

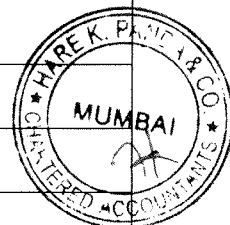
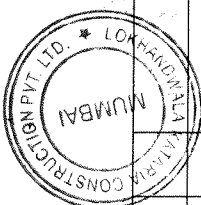
ANNEXURE I

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Unaudited Financial Results for year ended and quarter ended on 30th June 2022 and Year-to-date financial results - (Standalone)

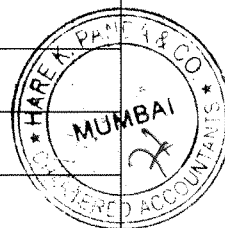
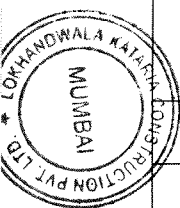
(Amount in lakhs)

Statement on Impact of Audit Qualifications for the year ended and quarter ended on 30 th June 2022 and Year-to-date financial results (See Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016]					
I	Sr. No.	Particulars	Unaudited Figures for period ended on 30.06.2022 (as reported before adjusting for qualifications)	Audited Figures for period ended on 31.03.2022 (as reported before adjusting for qualifications)	Adjusted Figures (audited figures after adjusting for qualifications)
	1.	Turnover / Total Income	6399.27	1802.18	Not ascertainable
	2.	Total Expenditure	14,435.49	41,121.20	
	3.	Net Profit / (Loss)	(8036.22)	(39,319.02)	
	4.	Earnings Per Share	(5561.53)	(26,859.73)	
	5.	Total Assets	146,838.74	144,360.78	
	6.	Total Liabilities	146,838.74	144,360.78	
	7.	Net Worth	(52,720.35)	(44,684.13)	
	8.	Any other financial item(s) (as felt appropriate by the management)	NA	NA	NA
		Audit Qualification (Each qualification separately)			

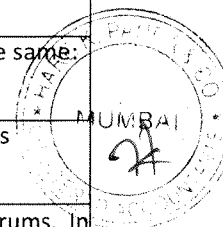
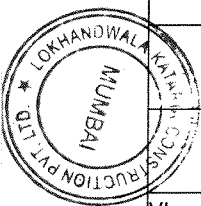
I	a.	During the financial year 2020-21, the Company issued Non-convertible Debentures on private placement basis which are listed in a Stock Exchange. Notification dated 16 th February 2015 issued by the Ministry of Corporate Affairs (MCA) in respect of the applicability of Companies Indian Accounting Rule, 2015. The Company needs to have implemented Ind AS during the accounting year 31 st March 2021. The definition of Listed Company amended vide Notification dated 19 th February 2021 by the MCA and as per the said Notification the Company is not a Listed Company under the definition of Listed Company as per Section 2(52) of the Companies Act, 2013 with effect from 1 st April 2021. The management has the opinion that as on the date of publishing the Financial Statement, the Company is not a listed company as per the definition of Section 2(52) of the Companies Act, 2013, which is the overriding section and hence the implementation of Ind AS is not applicable to the Company. The financial statement of the Company is prepared without considering the applicability of Ind AS. The financial statements have been prepared and presented under the historical cost convention, on the accrual basis of accounting in accordance with the accounting principles generally accepted in India ('Indian GAAP') and comply with the Accounting standards prescribed in the Companies (Accounting Standards) Rules and other relevant provisions of the Companies Act, 2013, to the extent applicable. Our report on the accounts of the Company is subject to above. We do not express any opinion on the accompanying financial statements of the company on the applicability of Ind AS.			
	b.	Type of Audit Qualification : Disclaimer Opinion			
	c.	Frequency of qualification: Repeated			
	d.	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA			



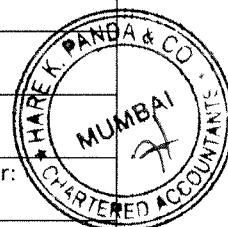
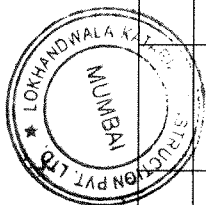
	e.		For Audit Qualification(s) where the impact is not quantified by the auditor:
			(i) Management's estimation on the impact of audit qualification: Due to the amendment in the definition of Listed Company Ind AS is not applicable to the Company.
			(ii) If management is unable to estimate the impact, reasons for the same: N.A
			(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
II	a.		The Company is having the negative Cash flow from its operating activities during the current year and also in the preceding previous years. Due to the continues negative cash flow of the company from the operating activities, there was major delays/defaults in payment of principal and interest on borrowings, payment of statutory liabilities, payment of salaries to the employees, payment to the creditors and other dues of the Company. The management of the Company is of the opinion that no adverse impact is anticipated on future operations of the Company, due to the negative Cash flow from its operating activities during the current year and in the preceding previous years.
	b.		Type of Audit Qualification : Disclaimer Opinion
	c.		Frequency of qualification: Repeated
	d.		For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.		For Audit Qualification(s) where the impact is not quantified by the auditor:
			(i) Management's estimation on the impact of audit qualification: The management hopes that the Company will have profit soon and it will not have any adverse impact on future operations of the Company.
			(ii) If management is unable to estimate the impact, reasons for the same: N.A
			(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
III	a.		The company availed various Term Loans from Indiabulls Housing Finance Limited (IBHFL). The supporting documents regarding the updated terms and conditions of the said Term Loans from IBHFL including the loan repayment schedule, rate of interest, penal interest, other charges etc. are not available with the company. The Term Loans from IBHFL was fully repaid by the Company during the financial year 2020-21 as per the final demand raised by the IBHFL. In absence of adequate information, we reserve our opinion to all the disclosure and the impact in the Financial Statements of the matter related to the said Term Loans from IBHFL.
	b.		Type of Audit Qualification : Qualified Opinion
	c.		Frequency of qualification: Repeated
	d.		For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.		For Audit Qualification(s) where the impact is not quantified by the auditor:
			(i) Management's estimation on the impact of audit qualification: Company did not receive proper documentation/statements from IndiaBulls. In absence of same, it could not be provided for audit.



			(ii) If management is unable to estimate the impact, reasons for the same: N.A
			(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
IV	a.		Attention invited regarding the Non-convertible Debentures issued to Shapoorji Pallonji Development Managers Private Limited by the Company regarding the redemption premium payable by the Company. As there is no certainty/agreed amount regarding the redemption premium payable by the Company, no provisions regarding Debenture Redemption Premium is provided in the books of the Company.
	b.		Type of Audit Qualification : Qualified Opinion
	c.		Frequency of qualification: Repeated
	d.		For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.		For Audit Qualification(s) where the impact is not quantified by the auditor:
			(i) Management's estimation on the impact of audit qualification: The redemption premium amount will be ascertainable once the secured flats will be sold and the debentures are redeemed and hence the Company has not made any provision in the books of account.
			(ii) If management is unable to estimate the impact, reasons for the same: N.A
			(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
V	a.		The Company was irregular in payment of various statutory dues and filing of the statutory returns, including the payment of Tax Deduction at Sources (TDS), payment of Provident Fund (PF), Maharashtra Value Added Tax and filing of the returns. No provision has made by the company in its books of account towards interest and penalty if any, on account of the delay in filing and payment of various statutory dues. In absence of adequate information, we reserve our opinion of the impact of the same on the financial statements.
	b.		Type of Audit Qualification : Qualified Opinion
	c.		Frequency of qualification: Repeated
	d.		For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.		For Audit Qualification(s) where the impact is not quantified by the auditor:
			(i) Management's estimation on the impact of audit qualification: Due to the uncertainty regarding the time required to pay the statutory dues, the Company could not do provision towards the amount of interest and penalty.
			(ii) If management is unable to estimate the impact, reasons for the same: N.A
			(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
VI	a.		Various cases / litigations are filed against / by the Company in various forums. In absence of adequate information, we reserve our opinion of the impact of the same on the financial statements.
	b.		Type of Audit Qualification : Qualified Opinion




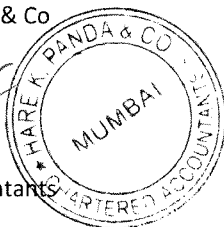
	c.		Frequency of qualification: Repeated
	d.		For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.		For Audit Qualification(s) where the impact is not quantified by the auditor:
		(i)	Management's estimation on the impact of audit qualification: As per management's view, the cases filed against the Company will not have any impact on the operations of the Company.
		(ii)	If management is unable to estimate the impact, reasons for the same: N.A
		(iii)	Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
VII	a.		No provision made in the Books for Debenture Redemption Premium Reserve in absence of adequate profit during the year.
	b.		Type of Audit Qualification : Qualified Opinion
	c.		Frequency of qualification: Repeated
	d.		For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.		For Audit Qualification(s) where the impact is not quantified by the auditor:
		(i)	Management's estimation on the impact of audit qualification: Due to absence of adequate profit, no provision could be made. Provision will be made once there is adequate profit.
		(ii)	If management is unable to estimate the impact, reasons for the same: N.A
		(iii)	Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
VIII	a.		The premium/interest on debenture accrued but not due of the debentures issued to Real Estate Credit Opportunities Funds are subject to confirmation from the Debenture Trustee / Debenture Holders.
	b.		Type of Audit Qualification : Qualified Opinion
	c.		Frequency of qualification: Repeated
	d.		For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.		For Audit Qualification(s) where the impact is not quantified by the auditor:
		(i)	Management's estimation on the impact of audit qualification: Upon receiving confirmation from the debentureholders, the premium/interest will be confirmed.
		(ii)	If management is unable to estimate the impact, reasons for the same: N.A
		(iii)	Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report
IX	a.		No interest paid or provided by the Company regarding delay in payment made to Micro, Small and Medium Enterprises. In absence of adequate information, the same is not ascertainable.



	b.		Type of Audit Qualification : Qualified Opinion
	c.		Frequency of qualification: Repeated
	d.		For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: NA
	e.		For Audit Qualification(s) where the impact is not quantified by the auditor:
			(i) Management's estimation on the impact of audit qualification: The management hopes that all the payments will be done within prescribed timelines in future and there will be no delay.
			(ii) If management is unable to estimate the impact, reasons for the same: N.A
			(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditor's Report

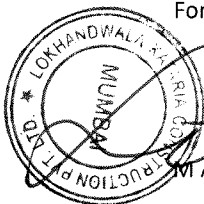
As per our report of even date
For Hare K Panda & Co



Chartered Accountants




For and on behalf of the Board

For Lokhandwala Kataria Construction Private Limited




M A Lokhandwala
Director


A M Lokhandwala
Director

Dated: 09.08.2022
Mumbai

