

Independent auditor's Report

To the Members of NETTLINX REALTY PRIVATE LIMITED

Report on the audit of the Ind AS Financial Statements

Opinion

1. We have audited the accompanying financial statements of NETTLINX REALTY PRIVATE LIMITED ("the Company"), which comprise the Balance Sheet as at March 31, 2023, and the Statement of Profit and Loss (including Other Comprehensive Income), the statement of changes in equity and the 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.
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Company (Indian Accounting Standards) Rules, 2015 as amended ("Ind AS") and accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, and the profit and total comprehensive income (comprising of profit and other comprehensive income), changes in equity and its cash flows for the year then ended.

Basis for Opinion

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

Key audit matters

4. 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.

Reporting of Key Audit matters as per SA 701, Key Audit matters are not applicable to the Company as it is an unlisted Company.

Other Information



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

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of management and those charged with governance for the financial statements

6. The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the IND AS and other accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.
7. 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

8. 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.
9. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.



- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.
- 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


10. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in the Annexure B a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
11. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - (c) The Balance Sheet, the Statement of Profit and Loss (including other comprehensive income), the Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
 - (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act.
 - (e) On the basis of the written representations received from the directors as on March 31, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164(2) of the Act.



- (f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A".
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014 (as amended), in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements – Refer Note 22 to the financial statements;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company during the year.
 - iv. (a) The management has represented that, to the best of its knowledge and belief, as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested either from borrowed funds or share premium or any other sources or kind of funds by the Company to or in any other person or entity, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries (Refer Note 24 to the financial statements);
 - (b) The management has represented that, to the best of its knowledge and belief, as disclosed in the notes to the accounts, no funds have been received by the Company from any person or entity, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries (Refer Note 24 to the financial statements); and
 - (c) Based on such audit procedures that we considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
 - v. The Company did not declared dividend during the year by the Company.
 - vi. The Company is in the process of implementing the Audit Trail feature as per the statutory requirements.
12. 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.

UDIN:23202785BGXYSQ9731
Place: Hyderabad
Date: 18th May, 2023

For Niranjana and Narayan
Chartered Accountants
Firm Registration Number:005899S


P. Venumadhava Rao
Partner
Membership Number: 202785



Annexure A to Independent Auditor's Report

Referred to in paragraph 11(f) of the Independent Auditor's Report of even date to the members of Nettlinx Realty Private Limited on the financial statements for the year ended March 31, 2023

Report on the Internal Financial Controls with reference to Financial Statements under clause (i) of sub-section 3 of Section 143 of the Act

1. We have audited the internal financial controls with reference to financial statements of Nettlinx Realty Private Limited ("the Company") as of March 31, 2023 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

2. 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 ("the Guidance Note") issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

3. Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing deemed to be prescribed under Section 143(10) of the Act 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 ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements was established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.
5. 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 with reference to financial statements.



Annexure A to Independent Auditor's Report

Referred to in paragraph 11(f) of the Independent Auditor's Report of even date to the members of Nettlinx Realty Private Limited on the financial statements for the year ended March 31, 2023

Meaning of Internal Financial Controls with reference to financial statements

6. A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with 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 with reference to financial statements

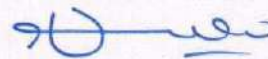
7. Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation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

Opinion

8. In our opinion, the Company has, in all material respects, an adequate internal financial controls system with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by ICAI.

Place: Hyderabad
Date: 18th May, 2023

For Niranjan and Narayan
Chartered Accountants
Firm Registration Number: 005899S



P. Venumadhava Rao
Partner
Membership Number: 202785



Annexure B to Independent Auditors' Report

Referred to in paragraph 10 of the Independent Auditors' Report of even date to the members of Nettlinx Realty Private Limited on the financial statements as of and for the year ended March 31, 2023

- i. (a) (A) The Company is maintaining proper records showing full particulars, including quantitative details and situation, of Property, Plant and Equipment.
- (B) The Company is maintaining proper records showing full particulars of Intangible Assets.
- (b) The Property, Plant and Equipment are physically verified by the Management according to a phased programme designed to cover all the items over a period of three years which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. Pursuant to the programme, a portion of the Property, Plant and Equipment has been physically verified by the Management during the year and no material discrepancies have been noticed on such verification.
- (c) The title deeds of all the immovable properties, as disclosed in Note 6 to the financial statements, are held in the name of the Company.
- (d) The Company has not revalued its Property, Plant and Equipment or intangible assets or both during the year. Consequently, the question of our commenting on whether the revaluation is based on the valuation by a Registered Valuer, or specifying the amount of change, if the change is 10% or more in the aggregate of the net carrying value of each class of Property, Plant and Equipment or intangible assets does not arise.
- (e) Based on the information and explanations furnished to us, no proceedings have been initiated on (or) are pending against the Company for holding benami property under the Prohibition of Benami Property Transactions Act, 1988 (as amended in 2016) (formerly the Benami Transactions (Prohibition) Act, 1988 (45 of 1988)) and Rules made thereunder.
- ii. (a) The physical verification of inventory has been conducted at reasonable intervals by the Management during the year and, in our opinion, the coverage and procedure of such verification by Management is appropriate. The discrepancies noticed on physical verification of inventory as compared to book records were not 10% or more in aggregate for each class of inventory.
- (b) During the year, the Company does not taken working capital limits from any banks or financial institutions. Consequently, the question of our commenting on whether working capital limits in excess of Rs. 5 crores, in aggregate, from banks on the basis of security of current assets and the quarterly returns or statements filed by the company with such banks or financial institutions are in agreement with the books of account of the Company does not arise.
- iii. (a) The Company has made investments in three companies and one LLP, The aggregate amount during the year, and balance outstanding at the balance sheet date with respect to such loans or advances and guarantees or security to subsidiaries, joint ventures and associates and to parties other than subsidiaries, joint ventures and associates are as per the table given below:

	Investments	Security	Loans	Advances in nature of loans



Annexure B to Independent Auditors' Report

Referred to in paragraph 13 of the Independent Auditors' Report of even date to the members of Nettlinx Reality Private Limited on the financial statements for the year ended March 31, 2023

Aggregate amount invested during the year				
- Subsidiaries	-	-	-	-
- Joint Ventures	-	-	-	-
- Associates	-	-	-	-
- Others	90,00,000	-	-	-
Balance outstanding as a balance sheet date in respect of the above case				
- Subsidiaries	3,60,49,900	-	-	-
- Joint Ventures	-	-	-	-
- Associates	-	-	-	-
- Others	12,89,49,511	-	-	-

(Also refer Note 3 to the financial statements)

- (b) In respect of the aforesaid investments, the terms and conditions under which such investments were made are not prejudicial to the Company's interest.
- (c) The company does not granted any loans/advances in nature of loans during the year under review. Accordingly, the reporting of the clause (iii)(B)(c) to (iii)(B) (f) are not applicable to the company for the current year under review.
- iv. In our opinion, and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of the loans and investments made. The Company has not provided any guarantees and security to the parties covered under Sections 185 and 186 of the Companies Act, 2013.
- v. In our opinion, and according to the information and explanations given to us, the Company has complied with the directives issued by the Reserve Bank of India and the provisions of Sections 73, 74, 75 and 76 or any other relevant provisions of the Act and the Rules framed thereunder to the extent notified, with regard to the deposits accepted by the Company or amounts which are deemed to be deposits. According to the information and explanations given to us, no order has been passed by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any Court or any other Tribunal on the Company in respect of the aforesaid deposits, and therefore, the question of our commenting on whether the same has been complied with or not does not arise.
- vi. Pursuant to the rules made by the Central Government of India, the Company is not required to maintain cost records as specified under Section 148(1) of the Act in respect of its supply of goods/services.
- vii. (a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is regular in depositing the undisputed statutory dues, including goods and services tax, provident fund, employees' state insurance, income tax,



Annexure B to Independent Auditors' Report

Referred to in paragraph 13 of the Independent Auditors' Report of even date to the members of Nettlinx Reality Private Limited on the financial statements for the year ended March 31, 2023

- sales tax, service tax, duty of customs, duty of excise, value added tax, cess, entry tax and other material statutory dues, as applicable, with the appropriate authorities.
- (b) According to the information and explanations given to us and the records of the Company examined by us, there are no statutory dues of goods and services tax, provident fund, employees' state insurance, income tax, cess, which have not been deposited on account of any dispute.
- viii. According to the information and explanations given to us and the records of the Company examined by us, there are no transactions in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961, that has not been previously recorded in the books of account.
- ix. (a) According to the records of the Company examined by us and the information and explanation given to us, the Company does not have any loans or borrowings. Accordingly, the reporting of the clause (ix)(a) to x(f) is not applicable to the company for the current year.
- x. (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the reporting under clause 3(x)(a) to 3(x)(b) of the Order is not applicable to the Company.
- xi. (a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company, noticed or reported during the year, nor have we been informed of any such case by the Management.
- (b) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, a report under Section 143(12) of the Act, in Form ADT-4, as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 was not required to be filed with the Central Government. Accordingly, the reporting under clause 3(xi)(b) of the Order is not applicable to the Company.
- (c) During the course of our examination of the books and records of the Company carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, and as represented to us by the management, no whistle-blower complaints have been received during the year by the Company. Accordingly, the reporting under clause 3(xi)(c) of the Order is not applicable to the Company.
- xii. As the Company is not a Nidhi Company and the Nidhi Rules, 2014 are not applicable to it, the reporting under clause 3(xii) of the Order is not applicable to the Company.
- xiii. The Company has entered into transactions with related parties in compliance with the provisions of Sections 177 and 188 of the Act. The details of such related party transactions have been disclosed in the financial statements as required under Indian Accounting Standard 24 "Related Party Disclosures specified under Section 133 of the Act.
- xiv. (a) In our opinion and according to the information and explanation given to us by the management, the Company has an internal audit system commensurate with the size and nature of its business.



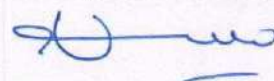
Annexure B to Independent Auditors' Report

Referred to in paragraph 13 of the Independent Auditors' Report of even date to the members of Nettlinx Reality Private Limited on the financial statements for the year ended March 31, 2023

- (b) The Internal audit is not applicable to the company. Accordingly, the reporting under clause 3(xiv)(b) of the Order is not applicable to the Company.
- xv. The Company has not entered into any non-cash transactions with its directors or persons connected with him. Accordingly, the reporting on compliance with the provisions of Section 192 of the Act under clause 3(xv) of the Order is not applicable to the Company.
- xvi. (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the reporting under clause 3(xvi)(a) of the Order is not applicable to the Company.
- (b) The Company has not conducted non-banking financial / housing finance activities during the year. Accordingly, the reporting under clause 3(xvi)(b) of the Order is not applicable to the Company.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, the reporting under clause 3(xvi)(c) of the Order is not applicable to the Company.
- (d) Based on the information and explanations provided by the management of the Company, the Group does not have any CICs, which are part of the Group. We have not, however, separately evaluated whether the information provided by the management is accurate and complete. Accordingly, the reporting under clause 3(xvi)(d) of the Order is not applicable to the Company.
- xvii. The Company has not incurred any cash losses in the financial year or in the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors during the year and accordingly the reporting under clause (xviii) is not applicable.
- xix. As at balance sheet date, the provisions of sec 135 of the companies Act 2013 is not applicable to the company. Accordingly, reporting under clause 3(xx)(a) to 3(xx)(b) of the Order is not applicable to the company.
- xx. The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of Standalone Financial Statements. Accordingly, no comment in respect of the said clause has been included in this report.

Place: Hyderabad
Date: 18th May, 2023

For Niranjana and Narayan
Chartered Accountants LLP
Firm Registration Number: 005899S



P. Venumadhava Rao
Partner
Membership Number: 202785



NETTLINX REALTY PRIVATE LIMITED
CIN:U45102TG2006PTC051182
5-9-22, 3rd Floor, My Home Sarovar Plaza, Secretariat Road, Saifabad
Hyderabad - 500 063
BALANCE SHEET AS AT 31-03-2023

Particulars	Note	Amount in (Rs.)	
		As at March 31, 2023	As at March 31, 2022
ASSETS			
Non-current assets			
(a) Property, plant and equipment	2	17,71,411	22,12,799
(b) Capital work-in-progress		-	-
(c) Goodwill		-	-
(d) Other Intangible assets		-	-
(e) Financial assets		-	-
(i) Investments	3	13,59,53,899	16,45,63,937
(ii) Trade Receivables		-	-
(iii) Loans		-	-
(iv) Other financial assets		-	-
(f) Deferred tax assets (net)	4	95,78,823	-
(g) Other non-current assets	5	86,00,000	50,00,000
Total Non-current assets (1)		15,59,04,133	17,17,76,736
Current assets			
(a) Inventories	6	2,75,02,302	2,75,02,302
(b) Financial assets			
(i) Investments		-	-
(ii) Trade Receivables		-	-
(i) Cash and cash equivalents	7	2,57,431	7,40,913
(iv) Bank balances other than above		-	-
(v) Loans & Advances		-	-
(vi) Other financial assets		-	-
(c) Current tax assets	8	11,68,198	35,14,713
(d) Other current assets	9	3,968.00	17,20,064
Total Current assets (2)		2,89,31,899	3,34,77,992
Total Assets (1+2)		18,48,36,032	20,52,54,728
EQUITY AND LIABILITIES			
SHARE HOLDER'S FUNDS			
(a) Equity share capital	10	37,99,790	37,99,790
(b) Other equity	11	15,23,08,806	18,05,86,359
Total Equity (1)		15,61,08,596	18,43,86,149
Liabilities			
Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	12	8,56,486	11,93,175
(ii) Trade Payables		-	-
(ii) Other financial liabilities (other than those specified in (b))		-	-
(b) Provisions		-	-
(c) Deferred tax liabilities (net)	4	-	-
(d) Other Non-current Liabilities		-	1,92,217
Total Non-current liabilities (2)		8,56,486	13,85,392
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	12	3,36,261	3,11,725
(ii) Trade Payables		-	-
(ii) Other financial liabilities (other than those specified in (b))		-	-
(b) Other current liabilities	13	2,75,34,689	1,58,21,489
(c) Provisions	14	-	3,71,000
(d) Current tax liabilities (net)	15	-	29,78,973
Total Current liabilities (3)		2,78,70,950	1,94,83,187
Total Equity and Liabilities (1+2+3)		18,48,36,032	20,52,54,728
Corporate information and significant accounting policies	1	-	-
See accompanying notes to the Financial Statements	2 to	-	-

As per our report of even date
For M/s. NIRANJAN & NARAYAN
Chartered Accountants
Firm Regn.No.005899S

P.VENUMADHAVA RAO
Partner
Membership No.202785
UDIN:23202785BGXYSQ9731



Place: Hyderabad
Date : 18-05-2023

for and on behalf of the Board of Directors
For NETTLINX REALTY PRIVATE LIMITED


MANOHAR REDDY LOKA
Director
DIN:00140229


VIJAYA BHASKER REDDY MADDI
Director
DIN:0000278842



NETTLINX REALTY PRIVATE LIMITED
CIN:U45102TG2006PTC051182
5-9-22, 3rd Floor, My Home Sarovar Plaza, Secretariat Road, Saifabad
Hyderabad - 500 063

Profit and Loss Statement for the year ended 31-03-2023

Particulars	Note	Amount In (Rs.)	
		For the year Ended March 31, 2023	For the year Ended March 31, 2022
I Revenue from operations	16	-	8,73,00,000
II Other income (net)	17	3,14,078	16,00,166
III Total Income (I + II)		3,14,078	8,89,00,166
IV Expenses			
(a) Changes in inventories and finished goods & stock in process	18	-	6,34,50,817
(b) Employee benefit expenses	19	-	53,49,000
(c) Finance costs	20	1,03,181	1,13,909
(d) Depreciation and amortization expense	02	4,41,388	5,30,910
(e) Other expenses	21	2,27,227	17,23,618
Total Expenses(IV)		7,71,796	7,11,68,253
V Profit/(loss) before exceptional items and tax (I - IV)		(4,57,718)	1,77,31,912
VI Exceptional items		-	-
VII Profit/(loss) before tax (V - VI)		(4,57,718)	1,77,31,912
VIII Tax Expense			
(a) Current tax		-	29,59,811
(b) Prior Period Taxes		(19,164)	
(c) Deferred tax		7,570	(22,265)
Total Tax Expense		(11,594)	29,37,546
IX Profit after tax (VII - VIII)		(4,46,125)	1,47,94,366
X Other comprehensive income			
A (i) Items that will not be reclassified to profit or loss			
Net (loss)/ gain on Fair Value Through OCI (FVTOCI) equity securities		(3,76,10,038)	4,29,56,009
(ii) Income tax on items that may not be reclassified to profit or loss		97,78,610	(1,11,68,562)
		(2,78,31,428)	3,17,87,447
XI Total Comprehensive Income for the year (IX + X)		(2,82,77,553)	4,65,81,814
X Earnings Per Share (₹)			
(i) Basic		(1.17)	38.93
(ii) Diluted		(1.17)	38.93
XI Weighted average equity shares used in computing earnings per equity share			
(i) Basic		379979	379979
(ii) Diluted		379979	379979
Corporate information and significant accounting policies	1		
See accompanying notes to the Financial Statements	2 to		

As per our report of even date
For M/s. NIRANJAN & NARAYAN
Chartered Accountants
Firm Regn.No.0058995

P.VENUMADHAVA RAO
Partner
Membership No.202785
UDIN:23202785BGXYSQ9731

Place: Hyderabad
Date :-18-05-2023



for and on behalf of the Board of Directors

For NETTLINX REALTY PRIVATE LIMITED

MANOHAR REDDY LOKA VIJAYA BHASKER REDDY MADDI
Director Director
DIN:00140229 DIN:0000278842



NETTLINX REALTY PRIVATE LIMITED

5-9-22, 3rd Floor, My Home Sarovar Plaza, Secretariat Road, Saifabad
Hyderabad - 500 063

Cash Flow Statement for the year ended 31-03-2023

		Amount(Rs.)	
	Particulars	For the year ended 31-03-2023	For the year ended 31-03-2022
A.	CASH FLOW FROM OPERATING ACTIVITIES		
	Profit Before Taxation	(4,57,718)	1,77,31,912
	Adjustments for:		
	Add: Depreciation	4,41,388	5,30,910
	Operating Profit/(Loss) Before Working Capital Changes	(16,330)	1,82,62,822
	Adjustments for :		
	(increase)/ Decrease in Inventories	-	4,74,54,337
	(Increase)/Decrease in Other Financial Assets	-	-
	(Increase)/Decrease in Other Current Assets	40,62,611	20,77,013
	Increase/(Decrease) in Other Current Liabilities	1,17,13,200	13,77,250
	Increase/(Decrease) in Other Financial Liabilities	24,536	3,11,725
	Increase/(Decrease) in Provisions	(3,71,000)	(8,14,932)
	Cash generated from Operations	1,54,13,017	6,86,68,214
	Income Taxes paid	29,59,810	25,28,700
	Net Cash from/ (used in) Operating Activities - (I)	1,24,53,207	6,61,39,514
B.	CASH FLOW FROM INVESTING ACTIVITIES		
	Purchase of Fixed Assets including CWIP	-	(22,93,219)
	Disposals of Fixed Assets	-	-
	Long term loans and advances	(36,00,000)	1,61,96,480
	(Increase)/Decrease in Current investments	(90,00,000)	(8,55,77,650)
	Net Cash from Investing Activities - (II)	(1,26,00,000)	(7,16,74,389)
C.	CASH FLOW FROM FINANCING ACTIVITIES		
	Share capital raised	-	-
	Increase/ Decrease in Reserves and Surplus	-	-
	Increase/(Decrease) in Other Non Current Liabilities	(3,36,689)	11,93,175
	Net Cash from/(used in) Financing Activities - (III)	(3,36,689)	11,93,175
	Net Increase/(Decrease) in Cash and Cash Equivalents (I+II+III)	(4,83,482)	(43,41,700)
	Cash and Cash Equivalents at the beginning of the year	7,40,913	50,82,613
	Cash and Cash Equivalents at the end of the year	2,57,431	7,40,913
	Components of Cash and Cash Equivalents:		
	Cash in hand	6	6
	Balances with Schedule Banks		
	on Current Accounts	2,57,426	7,40,907
	Total Cash and Cash Equivalents as per Balance Sheet	2,57,431	7,40,913

This is the Cash Flow Statement referred to in our report of even date.


For M/s. NIRANJAN & NARAYAN
Chartered Accountants
Firm Regn.No.0058995

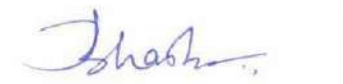


P.VENUMADHAVA RAO
Partner
Membership No.202785
UDIN:23202785BGXYSQ9731



for and on behalf of the Board of Directors
For NETTLINX REALTY PRIVATE LIMITED


MANOHAR REDDY LOKA
Managing Director
DIN:00140229


VIJAYA BHASKER REDDY MADDI
Director
DIN:0000278842



Place : Hyderabad.
Date :18-05-2023

Nettlinx Realty Limited
Notes to the financial statements for the year ended 31-03-2023

NOTE – 2 Amount(Rs.)

PROPERTY, PLANT & EQUIPMENT			
Particulars	Vehicles	OFFICE EQUIPMENT	Total
Cost			
As at 31-03-2022	61,99,686	11,47,350	73,47,036
Additions	-	-	-
Disposals	-	-	-
As at 31-03-2023	61,99,686	11,47,350	73,47,036
Depreciation			
As at 01-04-2022	40,24,387	11,09,850	51,34,237
Charge for the year-2022-23	4,03,888	37,500	4,41,388
Disposals	-	-	-
As at 31-03-2023	44,28,275	11,47,350	55,75,625
Net Block			
As at 31-03-2023	17,71,411	-	17,71,411
As At 31-03-2022	21,75,299	37,500	22,12,799



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Nettlinx Realty Private Limited
Notes to the financial statements for the year ended 31-03-2023

NOTE – 3	Amount(Rs.)	
	As at 31-03-2023	As at 31-03-2022
Non Current Investments		
Investments carried at cost		
Unquoted Equity shares		
Investments in Equity shares of Nettlinx Technologies Pvt Ltd (99990 no's of Equity shares (face value Rs. 10/-)	9,99,900	9,99,900
Investment in Equity shares of LGS Global Ltd (450250 no's of Equity shares (previous year 474000 no's of Equity shares) (face value Rs.2/-)	3,26,49,511	3,26,49,511
Unquoted equity shares		
SREE VENKATESWARA GREEN POWER PRJECTS LIMITED (3505000 no's of Equity shares (face value Rs.10/-)	3,50,50,000	3,50,50,000
Golden Meghastructures LLP	9,63,00,000	8,73,00,000
Investments carried at Fair Value Through Other Comprehensive Income (FVTOCI)	(2,90,45,512)	85,64,526
Total	13,59,53,899	16,45,63,937

NOTE – 4	Amount(Rs.)	
	As at 31-03-2023	As at 31-03-2022
DEFERRED TAX ASSET / (LIABILITY)		
Related to carried forward loss	(1,92,217.44)	1,09,54,080
Mat Credit Entitlement		
Disallowances under IT act 1961		
Related to Temporary differences on Depreciation/Amortization	(7,569.62)	22,265
INDAS ADJ	97,78,610	(1,11,68,562)
Net Deferred Tax Asset	95,78,822.80	(1,92,217)

NOTE – 5	Amount(Rs.)	
	As at 31-03-2023	As at 31-03-2022
LOANS-OTHER FINANCIAL ASSETS		
Advance to land	86,00,000	50,00,000
Total	86,00,000	50,00,000



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Nettlinx Realty Private Limited

Notes to the financial statements for Nine months ended 31-12-2022

Amount(Rs.)

NOTE – 6	As at 31-03-2023	As at 31-03-2022
INVENTORIES		
(Valued at lower of Cost or net realizable value, unless otherwise stated)		
Land	2,75,02,302	2,75,02,302
Total	2,75,02,302	2,75,02,302

NOTE – 7	As at 31-03-2023	As at 31-03-2022
CASH AND CASH EQUIVALENTS		
Balance with Banks		
- In Current Account	2,57,426	7,40,907
Cash on Hand	6	6
Total	2,57,431	7,40,913

NOTE –8	As at 31-03-2023	As at 31-03-2022
Current tax assets		
MATCredit Entitlement Account	11,61,790	11,61,790
ADVANCE TAX	-	23,00,000
TCS Deposits	-	19,640
TDS Deposits 2021-22	-	33,283
TDS Deposits 2022-2023	6,408	-
	11,68,198	35,14,713

NOTE –9	As at 31-03-2023	As at 31-03-2022
Other current assets		
Nettlinx Technologies Pvt Ltd (Loan)	-	16,95,000
Prepaid Insurance	3,968	25,064
Interest Receivable	-	-
Total	3,968	17,20,064



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Nettlinx Realty Private Limited

Notes to the financial statements for the year ended 31-03-2023

	Amount(Rs.)	
NOTE – 12	As at 31-03-2023	As at 31-03-2022
Borrowings		
NON-CURRENT		
Car Loan Account (ICICI Bank)	8,56,486	11,93,175
Total	8,56,486	11,93,175
CURRENT		
Borrowings		
Current maturities of long-term debt	3,36,261	3,11,725
Total	3,36,261	3,11,725

NOTE – 13	As at 31-03-2023	As at 31-03-2022
OTHER CURRENT LIABILITIES		
CURRENT		
Advances Received from customers	1,12,50,000	1,12,50,000
Audit remuneration payable	59,000	50,000
Employee Related Expenses	3,87,425	21,33,225
Manohar Loka Reddy	1,58,38,264	23,88,264
Total	2,75,34,689	1,58,21,489

NOTE – 14	As at 31-03-2023	As at 31-03-2022
PROVISIONS		
TDS PAYABLE U/C - 192 B	-	3,66,000
TDS PAYABLE U/C - 194 A	-	5,000
Total	-	3,71,000

NOTE – 15	As at 31-03-2023	As at 31-03-2022
Current tax liabilities		
Income Tax payable	-	29,78,973
Total	-	29,78,973



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Nettlinx Realty Private Limited
Statement of changes in equity for the year ended 31-03-2023

NOTE -10	Amount (Rs.)		
	As at 31-03-2023	As at 31-03-2022	As at 31-03-2021
SHARE CAPITAL			
Authorised:			
Authorised Capital	50,00,000	50,00,000	50,00,000
5,00,000 Equity Shares of Rs.10/- each			
Issued, Subscribed and Paid Up:	50,00,000	50,00,000	50,00,000
Issued, Subscribed & Paid up Capital	37,99,790	37,99,790	37,99,790
379979 Equity Shares of Rs.10/- each fully paid up			
Total	37,99,790	37,99,790	37,99,790

a) Reconciliation of equity shares outstanding at the beginning and at the end of the reporting period is set out below:

Particulars	As at 31-03-2023			As at 31-03-2022			As at 31-03-2021		
	No. of Shares	Amount (Rs.)		No. of Shares	Amount (Rs.)		No. of Shares	Amount (Rs.)	
Balance at the beginning of the reporting period	3,79,979	3799790		3,79,979	3799790		3,79,979	3799790	
Changes in equity share capital during the year	-	-		-	-		-	-	
Balance at the end of the reporting period	3,79,979	37,99,790		3,79,979	37,99,790		3,79,979	37,99,790	

b) Terms / rights attached to the equity shares

The Company has only one class of equity shares having a par value of Rs. 10/- per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividend in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the Shareholders in the ensuing Annual General Meeting, except in case of interim 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. The distribution will be in proportion to the number of equity shares held by the shareholders

c) The details of shareholders holding more than 5% equity shares is set below:

Name of the Share Holder	As at 31-03-2023			As at 31-03-2022			As at 31-03-2021		
	No. of Shares held in the Company	% of Shares		No. of Shares held in the Company	% of Shares		No. of Shares held in the Company	% of Shares	
Nettlinx Limited	3,79,979	99%		3,79,979	99%		3,79,979	99%	

NOTE -11

B. Other equity

Particulars	Reserves and surplus				Items of other comprehensive income		others	Total equity attributable to equity holders of the company
	Capital reserve	Securities premium	General reserve	Retained earnings	Others	Equity instruments through other comprehensive income	Money received against share warrants	
Balance as at March 31, 2021	-	18,76,44,964	-	(4,76,39,900)		(64,48,248)	-	13,40,04,546
Profit for the year				1,47,94,366				1,47,94,366
Payment of dividend (including tax on dividend)								-
Other comprehensive income for the year (net of tax ' 22)								-
Money Received against share warrants								3,17,87,446
Balance as at March 31, 2022	-	18,76,44,964	-	(3,28,45,533)		2,53,39,198	-	18,05,86,359
Profit for the year				(4,46,124.79)				(4,46,125)
Revaluation Reserve								
Other comprehensive income for the year (net of tax ' 8)						(2,78,31,428.07)		(2,78,31,428)
Money Received against share warrants								-
Balance as at March 31, 2023	-	18,76,44,964	-	(3,32,91,658)		(24,92,230)	-	15,23,08,806

Nettlinx Realty Private Limited
Notes to the standalone financial statements

Amount(Rs.)

NOTE – 16	For the Year ended 31-03-2023	For the Year ended 31-03-2022
Revenue from operations		
Sale of Land	-	8,73,00,000
Total	-	8,73,00,000

NOTE – 17	For the Year ended 31-03-2023	For the Year ended 31-03-2022
Other Income		
Gain on Sale of Shares	-	12,67,337
Interest Income	64,078	3,32,828
Profit on Sale of Vehicle	2,50,000	-
	3,14,078	16,00,166
NOTE – 18	For the Year ended 31-03-2023	For the Year ended 31-03-2022
Changes in inventories and finished goods & stock in process		
Cost of land sold	-	6,34,50,817
	-	6,34,50,817

NOTE – 19	For the Year ended 31-03-2023	For the Year ended 31-03-2022
EMPLOYEE BENEFIT EXPENSE		
Salaries(including managerial Remuneration)	-	53,49,000
Total	-	53,49,000

NOTE – 20	For the Year ended 31-03-2023	For the Year ended 31-03-2022
Financial costs		
Interest Expenses on unsecured loans	-	2,301
Loan Process Charges	-	14,441
Interest on Car Loan	1,03,181	97,167
	1,03,181	1,13,909

NOTE – 21	For the Year ended 31-03-2023	For the Year ended 31-03-2022
OTHER EXPENSES		
Insurance	29,744	82,964
Bank charges	1,259	24,699
Audit Fees	59,000	52,250
Legal & Professional Charges	2,499	15,00,000
Travelling Expenses	-	33,230
Rates & Taxes	6,000	15,233
Interest on Latepayment	1,16,354	15,242
Vehicle Maintenance	12,371	-
Total	2,27,227	17,23,618



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NETTLINX REALTY PRIVATE LIMITED
5-9-22, 3rd Floor, My Home Sarovar Plaza, Secretariat Road, Saifabad
Hyderabad - 500 063

STATEMENT SHOWING DEPRECIATION AS PER COMPANIES ACT AS ON 31-03-2023											Amount(Rs.)
Description of the Asset	Life	GROSS BLOCK			DEPRECIATION			NET BLOCK		NET BLOCK As at 31.03.2022	
		As on 01.04.2022	Additions during the year	Deletions during the year	As at 31.03.2023	As on 01.04.2022	During the year	Deletions during the year	Total 31.03.2023		
Vehicles	8 Years	61,99,686	-	29,00,000	32,99,686	40,24,387	4,03,888	29,00,000	15,28,275	21,75,299	
Office Equipment	5 Years	11,47,350	-	-	11,47,350	11,09,850	37,500	-	11,47,350	37,500	
TOTAL		73,47,036	-	29,00,000	44,47,036	51,34,237	4,41,388	29,00,000	26,75,625	22,12,799	

For NETTLINX REALTY PRIVATE LIMITED

Place: Hyderabad
Date : 18-05-2023

MANOHAR REDDY LOKA
Director
DIN:00140229

VIJAYA BHASKER REDDY MADDI
Director
DIN:0000278842



NETTLINX REALTY PRIVATE LIMITED

5-9-22, 3rd Floor, My Home Sarovar Plaza, Secretariat Road, Saifabad
Hyderabad - 500 063

DEPRECIATION STATEMENT AS PER I.T. ACT 1961 FOR THE HALF YEAR ENDED 31-03-2023

DESCRIPTION OF ASSET	Rate of Dep.	W.D.V AS ON 01-04-2022	ADDITIONS DURING THE YEAR		Deletions during the year	TOTAL VALUE AS ON 31-03-2023	Depr. For the year	W.D.V. As on 31-03-2023
			BEFORE SEPTEMBER	AFTER SEPTEMBER				
VEHICLES	15%	29,83,916	-	-	2,50,000	27,33,916	4,10,087	23,23,829
Office Equipment	10%	6,04,145	-	-		6,04,145	60,414	5,43,730
TOTAL		35,88,061	-	-	2,50,000	33,38,061	4,70,502	28,67,559

For NETTLINX REALTY PRIVATE LIMITED



Place: Hyderabad
Date : 18-05-2023

[Signature]

MANOHAR REDDY LOKA
Director
DIN:00140229

[Signature]

VIJAYA BHASKER REDDY MADDI
Director
DIN:0000278842



A. General Information

Nettlinx Realty Private limited ('the Company') is a Limited Company incorporated in India, registered under Companies Act 1956 having registered office at 5-9-22 Flat No.303, 3rd Floor My Home Sarovar Plaza, Secretariat Road, Saifabad, Hyderabad TG 500063 IN

Nettlinx Realty Private profitable diversification under the Nettlinx Holding Company, Nettlinx Realty Pvt. Ltd has chalked out ambitious plans as the real estate sector is booming across the principal cities in India and is poised to grow rapidly in the next few years.

B. Basis of preparation of financial statements

B.1. Statement of Compliance

These standalone financial statements have been prepared in accordance with the Indian Accounting Standards (referred to as "Ind AS") as prescribed under section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules as amended from time to time.

The Board of Directors approved the Financial Statements for the year ended March 31, 2023 and authorised for issue on May 18, 2023

Details of the accounting policies are included in Note 1.

B.2 Basis of preparation and presentation

These financial statements for the year ended March 31, 2023 are the first financial statement that the Company has prepared under Ind AS. For all periods up to and including the year ended March 31, 2017, the Company prepared its financial statements in accordance with the accounting standards notified under Section 133 of the Act, read together with Rule 7 of the Companies (Accounts) Rules, 2014 (hereinafter referred to as 'the Previous GAAP') used for its statutory reporting requirements in India immediately before adopting Ind AS.

These financial statements have been prepared on the historical cost convention and on an accrual basis, except for the following material items in the statement of financial position:

- Certain financial assets and liabilities are measured at fair value;
- Employee defined benefit assets/(liability) are recognized as the net total of the fair value of plan assets, plus actuarial losses, less actuarial gains and the present value of the defined benefit obligation;
- Long term borrowings are measured at amortized cost using the effective interest rate method.



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B.3 Functional and presentation currency

The financial statements are presented in Indian rupees, which is the functional currency of the Company.

All amounts are in Indian Rupees except share data, unless otherwise stated.

B.4 Operating Cycle

All the assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out under Ind AS and in the Schedule III to the Companies Act, 2013. Based on the nature of services and their realization in cash and cash equivalents, the company has ascertained its operating cycle as twelve months for the purpose of current or non-current classification of assets and liabilities.

B.5 Critical accounting judgements and key sources of estimation uncertainty.

In the application of the Company's accounting policies, which are described in Note 1, the management of the Company are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The following are the areas of estimation uncertainty and critical judgements that the management has made in the process of applying the Company's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

Provision and contingent liability

On an ongoing basis, Company reviews pending cases, claims by third parties and other contingencies. For contingent losses that are considered probable, an estimated loss is recorded as an accrual in financial statements. Loss Contingencies that are considered possible are not provided for but disclosed as Contingent liabilities in the financial statements. Contingencies the likelihood of which is remote are not disclosed in the financial statements. Gain contingencies are not recognized until the contingency has been resolved and amounts are received or receivable.



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Useful lives of depreciable assets

Useful life of Property, Plant and Equipment including intangible asset: 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.

Investment in equity instruments of subsidiary and associate companies

During the year, the Company assessed the investment in equity instrument of subsidiary and associate companies carried at cost for impairment testing. These companies are expected to generate positive cash flows in the future years. Detailed analysis has been carried out on the future projections and the Company is confident that the investments do not require any impairment.

B.6 Fair value measurement and valuation process:

The company measured financial assets and liabilities, if any, at fair value for financial reporting purposes.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

1. Significant accounting Policies

1.1 Revenue recognition

Revenue has been recognized on accrual basis. Revenue from having managed to hold and improve the land bank as above at Nagpur, The Company is exploring the possibility of developing an exclusive IT complex on a major portion of the land to attract occupants / tenants from leading National & Global corporations specially from the growing BPO & Software segment. Nagpur is a potentially growing city and has attained the status of becoming a major multi modal cargo hub. The Company has initiated the process of considering possible tie up with leading Companies to jointly leverage the balance portion of land bank for possible conversion in to residential / commercial property development projects. The company presents revenues net of indirect taxes in its statement of Profit and Loss.



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Statement of profit and loss

1.2 Foreign currency Transactions.

The functional currency of the Company is the Indian Rupee. The financial statements are presented in Indian rupees (rounded off wherever required)

1.3 Borrowing costs

Borrowing costs attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of such assets up to the commencement of commercial operations. A qualifying asset is one that necessarily takes substantial period of time to get ready for intended use. Other borrowing costs are recognised as an expense in the year in which they are incurred.

Borrowing cost includes interest incurred in connection with the arrangement of borrowings to the extent they are regarded as an adjustment to the interest cost.

1.4 Taxes on Income Tax and Deferred Tax

Income Tax comprises of current and deferred tax. It is recognised in the Statement of Profit and Loss except to the extent that it relates to a business combination or to an item recognised directly in equity or other comprehensive income.

Provision for income tax is made on the basis of taxable income for the year at the current rates. Tax expense comprises of current tax and deferred tax at the applicable enacted or substantively enacted rates. Current tax represents amount of Income Tax payable/ recoverable in respect of taxable income/ loss for the reporting period. Deferred tax represents the effect of temporary difference between carrying amount of assets and liabilities in the consolidated financial statements and the corresponding tax base used in the computation of taxable income. Deferred tax liabilities are generally accounted for all taxable temporary differences. Deferred tax asset is recognised for all deductible temporary differences, carried forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which such deductible temporary differences can be utilised. Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current income tax assets against current income tax liabilities and when deferred income tax assets and liabilities relate to the income tax levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net or simultaneous basis. Deferred tax assets/ liabilities are not recognised for initial recognition of Goodwill or on an asset or liability in a transaction that is not a business combination and at the time of transaction affects neither the accounting profit nor taxable profit or loss. MAT credit is recognised as an asset, only if it is probable that the Company will pay normal income tax during the Specified period.



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1.5 Earnings per share

In determining Earning per Share, the Company considers net profit after tax attributable to parent and includes post tax effect of any exceptional item. Number of shares used in computing basic earnings per share is the weighted average number of the shares, excluding the shares owned by the Trust, outstanding during the period. Dilutive earning per share is computed and disclosed after adjusting effect of all dilutive potential equity shares, if any except when results will be anti-dilutive.

Dilutive potential equity shares are deemed converted as at the beginning of the period, unless issued at a later date.

1.6 Property, plant and equipment (PPE)

(i) Property, plant and equipment (PPE) are stated at cost net of any taxes less accumulated depreciation, amortisation and impairment loss, if any. Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

(ii) Cost of an item of PPE comprises of its purchase price including import duties and non-refundable purchase taxes after deducting trade discounts and rebates, any directly attributable cost of bringing the item to its working condition for its intended use and present value of estimated costs of dismantling and removing the item and restoring the site on which It is located.

1.7 Depreciation

Depreciation is the systematic allocation of the depreciable amount of PPE over its useful life as per Ind As 16 and is provided on a Reduced Balance Method basis over the useful lives as prescribed in Schedule II to the Act or as per technical assessment.

Depreciable amount for PPE is the cost of PPE less its estimated residual value. The useful life of PPE is the period over which PPE is expected to be available for use by the Company, or the number of production or similar units expected to be obtained from the asset by the Company

.Such classes of assets and their estimated useful lives are as under

Particulars	Useful life
Buildings	60
Plant and Machinery	13
Furniture & Fixtures	10
Office Equipment – Others	5
Vehicles	8



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1.8 Intangible assets and amortisation

(i) Intangible assets acquired are measured on initial recognition at cost. Cost includes all direct costs relating to acquisition of Intangible assets and borrowing cost relating to qualifying assets.

(ii) Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

(iii) There are no intangible assets assessed with indefinite useful life. The life of amortisation of the intangible assets is as follows.

(1) Software - 8 years

(iv) Amortization methods useful life and residual values are reviewed periodically at each reporting period.

(v) Any gain or loss on disposal of an item of Intangible Assets is recognised in statement of profit and loss.

1.9 Inventories

Inventories are accounted for at cost and all other costs incurred in bringing the inventory to their present location and condition, determined on weighted average basis or net realizable value, whichever is less. Net realizable value is the estimated selling price in the ordinary course of business less estimated costs necessary to make the sale.

1.10 Cash and cash equivalents

Cash and cash equivalents in the Balance Sheet comprise cash at bank and cash in hand and short-term deposits with banks that are readily convertible into cash which are subject to insignificant risk of changes in value and are held for the purpose of meeting short-term cash commitments.

1.11 Cash flow statement

Cash flows are reported using the indirect method, whereby net profit before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated.

1.12 Employee benefits

Employee benefits are charged to the statement of profit and loss in the year when employee renders the related service. There are no other obligations.



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1.13 Financial instruments

a. Recognition and Initial recognition

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issues of financial assets and financial liabilities that are not at fair value through profit or loss, are added to the fair value on initial recognition.

A financial asset or financial liability is initially measured at fair value plus, for an item not at fair value through profit and loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue.

Note: 22

CONTINGENT LIABILITIES (IndAS-37)

Contingent liabilities/claims not provided for:

a) Claims against the Company not acknowledged as Debt: *	2022-23 Rs.	2021-22 Rs.
-----NIL-----	-	-

Note: 23

Auditors Remuneration

	31 st March 2023	31 st March 2022
Statutory Audit Fees	Rs. 59,000/-	Rs.50,000/-
Certification & other Expenses	NIL	Rs.2,250/-

Note: 24

Related party Disclosures (Ind AS-24)

A. List of Related parties

Party Name	Nature of associate
Nettlinx Limited	Holding company
Nettlinx Technologies Pvt.Ltd	Subsidiary Company

B. Key management Personal

1. Manohar Loka Reddy - Director



Manohar Loka Reddy



C. Related party transactions in the ordinary course of business during the year

Particulars	Year Ended 31-03-2023	Year Ended 31-03-2022
Nettlinx Technologies Pvt Ltd	NIL	Rs. 21,55,000
Manohara Loka Reddy	Rs. 1,34,50,000	Rs. 6,80,000

D. Outstanding Balance of Related Parties

Particulars	Year Ended 31-03-2023	Year Ended 31-03-2022
Loan to Nettlinx Technologies Pvt Ltd	NIL	Rs. 16,95,000
Loan from Manohara Loka Reddy	Rs. 1,58,38,264	Rs. 23,88,264

Note: 25

Earnings per Share (EPS) –

S.NO.	Particulars	Year Ended 31-03-2023	Year Ended 31-03-2022
1	Profit attributable to the Equity Share Holders – A (Rs.)	(4,46,125)	1,47,94,366
2	No. of Equity Shares	37,99,79	37,99,79
3	Nominal Value of the Share (Rs.)	10	10
4	Basic / Weighted average number of Equity Shares - B	37,99,79	37,99,79
5	Earnings per Share (Rs.) – A/B*	(1.17)	38.93
6	Diluted Earnings Per Share (Rs)- A/(B+E)	(1.17)	38.93

Note: 26

Reconciliation of Effective Tax rate:

Particulars	Year Ended 31-03-2023	Year Ended 31-03-2022
Applicable tax rate	26	26
Effect of tax-exempt income	0	0
Effect of non-deductible expenses	0	0
Effect of allowances for tax purposes	0	0
Effect of previous year adjustments	0	0
Effective tax rate	26	26



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Note: 27

Capital Management

The capital structure as of March 31, 2023 is as follows

Particulars	31-Mar-23	31-Mar-22
Total equity attributable to the equity shareholders of the Company	15,61,08,596	18,43,86,149
As a percentage of total capital	92.62	93.53
Long term borrowings including current maturities	11,92,747	15,04,900
Short term borrowings	1,12,50,000	1,12,50,000
Total borrowings	1,24,42,747	1,27,54,900
As a percentage of total capital	7.38	6.47
Total capital (equity and borrowings)	16,85,51,343	19,71,41,049

Note: 28

Corporate Social Responsibility:

The Company is not required to spend towards Corporate Social Responsibility (CSR) as per Section 135 of the Companies Act, 2013, since the company is within the threshold limit given as per the provisions of the Act.

As per our report of even date

For and on behalf of the Board

For M/s.NIRANJAN & NARAYAN.

CHARTERED ACCOUNTANTS

(Reg No 005899S)



P.VENUMADHAVA RAO

PARTNER

Membership No. 202785

UDIN: 23202785BGXYSQ9731

Place: Hyderabad

18th May 2023



MANOHAR LOKA REDDY

Director



VIJAYA BHASKER REDDY MADDI

Director

