 31st March, 2020
(i) Amount Recognised in Statement of Profit and Loss		
Interest on Lease Liabilities	-	-
Included in Rent Expenses: Expense relating to Short-Term Leases	1.24	1.10
(ii) Amount Recognised in Cash Flow Statement		
Total Cash outflows for Leases	1.24	1.10

41 MSME

Based on the information available with the group, there are no dues as at March 31, 2021 and 31st March, 2020 payable to enterprises covered under " Micro Small and Medium Enterprises Development Act, 2006. No Interest is paid/payable by the company in terms of Section 16 of the Micro, Small and Medium Enterprises Development Act, 2006.

Disclosure under section 22 of the Micro, Small and Medium Enterprises Development Act, 2006.

Particulars	(Rs in Lakh)	
	As at 31st March, 2021	As at 31st March, 2020
a) Principal amount remaining unpaid to any supplier as at the end of accounting year	-	-
b) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-
c) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day under this Act.	-	-
d) The amount of interest due and payable for the year	-	-
e) The amount of interest accrued and remaining unpaid at the end of the year	-	-
f) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	-	-

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the management. This has been relied upon by the auditors.

42 Related Party Disclosure

A. List of Related Parties

Relationship	Name of Related Party
i) Key Management Personnel (KMP)	Mrs. Sunanda Jain, Chairperson cum Managing Director (w.e.f.13th August, 2020) Mr. Sumit Jain, Whole Time Director (w.e.f.13 th August, 2020) Mrs. Radhika Jain, Non-Executive Director (w.e.f.15 th April, 2019) Mr. N.N. Khamitkar, Non-Executive Independent Director (w.e.f.17 th August, 2020) Mr. R. L. Narasimhan, Non-Executive Independent Director (w.e.f. 17 th August, 2020) Mr. Ajay Chadha, Non-Executive Independent Director (w.e.f.17 th August, 2020) Ms. Alka, Company Secretary and CFO (w.e.f. 10 th September, 2020)
ii) Holding Company of RvHL	Panacea Biotec Ltd. (up to Demerger, and subsequently classified as Enterprise over which KMP and its relative(s) having significant influence) [Refer Note 34]
iii) Entities where significant influence is exercised by KMP and/or their relatives having transactions with the RvHL	Panacea Biotec Ltd. Trinidhi Finance Pvt. Ltd. Panacea Life Sciences Limited

Note : Related party relationships are as identified by the holding company and relied upon by the Auditors

B. Details of transactions with the Key Management Personnel, their relatives, Subsidiaries and Enterprises over which Person(s) ((having control or significant influence over the Holding Company/Key management personnel(S), along with their relatives) are able to exercise significant influence:

(Rs in Lakh)

S No.	Particulars	Key Management personnel / Relatives of Key Management Personnel		Enterprises over which Person(s) having control or significant influence over the Holding Company/ KMPs, along with their relatives are able to exercise significant influence	
		for the year ended March 31, 2021	For the period ended 31st March, 2020	for the year ended March 31, 2021	For the period ended 31st March, 2020
I) Transactions made during the year					
1	Fee for attending board / committee meetings				
	- Mr. R.L. Narasimhan	0.45	0.20	-	-
	- Mr. N.N. Khamitkar	0.45	0.15	-	-
	- Mr. Ajay Chadha	0.55	0.20	-	-
	- Mrs. Radhika Jain	0.25	-	-	-
2	Reimbursement of Expenses				
	- Mr. Sumit Jain	7.75	-	-	-
	- Mrs. Radhika Jain	-	8.80	-	-
3	Employee Benefit Expense				
	- Ms. Alka	4.36	-	-	-
4	Recovery of Expenses				
	- Panacea Biotec Ltd.	-	-	0.18	-
5	Rent Received				
	- Trinidhi Finance Pvt. Ltd	-	-	0.87	-
	- Panacea Life Sciences Ltd.	-	-	2.89	-
6	Unsecured Loan given				
	- Trinidhi Finance Pvt. Ltd.	-	-	250.00	400.00
7	Unsecured Loan paid				
	- Trinidhi Finance Pvt. Ltd.	-	-	125.00	-
8	Interest Income				
	- Panacea Biotec Limited	-	-	207.54	233.41
	- Trinidhi Finance Pvt. Ltd.	-	-	46.43	5.03
9	Rent paid				
	- Panacea Biotec Ltd.	-	-	1.24	1.10
10	Issuance of Equity Shares				
	- Panacea Biotec Ltd.	-	-	-	1.00
11	Dues on account of expense made				
	- Panacea Biotec Ltd.	-	-	9.55	5.58
12	Loan receivable written off				
	- Panacea Biotec Ltd.	-	-	-	1,768.00
II) Closing balances:					
1	Outstanding payable				
	- Panacea Biotec Ltd. (Net)	-	-	17.60	6.25
2	Outstanding receivable				
	- Panacea Life Sciences Ltd.	-	-	3.41	-
3	Loan Outstanding				
	- Trinidhi Finance Pvt. Ltd	-	-	525.00	402.17
	- Panacea Biotec Limited	-	-	2,450.26	2,468.06

Notes:

- (a) Lease service transactions with related parties are made at arm's length price.
 (b) Amounts outstanding are unsecured and will be settled in cash or receipts of goods and services.
 (c) No expense has been recognised for the year ended 31 March 2021 and for the period ended 31 March 2020 for bad or doubtful receivables in respect of amounts owed by related parties.
 (d) There have been no guarantees received or provided for any related party receivables or payables.

C. The remuneration of director and other member of Key Managerial Personnel during the year was as follows:-

(Rs in Lakh)

S No.	Particulars	2020-21	2019-20
1	Short-term benefits	5.72	0.55
2	Post employment benefits	0.34	-
3	Other long-term benefits	-	-
4	Share based payments	-	-
5	Termination benefits	-	-
	Total	6.06	0.55

Remuneration of Directors & Key Managerial Personnel is determined by the Nomination & Remuneration Committee having regard to the performance of individuals and market trends.

43 Fair Value Measurement

The fair value of the assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

Fair Value of cash and short-term deposits, trade and other current receivables, trade payables, other current liabilities and other financial instruments approximate their carrying amounts largely due to the short term maturities of these instruments.

The different levels of fair value have been defined below:

Level 1: Quoted (Unadjusted) prices in active markets for identical assets or liabilities.

Level 2: Other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly

Level 3: Techniques which use inputs that have a significant effect on the recorded fair value that are not based on observable market data.

Particulars	(Rs in Lakh)	
	As at 31st March, 2021	As at 31st March, 2020
Carrying Amount		
Financial Instruments at fair value through Profit or Loss		
Financial Assets		
(i) Other Investments	758.55	748.12
Fair Value		
Level 1	-	-
Level 2	758.55	748.12
Level 3	-	-
Total	758.55	748.12
Financial Assets at Amortised Cost		
(i) Investments	150.00	-
(ii) Loans	3,539.07	-
(ii) Trade receivables	4.09	4.70
(iii) Cash and Cash Equivalents	76.73	11.45
(iv) Other bank balances	316.32	349.95
(v) Other Current Assets	1,682.77	36.56
Total Financial Assets	5,768.98	402.66
Financial Liabilities at Amortised Cost		
(i) Borrowings	204.39	16.30
(ii) Trade payables	1,384.35	1,376.55
(iii) Other financial liabilities	2,017.60	1,506.25
Total Financial Liabilities	3,606.34	2,899.11

43.1 Valuation techniques used to determine fair value.

Specific valuation technique used to value financial instruments includes:

(a) the use of net asset value (NAV) for mutual funds on the basis of the statement received from investee party.

(b) the use of adjusted net asset value method for certain equity investments because the amount of investment is not material and management is not expected significant changes in fair value of investment.

44 Financial Instruments

Financial Risk Management

The Group's business operations are exposed to various financial risks such as liquidity risk, market risks, credit risk, interest rate risk, funding risk etc. The Group's financial liabilities mainly includes borrowings taken for the purpose of financing group's operations, trade payable and other financial liabilities. Financial assets mainly includes trade receivables, investment in subsidiary, security deposit etc. the group is not exposed to foreign currency risk and the company have not obtained / entered in forward contracts and derivative transactions.

The Holding Company has a system based approach to financial risk management. The Holding Company has internally instituted an integrated financial risk management framework comprising identification of financial risks and creation of risk management structure. The financial risks are identified, measured and managed in accordance with the Group's policies on risk management. Key financial risks and mitigation plans are reviewed by the board of directors of the Holding Company.

A. MARKET RISK

Market risk is the risk of loss of future earnings, fair value of future cash flows that may result from a change in the price of financial instrument. The value of a financial instrument may change as a result of changes in the interest rates, equity prices and other market changes that may effect market sensitivity instruments. Market risk is attributable to all market risk sensitive financial instruments including investments and deposits, loans and borrowings.

Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. In order to balance the Group's position with regards to interest income and interest expense and to manage the interest rate risk, management performs a comprehensive interest rate risk management. The Company has no variable interest bearing borrowings hence it is not exposed to significant interest rate risk as at the respective reporting dates. The Company's has no fixed rate long term financial assets hence not subject to interest rate risk, since neither the carrying amount nor the future cash flows will fluctuate because of change in market interest rates.

Interest rate sensitivity analysis

The exposure of the Group's borrowing to interest rate change at the end of the reporting periods are as follows :

Particulars	(Rs in Lakh)	
	As at 31st March, 2021	As at 31st March, 2020
Fixed Rate Borrowings		
Long Term	4.39	16.30
Short Term	200.00	-
	204.39	16.30

Sensitivity

Group does not have any variable interest rate loans exposure.

Foreign currency risk

The Group has operations in India only hence Group's exposure to foreign currency risk is Nil.

Price Risk

The Group has very limited exposure to price sensitive securities, hence price risk is not material.

B. CREDIT RISK

Credit risk is the risk that customer or counter-party will not meet its obligation under the contract, leading to financial loss. Credit risk arises from trade receivables and other financial assets. The Group is exposed to credit risk for receivables from its real estate customers and refundable security deposits.

Trade Receivables

Customer credit risk is managed on the basis of established policies of the Group, procedures and controls relating to customer credit risk management which helps in assessing the risk at the initial recognition of the asset. Outstanding customer receivables are regularly and closely monitored. Based on prior experience and an assessment of the current receivables, the management believes that there is no credit risk and accordingly no provision is required.

Particulars	(Rs in Lakh)	
	As at 31st March, 2021	As at 31st March, 2020
Outstanding for more than 6 months	-	-
Outstanding for 6 months or less	4.09	4.70
	<u>4.09</u>	<u>4.70</u>

Other Financial Assets

- There is no credit risk exposure with respect to other financial assets as they are either supported by legal agreement or are with Nationalized banks.
 - Other receivables from related parties are as per approved policy and the established procedure to monitor the dues from related parties which also ensures timely payments and no default, hence there is no credit risk exposure involved.

Provision for Expected Credit losses

Financial Assets are considered to be of good quality and there is no credit risk to the Group.

C. LIQUIDITY RISK

Liquidity risk is the risk that the Group may face to meet its obligations for financial liabilities. The objective of liquidity risk management is that the Group has sufficient funds to meet its liabilities when due. The Group, regularly monitors the cash outflow projections and arrange funds to meet its liabilities.

Contractual Maturities of Financial Liabilities

The tables below provide details regarding the remaining contractual maturities of financial liabilities at reporting date based on contractual undiscounted payments.

As at 31st March, 2021	(Rs in Lakh)			
	Less than 1 year/ On Demand	1 - 2 years	2 - 3 years	More than 3 years
Current				
(i) Borrowings	200.00	-	-	-
(ii) Trade payables	1,384.35	-	-	-
(iii) Other financial liabilities	2,017.60	-	-	-
Non Current				
(i) Borrowings	-	-	-	4.39
Total	3,401.95	-	-	4.39

As at 31st March, 2020	(Rs in Lakh)			
	Less than 1 year/ On Demand	1 - 2 years	2 - 3 years	More than 3 years
Current				
(i) Trade payables	1,376.55	-	-	-
(ii) Other financial liabilities	1,506.25	-	-	-
Non Current				
(i) Borrowings	-	-	-	16.30
Total	2,882.81	-	-	16.30

Note : The Group expects to meet its other obligation's from operating cashflows and proceeds from maturing financial assets.

45 Disclosure required under section 186(4) of the Companies Act, 2013 Loans to parties:
(Rs in Lakh)

Name of the Party	Nature	Purpose	Interest Rate (%)	As at 31st March, 2021	As at 31st March, 2020
Ashray Real Estate Developers	Secured	Business	14%	200.00	-
Panacea Biotech Limited	Unsecured	Business	8.47%	2,450.26	2,468.06
Ultrasyst	Unsecured	Business	15%	25.00	-
Trinidhi Finance Pvt. Ltd.	Unsecured	Business	8%	525.00	400.00
Luxor Writing Instruments Pvt. Ltd.	Unsecured	Business	12.5%	200.00	-
Mr. Sanjay Jain (Loan - I)	Unsecured	Business	12%	30.00	30.00
Mr. Sanjay Jain (Loan - II)	Unsecured	Business	10%	30.00	-
L A Travel Merchants Pvt. Ltd. (refer note no. 39 (c))	Unsecured	Business	12%	70.77	64.61

46 Details of Subsidiaries

Details of the Group's Subsidiaries are as follows:

Name of Subsidiary	Place of Incorporation & Operations	Proportion of ownership interest and voting power held by the Group	
		As at 31st March, 2021	As at 31st March, 2020
Radhika Heights Ltd. (RHL)	India	100%	100%
Subsidiaries of RHL			
Radicura Infra Ltd.	India	100%	100%
Sunanda Infra Ltd.	India	100%	100%
Cabana Construction Pvt. Ltd.	India	100%	100%
Nirmala Buildwell Pvt. Ltd.	India	100%	100%
Cabana Structures Ltd.	India	100%	100%
Nirmala Organic Farms & Resorts Pvt. Ltd.	India	100%	100%

RHL is engaged in the business of real estate, township development and housing projects, RHL has further six wholly owned subsidiaries which are engaged in real estate, construction and farming business. RHL, along with its four wholly owned subsidiaries owns 108.713 acres of land at village Harsaru, Sector 89A, Pataudi Raod, Gurgaon. Whereas, one of wholly owned subsidiary i.e. Nirmala Organic Farms & Resorts Pvt. Ltd. is engaged in the agriculture business and owns agriculture land 35.556 Bighas approx. at Village Naugaon, Tehsil Ramgarh, District Alwar, Rajasthan.

47 Additional Information, as required under Schedule III to the Companies Act, 2013, of enterprises consolidated as Subsidiaries.
(Rs in Lakh)

Name of the Entity in the Group	Net Assets i.e. Total Assets minus Total Liabilities		Share in Profit or Loss		Share in Other Comprehensive Income		Share in Total Other Comprehensive Income	
	As % of Consolidated Net Assets	Amount	As % of Consolidated Profit or Loss	Amount	As % of Consolidated Other Comprehensive Income	Amount	As % of Consolidated Total Other Comprehensive Income	Amount
	Parent							
- Ravinder Heights Ltd.	9.68%	2,596.8	3.42%	(16.16)	0%	-	3.42%	(16.16)
Subsidiaries								
- Radhika Heights Ltd.	89.33%	23,957.36	91.20%	(431.45)	0%	-	91.20%	(431.45)
- Radicura Infra Ltd.	1.11%	298.23	2.56%	(12.09)	0%	-	2.56%	(12.09)
- Sunanda Infra Ltd.	-0.06%	(16.95)	-0.04%	0.19	0%	-	-0.04%	0.19
- Cabana Construction Pvt. Ltd.	-0.09%	(23.51)	0.03%	(0.16)	0%	-	0.03%	(0.16)
- Nirmala Buildwell Pvt. Ltd.	-0.17%	(46.68)	1.28%	(6.05)	0%	-	1.28%	(6.05)
- Cabana Structures Ltd.	0.00%	(0.82)	-0.02%	0.07	0%	-	-0.02%	0.07
- Nirmala Organic Farms & Resorts Pvt. Ltd.	0.20%	54.78	1.57%	(7.42)	0%	-	1.57%	(7.42)
TOTAL	100.00%	26,819.22	100.00%	-473.07	0.00%	0.00	100.00%	-473.07

48 Capital Risk Management

For the purpose of capital management, capital includes equity capital, share premium and all other equity reserves attributable to equity shareholders of the company.

The company's capital management objectives are:

- to ensure the company's ability to continue as a going concern
- to provide an adequate return to shareholders by controlling the prices in relation to the level of risk

The Company maintains balance between debt and equity. The Company monitors its capital management by using a debt-equity ratio, which is total debt divided by total capital.

The debt equity ratio of the Company is as follows:

(Rs in Lakh)

Particulars	As at 31st March, 2021	As at 31st March, 2020
	Equity Share Capital	612.51
Equity Share Capital Suspense Account	-	612.51
Capital Reserve	24,418.98	24,425.18
Retained Earnings	1,778.30	2,251.37
Total Equity	26,809.79	27,289.06
Non-Current Liabilities	4.39	16.30
Current Maturities of Long Term Borrowings	-	-
Total Liabilities	4.39	16.30
Debt to Equity Ratio	0 : 1	0 : 1

In order to achieve this overall objective, the Company's capital Management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements.

No changes were made in the objectives, policies or processes for managing capital during the years ended 31st March 2021.

- 49 The amount of provision for Defined Benefit Plans for Gratuity as at 31st March, 2021 is not material to the overall position of the company and accordingly the ordinary annual contributions have been computed and provided for on a reasonable basis as per the method prescribed under the relevant provisions of the Income Tax Act, 1961.
- 50 **Exceptional Items**
Radhika Heights Limited has granted unsecured loan to the Panacea Biotec Limited (Borrower). The total outstanding amount as on 31st March 2019 is Rs. 4,218.26 Lakh (including accrued interest of Rs.1,324.66 Lakh). During the previous period, Due to Financial distress of Borrower and to settle issues, both parties have mutually agreed to waive off outstanding amount of Rs.1,768.00 Lakh (including accrued interest of Rs.1,324.66 Lakh).
- 51 **Segment Reporting**
The Group is a one segment in the business of real estate development and leasing. All its operations are located in India, accordingly, the Group views these activities as one business segment, there are no additional disclosures to be provided in terms of Ind AS 108 on 'Segment Reporting'.
- 52 **Balance confirmation**
The Company has a system of obtaining periodic confirmation of balances from banks, trade receivables/payables and other parties. The balance confirmation letters as referred in the Standard on Auditing (SA) 505 (Revised) 'External Confirmations', were sent to banks and parties and certain party's balances are subject to confirmation/reconciliation. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.
- 53 **Events after the Reporting period**
There are no events observed after the reported period which have an impact on the company operations.
- 54 The Group has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on Long term contracts. Further the company did not have any derivative contracts.
- 55 There have been no delays in transferring amounts required to be transferred to the Investor Education and Protection Fund.
- 56 The Group has no outstanding derivative or foreign currency exposure as at the end of the current year and previous year.
- 57 The Group has assessed the possible effects that may result from the pandemic relating to COVID- 19 on the carrying amounts of Property, Plant & Equipment, Receivables, Inventories, Investments and other assets. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Group, as at the date of approval of these financial results has used internal and external sources of Information. The management does not see any risks in the company's ability to continue as a going concern. The Group has used the principles of prudence in applying judgements, estimates and assumptions and based on the current estimates, the Group expects to recover the carrying amount of all aforesaid assets. The eventual outcome of impact of the global health pandemic may be different from those estimated as on the date of approval of this financial information. The impact of COVID-19 on the Group's financial statements may differ from that estimated as at the date of approval of these Consolidated financial statements. Due to the nature of the pandemic, the Group will continue to monitor developments to identify significant uncertainties in future periods, if any.
- 58 Notes 1 to 58 form an integral part of these Consolidated Financial Statements.

For Dewan P. N. Chopra & Co.
Chartered Accountants
FRN: 000472N

For and on behalf of the Board of
Directors of Ravinder Heights Limited

Sandeep Dahiya
Partner
Membership No. 505371
UDIN:

Sunanda Jain
Chairperson cum Managing Director
DIN: 03592692

Sumit Jain
Whole-time Director
DIN: 00014236

Place: New Delhi
Dated: 27.05.2021

Alka
Company Secretary cum Chief Finance Officer
(ACS 46895)



RAVINDER HEIGHTS



Ravinder Heights Ltd.

CIN: L70109PB2019PLC049331

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