

36<sup>TH</sup>

ANNUAL REPORT



**ALCHEMIST REALTY LIMITED**

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**CORPORATE INFORMATION**

**CORPORATE IDENTITY NUMBER (CIN): L21100DL1983PLC334800**

**Board of Directors:**

Mr. Anup Nargas	Whole Time Director
Mr. Safal Gurung	Director
Prof. Maria Fernandes	Independent Director
Ms. Ambika Chowdhary	Independent Director

**Chief Financial Officer:**

Mr. Suresh Bhardwaj

**Registered Office :**

Building No. 23, Nehru Place,  
New Delhi -110019  
Tel.-011-40600800  
Fax- 011-40600888

**Statutory Auditors:**

M/s Soin & Associates  
Chartered Accountants  
House No. 5431, 1st Floor,  
Sector-38(West),  
Chandigarh-160014

**Secretarial Auditor:**

Vishal Ganbhir & Associates  
Practising Company Secretary

**Company Secretary & Compliance Officer:**

Ms. Sarita Chaurasia

**Registrar and Share Transfer Agent:**

Alankit Assignments Limited  
1E/13, Alankit Heights,  
Jhandewalan Extension,  
New Delhi-110055

**Bankers :**

HDFC Bank Limited

## NOTICE

**NOTICE** is hereby given that the 36<sup>th</sup> Annual General Meeting of the members of Alchemist Realty Limited will be held on Wednesday the 30<sup>th</sup> September, 2020 at 2.00 P.M. through Video Conference (VC)/ Other Audio Visual Means (OAVM), via a link: [rvf-tqpp-iby](https://meet.google.com/rvf-tqpp-iby) (available on the Google Meet App by following the procedure mentioned in the Notice) to transact the following business:

### **ORDINARY BUSINESS:**

1. To receive, consider and adopt the Audited Financial Statements of the Company (Including Standalone and Consolidated Financial Statements) for the Financial Year ended 31<sup>st</sup> March 2020, together with the Report of the Directors and Auditors thereon.

**“RESOLVED THAT** the Audited Financial Statements of the Company (Standalone and Consolidated) for the Financial Year ended March 31, 2020 and the reports of the Board of Directors and Auditors thereon laid before this meeting, be and are hereby received, considered and adopted.”

### **SPECIAL BUSINESS:**

2. To Re-appoint Prof. Maria Fernandes as Independent Director of the Company.

***To consider and if thought fit, to pass, with or without modification, the following resolution as Special Resolution:***

**“RESOLVED THAT** pursuant to the provisions of Section 149, 150, 152 read with schedule IV and Section 161(1) read with Companies (Appointment and Qualification of Directors) Rules, 2014, and other applicable provisions, sections, rules of the Companies Act, 2013 (including any statutory modifications or re-enactment thereof for the time being in force), on the recommendation of the Board of Directors and Nomination and Remuneration Committee of the Company, the consent of the Shareholders of the Company be and is hereby accorded to re-appoint Prof. Maria Fernandes as an Independent Director of the Company w.e.f. 24.03.2020 for the period of 5 consecutive years ended on 23.03.2025.

**RESOLVED FURTHER THAT** all the Director(s) of the company be and is hereby severally authorized to sign and execute all such documents and papers (including appointment letter etc.) as may be required for the purpose and file necessary e-form with the Registrar of Companies and to do all such acts, deeds and things as may considered expedient and necessary in this regard.

**RESOLVED FURTHER THAT** all the Director(s) of the Company be and are hereby severally authorised to sign the certified true copy of the resolution to be given as and when required.”

3. To appoint Mr. Anup Nargas as Director of the Company.

***To consider and if thought fit, to pass, with or without modification, the following resolution as Ordinary Resolution:***

**“RESOLVED THAT** pursuant to Section 152 & 160 of the Companies Act, 2013 and Articles of Association of the Company, Mr. Anup Nargas (DIN- 03609482), who was appointed as an Additional Director of the Company on 11<sup>th</sup> November, 2019 by the Board of Directors and in respect of whom the company has received in writing a letter proposing his candidature along with required deposit, be and is hereby appointed as Director liable to retire by rotation of the Company.

**RESOLVED FURTHER THAT** any Director of the Company be and is hereby severally authorized to do all such other acts and things as may be necessary and expedient to give effect to the above resolution.”

4. To appoint Mr. Anup Nargas as Whole Time Director of the Company

***To consider and if thought fit, to pass, with or without modification, the following resolution as Special Resolution:***

**“RESOLVED THAT**, in accordance with the provisions of Sections 196 and 197 of the Companies Act, 2013, or any amendment thereto or modification thereof, this Meeting hereby approves the appointment of Mr. Anup Nargas (DIN- 03609482) as Whole Time Director of the Company for a period of Five (5) years commencing from January 01, 2020, or till such earlier date to conform with the policy on retirement and as may be recommended by Nomination and Remuneration committee and determined by the Board of Directors of the Company and / or by any applicable statutes, rules, regulations or guidelines, on such remuneration as set out in the Explanatory Statement annexed to the Notice convening this Annual General Meeting including remuneration as minimum remuneration in the case of loss or inadequacy of profits in any financial year.

**RESOLVED FURTHER THAT** the above remuneration will be payable to him as minimum remuneration in case of absence or inadequacy of profits in any financial year as permissible under Section II of Part II of Schedule V of the Companies Act, 2013 including such amendment(s), modification(s) and/or revision(s) as may be made by the Central Government in the said limits from time to time.

## ALCHEMIST REALTY LIMITED

**RESOLVED FURTHER THAT** the Board of Directors be and are hereby authorized to revise, implement, alter and vary the terms and conditions of his appointment including remuneration in such manner as may be permitted in accordance with the provisions of the Companies Act, 2013 or any modification thereto and as may be agreed to by and between the Board and Mr. Anup Nargas and also to do and perform all such acts, deeds, matters and things as may be considered desirable or expedient to give effect to this resolution.

**RESOLVED FURTHER THAT** any of the directors of the Company be and is hereby authorized to sign and file necessary e-forms as applicable to the company along with necessary documents in this regard and also to do all such acts, deeds and things as may be necessary for giving effect to the above resolution.”

Date: 04.09.2020

Place: New Delhi

By the Order of the Board  
FOR ALCHEMIST REALTY LIMITED

Sd/-  
Anup Nargas  
(DIN: 03609482)  
(Chairman & WTD)

**Registered Office:**

Building No.23 Nehru Place, New Delhi-110019

CIN: L21100DL1983PLC334800

Tel: +91-011-40600800

Website: [www.alchemistrealty.com](http://www.alchemistrealty.com)

E mail: [investors.realty@alchemist.co.in](mailto:investors.realty@alchemist.co.in)

**NOTES:-**

1. Pursuant to the Circular No. 14/2020 dated April 08, 2020, issued by the Ministry of Corporate Affairs, the facility to appoint proxy to attend and cast vote for the members is not available for this AGM. However, the Body Corporate are entitled to appoint authorized representatives to attend the AGM through VC/OAVM and participate thereat and cast their votes through e-voting.
2. In view of the massive outbreak of the COVID-19 pandemic, social distancing is to be a pre-requisite and pursuant to the Circular No. 14/2020 dated April 08, 2020, issued by the Ministry of Corporate Affairs, physical attendance of the Members to the AGM venue is not required. Hence, Members have to attend and participate in the ensuing AGM through VC/OAVM, via a link: [rvf-tqpq-iby](#).
3. Those Shareholders whose Email IDs are not registered, are requested to register their email ID with Registrar & Share Transfer Agent (R&STA) at M/s Alankit Assignments Limited 1E/13 Jhandewalan Extension, New Delhi-110055 by providing their Name as registered with the R&STA, Address, email ID, PAN, DPID/Client ID or Folio Number and Number of shares held by them.
4. **The Members can join the AGM in the VC/OAVM mode, by clicking on a link: [rvf-tqpq-iby](#) on the Google meet app, 15 minutes before and after the scheduled time of the commencement of the Meeting.** The facility of participation at the AGM through VC/OAVM will be made available for 1000 members on first come first served basis. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholder's Relationship Committee, Auditors, who are allowed to attend the AGM without restriction on account of first come first served basis.
5. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.
6. The Members will be allowed to pose questions during the course of the Meeting. The queries can also be given in advance at registered office of the Company at Building No. 23, Nehru Place, New Delhi- 110019.
7. The Explanatory Statement pursuant to the provisions of Section 102 of the Companies Act, 2013, setting out material facts in respect of the Item No. 2 & 3 (Special Business) is annexed hereto.
8. All documents referred to in the Notice calling the AGM and the Explanatory Statement are available on the website of the Company for inspection by the Members.
9. In line with the Ministry of Corporate Affairs (MCA) Circular No. 17/2020 dated April 13, 2020, the Notice calling the AGM has been uploaded on the website of the Company at [www.alchemistrealty.com](http://www.alchemistrealty.com). The Notice can also be accessed from the websites of the Stock Exchange i.e. BSE Limited at [bseindia.com](http://bseindia.com).
10. AGM has been convened through VC/OAVM in compliance with applicable provisions of the Companies Act, 2013 read with MCA Circular No. 14/2020 dated April 08, 2020 and MCA Circular No. 17/2020 dated April 13, 2020.

## **VOTING THROUGH ELECTRONIC MEANS:-**

11. Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015 (as amended), the Company is providing facility of remote e-voting to its Members in respect of the business to be transacted at the AGM. For this purpose, the Company is pleased to provide E-voting facility through CDSL, to the Shareholders for casting their vote electronically at the 36<sup>th</sup> Annual General Meeting of the Company. The facility of casting votes by a member using remote e-voting system will be provided by CDSL.

## **THE INSTRUCTIONS FOR MEMBERS FOR REMOTE E-VOTING ARE AS UNDER:-**

12. The remote E- Voting period begins on Sunday 27<sup>th</sup> September, 2020 (9:00 A.M.) and ends on Tuesday 29<sup>th</sup> September, 2020 (5:00 P.M.). During this period Shareholders of the Company holding shares either in physical form or in dematerialized form as on Wednesday 23<sup>rd</sup> September, 2020 (the cut-off date) may cast their vote electronically. The e-voting module shall be disabled by CDSL for voting thereafter. Members may note that once the vote on a resolution is cast, it cannot be changed subsequently.

13. Shareholders who have already voted prior to the meeting date would be entitled to attend the 36<sup>th</sup> AGM. However they are not entitled to vote at the meeting venue.

14. The shareholders should log on to the e-voting website [www.evotingindia.com](http://www.evotingindia.com).

I. Click on Shareholders / Members

II. Now enter your User ID

For members holding shares in Demat form:

a. For CDSL: 16 digits beneficiary ID,

b. For NSDL: 8 Character DP ID followed by 8 Digits Client ID,

c. Members holding shares in Physical Form should enter Folio Number registered with the Company.

Alternatively, if you are registered for CDSL's **EASI/EASIEST** e-services, you can log-in at <https://www.cdslindia.com> from **Login - Myeasi** using your login credentials. Once you successfully log-in to CDSL's **EASI/EASIEST** e-services, click on **e-Voting** option and proceed directly to cast your vote electronically.

III. Next enter the Image Verification as displayed and Click on Login.

IV. If you are holding shares in demat form and had logged on to [www.evotingindia.com](http://www.evotingindia.com) and voted on an earlier voting of any company, then your existing password is to be used.

V. If you are a first time user follow the steps given below:

	<b>For Members holding shares in Demat Form and Physical Form</b>
PAN	Enter your 10 digit alpha-numeric PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders) <ul style="list-style-type: none"> <li>Members who have not updated their PAN with the Company/Depository Participant are requested to use the sequence number sent by Company/RTA or contact Company/RTA.</li> </ul>
Dividend Bank Details	Enter the Dividend Bank Details or Date of Birth (in DD/MM/YYYY format) as recorded in your demat account or in the company records in order to login.
OR Date of Birth (DOB)	<ul style="list-style-type: none"> <li>If both the details are not recorded with the depository or company please enter the member id / folio number in the Dividend Bank details field as mentioned in instruction (v).</li> </ul>

VI. After entering these details appropriately, click on "SUBMIT" tab.

VII. Members holding shares in physical form will then directly reach the Company selection screen. However, members holding shares in demat form will now reach 'Password Creation' menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is to be also used by the demat holders for voting for resolutions of any other company on which they are eligible to vote, provided that company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.

VIII. For Members holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.

IX. Click on the Electronic Voting Sequence Number (EVSU) for the relevant ALCHEMIST REALTY LIMITED on which you choose to vote.

- X. On the voting page, you will see “**RESOLUTION DESCRIPTION**” and against the same the option “YES/NO” for voting. Select the option YES or NO as desired. The option YES implies that you assent to the resolution and option NO implies that you dissent to the resolution.
- XI. Click on the “**RESOLUTIONS FILE LINK**” if you wish to view the entire resolution details.
- XII. After selecting the resolution you have decided to vote on, click on “SUBMIT”. A confirmation box will be displayed. If you wish to confirm your vote, click on “OK”, else to change your vote, click on “CANCEL” and accordingly modify your vote.
- XIII. Once you “CONFIRM” your vote on the resolution, you will not be allowed to modify your vote.
- XIV. You can also take out print of the voting done by you by clicking on “Click here to print” option on the Voting page.
- XV. If Demat account holder has forgotten the changed login password then enter the User ID and the image verification code and click on Forgot Password & enter the details as prompted by the system.
- XVI. Shareholders can also cast their vote using CDSL’s mobile app m-Voting available for android based mobiles. The m-Voting app can be downloaded from Google Play Store. Apple and Windows phone users can download the app from the App Store and the Windows Phone Store respectively. Please follow the instructions as prompted by the mobile app while voting on your mobile.
- XVII. Note for Non – Individual Shareholders and Custodians i.e. Corporate/Institutional Members (FIs, FIIs/Trust/Mutual Funds/Banks, etc.)
  - Non-Individual Shareholders (i.e. other than Individuals, HUF, NRI etc.) and Custodian are required to log on to [www.evotingindia.com](http://www.evotingindia.com) and register themselves as Corporates.
  - A scanned copy of the Registration Form bearing the stamp and sign of the entity should be emailed to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com).
  - After receiving the login details a compliance user should be created using the admin login and password. The Compliance user would be able to link the account(s) for which they wish to vote on.
  - The list of accounts should be mailed to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) and on approval of the accounts they would be able to cast their vote.
  - A scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same.
  - Alternatively Non Individual shareholders are required to send the relevant Board Resolution/ Authority letter etc. together with attested specimen signature of the duly authorized signatory who are authorized to vote, to the Scrutinizer and to the Company at the email address viz; [investors.reealty@alchemist.co.in](mailto:investors.reealty@alchemist.co.in), if they have voted from individual tab & not uploaded same in the CDSL e-voting system for the scrutinizer to verify the same.

If you have any queries or issues regarding e-Voting from the e-Voting System, you may refer the Frequently Asked Questions (“FAQs”) and e-voting manual available at [www.evotingindia.com](http://www.evotingindia.com), under help section or write an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or contact Mr. Nitin Kunder (022-23058738 ) or Mr. Mehboob Lakhani (022-23058543) or Mr. Rakesh Dalvi (022-23058542).

All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, Manager, (CDSL, ) Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futurex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or call on 022-23058542/43.

### **General Guidelines for Shareholders:**

15. During the voting period, shareholders can login any number of time till they have voted on the resolution(s) for a particular “Event”.
16. Shareholders holding multiple folios/demat account shall choose the voting process separately for each of the folios/demat account.
17. In case the shareholders have any queries or issues regarding e-voting, please refer the Frequently Asked Questions (“FAQs”) and e-Voting manual available at [www.evotingindia.com](http://www.evotingindia.com), under Help section or write an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com).

### **Other Instructions:**

- (a) The notice of AGM and Annual Report is being sent to those members/beneficial owners whose name will appear in the register of members/list of beneficiaries received from the depositories as on Friday, September 04, 2020.
- (b) Members attending the meeting who have not already cast their vote by remote e-voting shall be able to exercise their right at the meeting and that the members who have cast their vote by remote e-voting prior to the meeting may also attend the meeting but shall not cast their vote again.
- (c) Persons who have acquired shares and become members of the Company after dispatch of Notice of AGM but before cut-off date of 23<sup>rd</sup>September, 2020 may obtain their user ID and password for remote e-voting from CDSL.

- (d) The voting rights of the Shareholders shall be in proportion to their share in the paid-up equity share capital of the Company as on the cut-off date i.e. 23<sup>rd</sup> September, 2020.
  - (e) M/s. Mayuri Sinha & Company, Practicing Company Secretaries, has been appointed as the Scrutinizer to scrutinize the e-voting process in a fair and transparent manner.
  - (f) The Scrutinizer shall immediately after the conclusion of voting at the AGM, first count the votes cast by Members and thereafter unblock the votes casted through remote e-voting in the presence of at least two witnesses not in the employment of the Company. The Scrutinizer shall, within a period not exceeding three days from the conclusion of the AGM, prepare and present a consolidated report of the total votes cast in favour or against, if any, to the Chairman or any other Key Managerial Personnel who shall countersign the same and declare the results of the voting forthwith.
  - (g) The results declared along with the report of Scrutinizer shall be placed on the website of the Company [www.alchemistrealty.com](http://www.alchemistrealty.com) and on the website of CDSL immediately after the declaration of results by the Chairman or any other Key Managerial Personnel. The results shall also be immediately forwarded to the Stock Exchange.
18. The Register of Members and Share Transfer Books of the Company will remain closed from Thursday 24<sup>th</sup> September, 2020 to Wednesday 30<sup>th</sup> September, 2020 (both days inclusive).
19. Details of Directors seeking appointment/reappointment are incorporated in the Corporate Governance Report forming part of Annual Report.
20. Members holding shares in demat form, should send/update their Email Id and change of address if any with their depository participant and those who hold shares in physical form should send their change of address if any and Email ID to the Registrar & Share Transfer Agent of the Company directly to enable us to send the Notice/Annual Report and other Communiqués to shareholders in electronic mode, in future.
21. The Ministry of Corporate Affairs, GOI, has taken a green initiative in corporate governance that allows companies to send information to the shareholders electronically. Members are thus requested to inform the company either directly or through the registrar full particulars of e-mail ids in case they wish to opt for receipt of documents by electronic mode.
22. The Annual Report 2019-20, the notice of 36<sup>th</sup> AGM and instructions for e-voting are being sent by electronic mode to members whose email id's are registered with the Company/DP's, unless a member has requested for physical copies of the documents. For members who have not registered their email ids, physical copies are being sent by permitted mode.

**Date: 04.09.2020**

**Place: New Delhi**

By the Order of the Board  
**FOR ALCHEMIST REALTY LIMITED**

**Sd/-**  
**Anup Nargas**  
**(DIN: 03609482)**  
**(Chairman & WTD)**

**Registered Office:**

Building No.23 Nehru Place, New Delhi-110019

CIN: L21100DL1983PLC334800

Tel: +91-011-40600800

Website: [www.alchemistrealty.com](http://www.alchemistrealty.com)

E mail: [investors.reealty@alchemist.co.in](mailto:investors.reealty@alchemist.co.in)



## EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013

### ITEM NO. 2

The Board of Directors of the meeting held on June 15, 2020, Re- appointment of Prof. Maria Fernandes as Independent Director for a term of 5 years w.e.f 24.03.2020, subject to the approval of Shareholders of the Company.

The Company has received a declaration from Prof. Maria Fernandes confirming that she meets the criteria of independence under the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Further, the Company has also received the consent to act as a Director in terms of section 152 of the Companies Act, 2013 and a declaration that she is not disqualified from being appointed as Independent Director in terms of Section 149 of the Companies Act, 2013. In the opinion of the Board, Prof. Maria Fernandes fulfils the conditions specified in the Companies Act, 2013 and rules made thereunder and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, for his appointment as an Independent Director of the Company and she is independent of the management.

Except Prof. Maria Fernandes, being the appointee, or her relatives, none of the Directors and Key Managerial Personnel of the Company or their relatives is concerned or interested financially or otherwise, in the resolution set out as Item No. 2.

The Board of Directors recommends the resolution in relation to appointment of Prof. Maria Fernandes as an Independent Director of the Company, as set out in Item No. 2 for approval of the members by way of a Special Resolution.

### ITEM NO. 3

Mr. Anup Nargas, was appointed as an Additional Director on the Board of the Company w.e.f 11th November, 2019 pursuant to the provisions of section 160 and 161 of the Companies Act, 2013, he holds office up to the date of ensuing Annual General Meeting of the Company. Mr. Anup Nargas is an eminent Professional and brings rich and varied experience to the Board of the Company. The Board of Directors recommends the resolution set out in Item No. 03 of the accompanying Notice for approval of the Members.

None of the Director of the Company, except Mr. Anup Nargas in anyway concerned or interested in this resolution.

The Board of Directors recommends the resolution for approval of the members as an Ordinary Resolution.

### ITEM NO. 4

The Board has decided to appoint Mr. Anup Nargas as Whole Time Director of the Company w.e.f. January 01, 2020 in the Board Meeting held on February 12, 2020, subject to the approval of Shareholders of the Company at the Annual General Meeting of the Company. The main terms and conditions of appointment of Mr. Anup Nargas are given below:

Abstract of the terms and conditions of Appointment of Mr. Anup Nargas as Whole Time Director:

a) **Designation:** He will be designated as Whole Time Director of the Company.

b) **Salary:**Rs. 1,60,000 (Rupees One Lakh Sixty Thousand)/-per month

c) **Functions:**

He shall be managing the day to day functioning of the Company including the duties and functions as may be delegated/ assigned to him by the Board of Directors from time to time.

e) **Sitting Fee:**

He shall not be paid any sitting fee for attending the Meeting of Board or Committee thereof.

His period of office shall not be subject to retirement by rotation whilst holding office of Whole Time Director.

Notwithstanding anything to the contrary herein contained, where in any financial year during the tenure of the Whole Time Director, the Company has no profits or its profits are inadequate, the Company will pay remuneration by way of Salary, Benefits, Perquisites, Allowances etc. subject to further approvals as required under Schedule V of the Companies Act, 2013, or any modification(s) thereto.

## **INFORMATION PURSUANT TO PROVISIO (IV) TO CLAUSE (B) OF SECTION (II) OF PART (II) OF SCHEDULE V TO THE COMPANIES ACT, 2013 .**

### **I. GENERAL INFORMATION:**

(1) Nature of industry:- Real Estates.

(2) Date or expected date of commencement of commercial production:- The Company was incorporated in the year of 1983 and commenced its commercial production in March, 1984.

(3) In case of new companies, expected date of commencement of activities as per project approved by financial institutions appearing in the prospectus: Not applicable.

(4) Financial performance based on given indicators:-

Financial Parameter	F.Y. 2017-18	F.Y. 2018-19	F.Y. 2019-20
Turnover	47.16	236.59	388.00
Net Profit/(Loss) (Before Tax)	(291.20)	(1604.81)	(16.33)

(5) Export investments or collaborations, if any:- Nil

## II. INFORMATION ABOUT THE APPOINTEE:

- Background details:- Mr. Anup Nargas has over 33 years of experience. He has been associated with Portfolio reviews, Internal Corporate Credit & Retail Audits and management audits in Mashreq Bank, Dubai, Commercial Bank of Qatar, Doha Bank and State Bank of India (Corporate Centre, Mumbai). He has also experience in writing and validating SOPs for First Abu Dhabi Bank, UAE.
- Past remuneration/Recognition or awards :- Nil.
- Job profile and his suitability: Subject to the superintendence, control and direction of the Board of Directors of the Company the Whole Time Director shall have substantial powers of management including day to day affairs of the Company and shall exercise other duties and functions as may be delegated/assigned to him by the Board of Directors/Committee of Directors from time to time.
- Remuneration proposed:- Salary of 1,60,000 (Rupees One Lakh Sixty Thousand)/-per month and other perquisites as per the terms and conditions as mentioned in Explanatory Statement of the notice of this Annual General Meeting.
- Comparative remuneration profile with respect to industry, size of the company, profile of the position and person (in case of expatriates the relevant details would be w.r.t. the country of his origin):- The proposed remuneration is in line with prevailing industry remuneration structure for the similar position.
- Pecuniary relationship directly or indirectly with the company, or relationship with the managerial personnel, if any:- Except remuneration, Whole Time Director will not have any other pecuniary relationship with the company. Mr. Anup Nargas is not related to any other managerial personnel of the Company.

## III. OTHER INFORMATION:

- Reasons for loss/inadequate profit:- The Company has inadequate profit due to several external factors like (a) economic slowdown (b) incompleteness of projects due to fund scarcity etc.
- Steps taken or proposed to be taken for improvement:- To improve the financial viability, the Company has taken initiative to start incomplete project lying from a long time. The several steps are also being taken to improve cost efficiency.
- Expected increase in productivity and profits in measurable terms:- There will be adequate quantity of projects at completion stage in future and steps are being taken to improve the cost efficiency. The above may be treated as a written memorandum setting out the terms of appointment of Mr. Anup Nargas under Section 190 of the Companies Act, 2013.

The Board of Directors recommends the resolution for approval of Members by way of Special Resolution.

Except Mr. Anup Nargas, none of the Directors and Key Managerial Personnel of the Company and their relatives are concerned or interested, financially or otherwise, in the resolution set out as Item No. 4.

Date: 04.09.2020

Place: New Delhi

By the Order of the Board  
FOR ALCHEMIST REALTY  
LIMITED  
Sd/-  
Anup Nargas  
(DIN: 03609482)  
(Chairman & WTD)

### Registered Office:

Building No.23 Nehru Place, New Delhi-110019  
CIN: L21100DL1983PLC334800  
Tel: +91-011-40600800  
Website: [www.alchemistrealty.com](http://www.alchemistrealty.com)  
E mail: [investors.realty@alchemist.co.in](mailto:investors.realty@alchemist.co.in)

## ALCHEMIST REALTY LIMITED

Information of Directors to be appointed/re-appointment and the Directors seeking re-appointment at the forthcoming Annual General Meeting pursuant to Regulation 36(3) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, in accordance with provisions of Companies Act, 2013 and Secretarial Standards, as on the date of Notice.

Particulars	Prof. Maria Fernandes	Mr. Anup Nargas
DIN	07134540	03609482
Age (in years)	56	33
Nationality	Indian	Indian
Date of Re-Appointment	24.03.2020	01.01.2020
Shares held in Company	Nil	Nil
Qualification	BA, MA (History), M Phil (History) PGBS Youth Leadership Training Nagpur	M. Sc. Physics, M. Phill. Physics
Experience and Expert Functional area	Prof. Maria Fernandes has rich experiences in the field of management. She has served as Principal of Holy Cross Mission College; Coordinator, Regional Study Centre Kakatiya University; Director, St. Francis College, Mumbai; Program Officer, Calicut University Centre Mumbai and Gen. Secretary, TFM Educational Society. Presently serving as Vice-Chairperson West Bengal Minorities Commission.	Mr. Anup Nargas has over 33 years of experience. He has been associated with Portfolio reviews, Internal Corporate Credit & Retail Audits and management audits in Mashreq Bank, Dubai, Commercial Bank of Qatar, Doha Bank and State Bank of India (Corporate Centre, Mumbai). He has also experience in writing and validating SOPs for First Abu Dhabi Bank, UAE.
Directorship held in other Companies	Alchemist Limited Alchemist F&B Limited Alchemist Hotels & Resorts Limited Pinkcassia Hotels & Resorts Private limited Royal Building And Infrastructures Private Limited Alchemist Airways Private Limited Alchemist Healthcare Limited Alchemist Hospitals Limited Optimum Constructors and Developers Limited Alchemist Universe of Education Limited Alchemist Touchnology Limited	KDS Corporation Private Limited Sorus Agritech Private Limited Alchemist Touchnology Limited Alchemist F&B Limited Alchemist Hotels & Resorts Limited Placid Estate Private Limited Optimum Constructors And Developers Limited Torus Infra Development Private Limited Technology Parks Limited
Membership/ Chairmanship of Committee in other Companies	Nil	Nil
Relationship with other Directors/KMPs	None	None

**DIRECTOR'S REPORT**

**To the Shareholders,**

We are pleased to present the 36<sup>th</sup> Annual Report on the business and operations of the Company along with the Audited Financial Statements for the financial year ended 31<sup>st</sup> March, 2020. The financial highlights for the year under review are given below:

**FINANCIAL HIGHLIGHTS:-**

Particulars	Standalone Financials Highlights (Rs. in Lacs)		Consolidate Financials Highlights (Rs. in Lacs)	
	2019-20	2018-19	2019-20	2018-19
Total Revenue	388.00	236.59	388.00	236.59
Total Expenditure	404.34	1841.40	515.41	1965.18
Profit & Loss Before Exceptional item	(16.33)	(1604.81)	(127.41)	(1728.59)
Exceptional Item	-	-	-	-
Profit & Loss Before Tax	(16.33)	(1604.81)	(127.41)	(1728.59)
Tax Expenses	2.76	3.57	2.76	3.57
Profit & Loss After Tax	(19.09)	(1608.38)	(130.16)	(1732.16)

**OPERATIONS:-**

In the month of March 2020, the COVID-19 pandemic developed rapidly into a global crisis, forcing governments to enforce lock-downs of all economic activity. As COVID-19 spread across communities, homes and affected businesses, citizens and enterprises alike were forced to rethink how they engage with one another. The company's operation has been adversely impacted due to incapacitation of sections of the global workforce due to exposure to the pandemic.

The volatility and uncertainty in the economy continued during the year. The real estate market has been among the sectors worst hit by the economic down turn which, coupled with high interest rates in the face of persistent inflation and delays in securing mandatory government approvals, has kept vary home buyers away for the last couple of years. Due to slow down in the markets across the world, the Standalone total revenue of your Company was Rs. 388.00 lacs as compared to revenue of Rs. 236.59 Lacs in previous year and has incurred a loss after tax of Rs. 19.09 Lacs against loss of Rs. 1608.38 Lacs in previous year. Further consolidate net revenue of your Company was Rs. 388.00 lacs as compared to last year total revenue of Rs. 236.59 Lacs in previous year and has incurred a loss after tax of Rs. 130.16 Lacs against loss of Rs. 1732.16 Lacs in previous year.

The prospective vision of the Company with the evaluation of the business and operations of the Company are provided in the Report on Management Discussion and Analysis forming part of the Annual Report.

**CHANGE IN NATURE OF BUSINESS, IF ANY:-**

There is no change in the nature of business of the Company during the year.

**DIVIDEND & TRANSFER OF RESERVE:-**

Considering the continued weak operating environment in the standalone business and in view of the losses for the year, no dividend is permitted to be paid to the members for Financial Year 2019-20, as per the Companies (Declaration and Payment of Dividend) Rules, 2014. There is no transfer to reserves during the financial year.

**LISTING:-**

The Company's shares are listed on the Bombay Stock Exchange Ltd. (BSE) and are actively traded. The listing fee for the year 2019-20 has already been paid.

**SHARE CAPITAL:-**

There is no change in the Authorized and paid up Share Capital of the Company during the period under review.

The Authorized Share Capital of the Company is Rs. 16,00,00,000 divided into 8,00,00,000 Equity Shares of Rs. 2/- each.

The paid up Equity Share Capital of the Company is Rs. 1482.02 Lacs divided into 74101000 Equity Shares of Rs. 2/- each.

- Issue of Equity Shares with Differential Rights:-**

During the period under review, the Company has not issued any Equity Shares with Differential Rights.

- **Issue of Employee Stock Options:-**

During the period under review, the Company has not issued any Employee Stock Options as stated in Rule 12(9) of Companies (Share Capital and Debenture Rules, 2014).

- **Issue of Sweat Equity Shares:-**

During the period under review, the Company has not issued any sweat equity shares as specified in Rule 8(13) of Companies (Share Capital and Debenture Rules, 2014).

**During the year under review:-**

- (a) Issue of equity Shares with differential rights : Nil
- (b) Issue of sweat equity shares : Nil
- (c) Issue of employee stock options : Nil
- (d) Provision of money by company for purchase of its own shares by employees or by trustees for the benefit of employees : Nil
- (e) Debentures : Nil

**SUBSIDIARY COMPANIES & CONSOLIDATED FINANCIAL STATEMENTS:-**

As on 31<sup>st</sup> March 2020, the Company has one Wholly Owned Subsidiary i.e. Alchemist Hill Resorts Private Limited and one Subsidiary Company i.e. Century 21 Properties India Private Limited.

In accordance with Section 129(3) of the Companies Act, 2013, the Company has prepared a consolidated financial statement of the Company and all its Subsidiary Companies, which is forming part of the Annual Report. Alchemist Hill Resorts Private Limited did not do any commercial activity during the financial year.

Pursuant to Section 129(3) of the Act, a statement containing the salient features of the financial statements of the Subsidiary Companies are attached to the Financial Statements in **Form AOC-1** is annexed as **Annexure -1**.

The Company will make available the said financial statements and related detailed information of the Subsidiary companies upon the request by any member of the Company or its Subsidiary Companies. These financial statements will also be kept open for inspection by any member at the Registered Office of the Company. The Consolidated Financial Statements presented by the Company include the financial statements of its Subsidiary Companies also.

**DEPOSITS:-**

Your Company has not accepted deposits within the meaning of Section 73 and 76 of the Companies Act, 2013 and the Companies (Acceptance of Deposits) Rules, 2014. The question of non-compliance of the relevant provisions of the law relating to acceptance of deposit does not arise.

**DEPOSITORY SYSTEM:-**

As the members are aware, the Company's equity shares are compulsorily tradable in electronic form. As on March 31, 2020, 74070317 (99.96%) of the Company's total paid-up share capital representing 74101000 shares are in dematerialized form. In view of the numerous advantages offered by the Depository system, members holding shares in physical mode are advised to avail of the facility of dematerialization from either of the depositories.

**PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS:-**

Particulars of loans given, investments made or securities provided by the Company have been disclosed in the financial statements.

**PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES:-**

All related party transactions are presented to the Audit Committee and the Board. Approval is obtained for the transactions which are foreseen and repetitive in nature. A statement of all related party transactions is presented before the Audit Committee periodically, specifying the nature, value and terms and conditions of the transactions.

Related Party Transaction Policy as approved by the Board is uploaded on Company's Website at the web link i.e <http://www.alchemistrealty.com//investors.html>.

The details of the transactions with the Related Party are provided in the accompanying financial statements. None of the Directors has any pecuniary relationships or transactions vis-à-vis the Company.

During the year, the Company has not entered into any arrangement/transaction with related parties which could be considered material in accordance with the Company's Policy on Related Party Transactions.

**CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNING & OUTGO:-**

All possible measures have been undertaken successfully by your Company to achieve the desired objective of energy conservation and

technology absorption. Particulars of energy conservation, technology absorption and foreign exchange earnings and outgo required under the Companies (Accounts) Rules, 2014 is annexed as **Annexure-2**.

**DETAILS OF DIRECTORS AND KEY MANAGERIAL PERSONNEL APPOINTED/RESIGNED/RETIRED DURING THE YEAR-****Changes in Directors and Key Managerial Personnel**

During the year & thereafter following Directors and Key Managerial Personnel were appointed/resigned/ceased from the Board:-

- Mr. Vinay Kumar Mittal ceased to be Managing Director w.e.f. 31.10.2019.
- Mr. Ajay Arora ceased to be Director w.e.f. 15.11.2019.
- Ms. Priyanka Bokolia Ceased to be Company Secretary & Compliance Officer w.e.f. 19.08.2019.

The Board places on record its appreciation of the immense contribution made by above Directors and Key Managerial Personnel to the Company.

- Mr. Anup Nargas was appointed as Director w.e.f. 11.11.2019, further appointed as Whole Time Director w.e.f. 01.01.2020.
- Mr. Safal Gurung was appointed as Director w.e.f. 09.03.2020.
- Prof. Maria Fernandes was Re- appointed as Independent Director on the Board of the Company w.e.f. 24.03.2020 and subject to the approval of the members in the ensuing General Meeting of the Company to hold office period of upto 5 consecutive years i.e. 23.03.2025.
- Ms. Priyanka Bokolia, had resigned from the post of Company Secretary & Compliance officer w.e.f. 19.08.2019, the same is fulfilled by Ms. Sarita Chaurasia as Company Secretary & Compliance officer w.e.f. 30.08.2019.

Brief resume, nature of expertise, details of directorships held in other companies of the Directors proposed to be re-appointed, along with their shareholding in the Company, as stipulated under Secretarial Standard 2 and Regulation 36 of the Listing Regulations, is appended as an Annexure to the Notice of the ensuing Annual General Meeting.

**Declaration by Independent Director(s):**

The Company has received declarations from all the Independent Directors of the Company confirming that they have already registered their names with the data bank maintained by the Indian Institute of Corporate Affairs ["IICA"] as prescribed by the Ministry of Corporate Affairs under the relevant rules. They meet the criteria of independence as prescribed both under the Act and relevant regulation of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 with the Stock Exchanges. All Independent Directors shall hold office for a term up to five consecutive years on the Board of a Company, but shall be eligible for reappointment for next five years on passing of a special resolution by the Company and disclosure of such appointment in the Board's Report.

The details of program for familiarization of Independent Directors with the Company, their roles, rights, responsibilities in the Company, nature of the industry in which the Company operates, business model of the Company and related matters are put up on the website of the Company at <http://www.alchemistrealty.com/>. All the Independent Directors of the Company are made aware of their role, responsibilities & liabilities at the time of their appointment /re-appointment, through a formal letter of appointment, which also stipulates various terms and conditions of their engagement.

**Separate Meeting of Independent Directors:**

In terms of requirements under Schedule IV of the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, a separate meeting of the Independent Directors was held on February 12, 2020.

The Independent Directors at the meeting, inter alia, reviewed the following:-

- Performance of Non-Independent Directors and Board as a whole.
- Performance of the Chairperson of the Company, taking into account the views of Executive Directors and Non- Executive Directors.
- Assessed the quality, quantity and timeliness of flow of information between the Company management and the Board that is necessary for the Board to effectively and reasonably perform their duties.

**MANAGERIAL REMUNERATION:-**

The details required pursuant to Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are provided in the Corporate Governance Report.

**MEETINGS:-**

During the financial year ended 31<sup>st</sup> March 2020, 6 (Six) Board Meetings and 4 (Four) Audit Committee Meetings, 2 (Two) Stakeholders Relationship Committee Meetings and 3 (Three) Nomination & Remuneration Committee Meeting were convened and held. The details of which are given in the Corporate Governance Report. The intervening gap between the meetings was within the period prescribed under the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

## COMMITTEES OF THE BOARD:-

The Company's Board has the following committees:

1. Audit Committee
2. Stakeholder Relationship Committee
3. Nomination & Remuneration Committee

Details of terms of reference of the Committees, Committee membership and attendance at meetings of the Committees are provided in the Corporate Governance report forming part of Annual Report.

## COMPANY POLICY ON DIRECTOR APPOINTMENT AND REMUNERATION:-

The Company has in place a Nomination & Remuneration Committee in accordance with the requirements of the Companies Act, 2013 read with the rules made thereunder and Regulation 19 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015. The details relating to the same are given in Report on Corporate Governance forming part of this Report.

Policy on Director's appointment and remuneration as approved by the Board is uploaded on Company's Website at the web link i.e <http://www.alchemistrealty.com//investors.html>.

The Committee has formulated a policy on Director's appointment and remuneration including recommendation of remuneration of the Key Managerial Personnel and senior management, board diversity, composition and the criteria for determining qualifications, positive attributes and independence of a Director.

## PREVENTION OF INSIDER TRADING:-

The Company has adopted a code of conduct for prevention of insider trading with a view to regulate trading in securities by the Directors and designated employees of the Company. The code requires pre-clearance for dealing in the Company's shares and prohibits the purchase or sale of Company shares by the Directors and the designated employees while in possession of Un-Published Price Sensitive Information (UPPSI) in relation to the Company and during the period when the trading window is closed. The Board is responsible for implementation of the code.

## ANNUAL EVALUATION OF BOARD:-

The Board of directors has carried out an annual evaluation of its own performance, board committees and individual Directors pursuant to the provisions of the act and the corporate governance requirements as prescribed under Regulation 27(2) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The performance of the Board was evaluated by the board after seeking inputs from all the Directors on the basis of the criteria such as the Board composition and structure, effectiveness of board processes, information and functioning, etc.

The performance of the committees was evaluated by the board after seeking inputs from the committee members on the basis of the criteria such as the composition of committees, effectiveness of committee meetings, etc.

The Board and the Nomination and Remuneration Committee reviewed the performance of the individual Directors on the basis of the criteria such as the contribution of the individual Director to the Board and committee meetings like preparedness on the issues to be discussed, meaningful and constructive contribution and inputs in meetings, etc. In addition, the Chairman was also evaluated on the key aspects of his role.

In a separate meeting of Independent Directors, performance of Non-Independent Directors, performance of the board as a whole and performance of the Chairman was evaluated, taking into account the views of Executive Directors and Non-Executive Directors. The same was discussed in the board meeting that followed the meeting of the Independent Directors, at which the performance of the Board, its committees and individual Directors was also discussed.

## VIGIL MECHANISM / WHISTLE BLOWER POLICY/ RISK MANAGEMENT:-

In order to ensure that the activities of the Company and its employees are conducted in a fair and transparent manner by adoption of highest standards of professionalism, honesty, integrity and ethical behaviour, the Company has adopted a Vigil Mechanism Policy/ Whistle Blower policy.

In today's challenging and competitive environment, strategies for mitigating inherent risks in accomplishing the growth plans of the Company are imperative. The common risks inter alia are: regulations, competition, business risk, investments, retention of talent and expansion of facilities. Business risk, inter-alia, further includes financial risk, political risk, fidelity risk, legal risk. These risks are assessed and steps as appropriate are taken to mitigate the same. The management has taken all necessary steps to identify the elements of risks, if any. The management has implemented an effective and meaningful system to safeguard the assets of the company. The Board has to review the business plan at regular intervals and develop the Risk Management Strategy which shall encompass laying down guiding principles on proactive planning for identifying, analyzing and mitigating all the material risks, both external and internal viz. environmental, business, operational, financial and others. Communication of Risk Management Strategy to various levels of management for effective implementation is essential for achieving the goals of the organisation.

## **INTERNAL CONTROL SYSTEM:-**

Details of internal control system and its adequacy are included in the Management Discussion and Analysis Report, which forms part of this Report.

## **OBLIGATION OF COMPANY UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013:-**

The Company has in place a Prevention of Sexual Harassment Policy in line with the requirements of the Sexual Harassment of Women at the Workplace (Prevention, Prohibition and Redressal) Act, 2013. An Internal Complaints Committee has been duly constituted to redress complaints received regarding sexual harassment. All employees (permanent, contractual, temporary, trainees) are covered under this policy. During the year 2019-2020, no complaints were received by the Company related to sexual harassment.

## **STATUTORY AUDITORS:-**

M/s Soin Associates, Chartered Accountants, have been appointed as statutory auditors of the Company at the 33<sup>rd</sup> Annual General Meeting held on September 22, 2017 for a period of five years.

The Company has received a certificate from M/s Soin Associates, Chartered Accountants, and Statutory Auditors to the effect that their re-appointment is within the limits prescribed under Section 141(3)(g) of the Companies Act, 2013 and they are not disqualified to be re-appointed as Statutory Auditors.

The provisions of ratification of appointment of auditors have been omitted.

## **EXPLANATION TO AUDITOR'S REMARKS:-**

Your Directors wish to clarify the various points/observations/qualifications reported by the Statutory Auditors, as under:-

Observation under the head of "Basis of qualification" to the main report regarding the trade receivables more than six months from the date become due for payment, your Directors wish to state that the Company has extended credit from time to time as per the market practice for export debtors and regular follow up is being done to recover the same and the Management is confident to recover the same. Hence, no estimation/provision made by the management. However, the Company is in a process of filing the necessary suits for the recovery of the due.

In point no. (a) under the head of "Emphasis of Matter" to the main report regarding advances given to certain parties for purchase of properties in the name of Company. Your Directors wish to clarify that these advances are considered good as the Company has clean title to the properties in terms of their purchase agreements. Court matters do tend to take time to resolve, however the Company is confident of winning the cases and hence there is no need of any provision for these loans in the accounts.

In point no. (b) under the head of "Emphasis of Matter" to the main report regarding amount given to certain parties on account of franchisee fee and other expenses. Your Directors wish to state that this matter is being pursued and outcome of which is yet to be known.

In point no. (c) under the head of "Emphasis of Matter" to the main report regarding interest free unsecured loans given to two parties. Your directors wish to state that the Company has given these loans in accordance with agreements which inter-alia provide that these shall be interest free in lieu of options to convert them into equity shares at valuations which will compensate the Company for the interest component. Hence no interest has been provided as due from these borrowers in these annual accounts in view of our contractual terms of lending.

In point no. (d) under the head of "Emphasis of Matter" to the main report regarding the demand order from the Income Tax department for the A/Y 2009-10 to 2015-16, your Directors wish to clarify that the company has filed appeals against these order passed on 25/03/2019 and therefore no provision has been made in the books for the said demand.

## **SECRETARIAL AUDITOR:-**

Pursuant to the provisions of Section 204 of the Companies Act, 2013 and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Board has appointed M/s Vishal Gambhir & Associates, Whole Time Company Secretary in Practice to conduct Secretarial Audit for the financial year 2019-20. The Secretarial Audit Report in Form MR-3 for the financial year ended 31<sup>st</sup> March, 2020 is annexed herewith marked as **Annexure- 3** to this Report. There are no qualifications, reservations or adverse remarks made by the Secretarial Auditor in his report.

## **INTERNAL AUDITORS:-**

The Company has a separate internal audit department constituting of professionals undertaking audit exercise.

## **COST AUDITOR:-**

As our Company doesn't fall under the Section 148, and therefore the Company is not required to appoint the cost auditor for the current financial year.



## **PARTICULARS OF EMPLOYEES:-**

Information in accordance with the provisions of Section-134 (3) (q) and Section 197(12) of the Act read with Rule 5(1) & Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are appended as **Annexure-4** to the Directors' Report.

## **HUMAN RESOURCES:-**

Your Company treats its "Human Resources" as one of its most important assets. The Company has taken pragmatic steps for strengthening organizational competency through involvement and development of employees as well as installing effective systems for improving the productivity, quality and accountability at functional levels.

## **INDUSTRIAL RELATIONS:-**

During the year under review, your Company enjoyed cordial relationship with workers and employees at all levels.

## **INSURANCE:-**

Your Company has taken reasonable steps to prevent risks and the Board is kept apprised of the risk assessment and minimization procedure. The assets of the Company have been adequately covered under insurance. The policy values have been enhanced taking into consideration the expanded and upgraded facilities of the Company.

## **EXTRACT OF ANNUAL RETURN:-**

The particulars required to be furnished under 92(3) and Section 134(3)(a) of the Companies Act, 2013 read with Companies(Management and Administration) Rules, 2014 as prescribed in **Form No. MGT-9** is annexed as **Annexure- 5**.

## **MANAGEMENT DISCUSSION & ANALYSIS REPORT:-**

As required by Regulation 34 (2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 a detailed Management Discussion and Analysis Report is presented in a separate section forming part of the Annual Report marked as **Annexure-6**.

## **CORPORATE GOVERNANCE:-**

Your Company always places major thrust on managing its affairs with diligence, transparency, responsibility and accountability thereby upholding the important dictum that an organisation's corporate governance philosophy is directly linked to high performance.

The Company is committed to adopting and adhering to established world-class corporate governance practices. The Company understands and respects its fiduciary role and responsibility towards its stakeholders and society at large, and strives to serve their interests, resulting in creation of value and wealth for all stakeholders.

The compliance report on corporate governance and a certificate from M/s APR & Associates LLP, Whole Time Company Secretary in Practice, regarding compliance of the conditions of corporate governance, as stipulated under regulation 27(2) and Chapter IV of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is attached herewith as **Annexure-7** to this report.

## **EFFECT OF COVID-19:-**

In the last month of FY 2020, Central and State Government, in view of the keen concern over the spread of Corona Virus ("COVID-19") issued directives regarding complete lockdown and restricted movements. As COVID-19 spread across communities, homes and affected businesses, citizens and enterprises alike were forced to rethink how they engage with one another. The company's operations adversely impacted due to incapacitation of sections of the global workforce due to exposure to the pandemic. In line with the lockdowns announced by the Central Government, all offices of the Company were closed from 23 March 2020 providing employees facility to "Work from Home" to ensure continuity of operations of the Company. The said closure(s) have adversely affected the operations of the Company and the impact of the same cannot be assessed at this point of time.

The company strictly follows all precautions and guidelines prescribed by the Government particularly towards adhering to safety measures in respect of its employees.

## **MATERIAL CHANGES AND COMMITMENTS AFFECTING THE FINANCIAL POSITION OF THE COMPANY AFTER THE CLOSURE OF THE YEAR:-**

There have been no material changes and commitments, if any, affecting the financial position of the Company which have occurred between or at the end of the financial year of the Company to which the financial statements relate and to the date of the report.

## **DETAILS OF SIGNIFICANT & MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNAL:-**

During the financial year, no order has been received passed by the authorities which impacts the going concern status and company's operations in future.

Due to the SFIO investigation going on in the company, all the minutes book, registers and other Statutory records of the company are in custody of SFIO.

**DIRECTORS RESPONSIBILITY STATEMENT:-**

Pursuant to the provisions of section 134(5) of the Companies Act, 2013, your Directors confirm:-

1. That in the preparation of Annual Accounts, the applicable accounting standards have been followed and there are no material departures;
2. That we have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent, so as to give a true and fair view of the state of affairs of the Company as at 31<sup>st</sup> March, 2020 and of the losses of the Company for the period ended 31<sup>st</sup> March, 2020;
3. That we have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities;
4. That we have prepared the Annual Accounts on a going concern basis;
5. That we have laid down internal financial controls to be followed by the Company and such internal financial controls are adequate and operating effectively;
6. That we have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

**ACKNOWLEDGEMENT**

Your Directors hereby express their appreciation for the cooperation and assistance received from stakeholders, banks, valued clients and business associates. Your Directors also wish to place on record their deep sense of appreciation for the diligent support and efforts of the employees at all levels towards the operations and growth of the Company.

The Directors also thank the Government of India, Governments of various states in India, Governments of various countries and concerned Government departments and agencies for their co-operation.

The Directors regret the loss of life due to COVID-19 pandemic and are deeply grateful and have immense respect for every person who risked their life and safety to fight this pandemic.

**By the Order of the Board  
ALCHEMIST REALTY LIMITED**

**Sd/-  
Anup Nargas  
(DIN: 03609482)  
(Chairman & WTD)**

**Dated : 04.09.2020**

**Place : New Delhi**

**Form AOC-1**

**Statement containing salient features of the financial statement of Subsidiary Companies/Associate Companies/Joint Venture.**

The disclosure under first proviso to Sub-Section (3) of Section 129 read with Rule 5 of Companies (Accounts) Rules, 2014.

**PART "A"-SUBSIDIARIES:**

**(Figures in Rs. lacs)**

S. No.	Particulars	Name of Subsidiaries	
		Alchemist Hill Resorts Private Limited	Century 21 Properties India Private Ltd
1.	Financial Year Ending	31-03-2020	31-03-2020
2.	Currency & Exchange rate on the last day of financial year	Indian Rupees	Indian Rupees
3.	Share Capital	1	100
4.	Reserves & Surplus	Nil	(938.04)
5.	Total Assets	141.09	52.75
6.	Total Liabilities	141.09	52.75
7.	Investments	0.90	Nil
8.	Turnover	Nil	Nil
9.	Profit before Taxation	Nil	(111.08)
10.	Provision for Taxation	Nil	Nil
11.	Profit after Taxation	Nil	(111.08)
12.	Proposed Dividend	Nil	Nil
13.	% of Shareholding	100%	99%
14.	Date since when subsidiary was acquired	26.07.2011	05.08.2013

**Note:**

- Name of Subsidiary which are yet to commenced operation:** Alchemist Hill Resorts Private Limited
- Name of Subsidiaries which have been liquidated or sold during the financial year:** Nil

**PART "B" - ASSOCIATES AND JOINT VENTURES:** None

**By the Order of the Board  
ALCHEMIST REALTY LIMITED**

**Sd/-  
Anup Nargas  
(DIN: 03609482)  
(Chairman & WTD)**

**Dated : 04.09.2020  
Place : New Delhi**

**PARTICULARS OF ENERGY CONSERVATION, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE:-**

Particulars of Conservation of energy, Technology absorption and Foreign exchange earnings and outgo in terms of Section 134 (3) (m) of the Act read with Rule 8 of the Companies (Accounts) Rules, 2014, forming part of the Directors' Report for the year ended 31<sup>st</sup> March, 2020.

**A. CONSERVATION OF ENERGY:****(i) The Steps taken or impact on Conservation of Energy and the steps taken by the Company for utilizing alternate sources of Energy;**

Your Company is in the real estate business and it does not own any manufacturing facility, however, the Company continues to work towards Conservation of Energy and has been taking various measures like replacement of out dated energy intensive equipment with energy saving equipment, better use of natural/artificial lights, timely maintenance of electrical equipment etc. It has helped the Company in improving efficiency, reduction in cost of production. The Company is making all possible efforts to conserve the energy by adopting best practices.

**(ii) The Capital Investment (if any) on Energy conservation equipment;**

The Company is engaged in energy conservation on continuous basis. The company has taken adequate steps for effective utilization of power for cost reduction.

**B. TECHNOLOGY ABSORPTION:**

(i) Efforts towards Technology Absorption : Not Applicable

(ii) The benefits derived : Not Applicable

(iii) The Company has not imported any technology during the year under review.

**C. RESEARCH AND DEVELOPMENT (R&D):**

Your Company continues to accord high priority to the Research & Development activities. Research & Development Centre of the Company carries out research work in several areas with the objective of introducing new products, improve quality of existing products and to lower the cost of production.

**D. FOREIGN EXCHANGE EARNINGS AND OUTGO:**

Total Foreign Exchange Earned : Nil

Total Foreign Exchange Outgo : Nil

**By the Order of the Board  
ALCHEMIST REALTY LIMITED**

**Sd/-  
Anup Nargas  
(DIN: 03609482)  
(Chairman & WTD)**

**Dated : 04.09.2020**

**Place : New Delhi**

**FORM NO. MR-3  
SECRETARIAL AUDIT REPORT****FOR THE FINANCIAL YEAR ENDED 31<sup>st</sup> MARCH, 2020**

[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,**

**ALCHEMIST REALTY LIMITED**

**Regd office: Alchemist House, 23,**

**Nehru Place, New Delhi-110019**

I have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **ALCHEMIST REALTY LIMITED** (hereinafter called the Company). Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of the **ALCHEMIST REALTY LIMITED** papers, forms and returns filed and other records maintained and provided by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that in my opinion, the company has, during the audit period covering the financial year ended on **31<sup>st</sup> March, 2020** 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:

I have examined the books, papers, forms and returns filed and other records **(As per management , minutes book, registers and other Statutory records of the company were in custody of SFIO so it could not be examined by us)** maintained by **ALCHEMIST REALTY LIMITED** for the financial year ended on **31<sup>st</sup> March, 2020** 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 Bye-laws framed there under:-
- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made there under to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings**(No event took place during the audit period);**
- (v) The Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act') Viz:-
  - a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011:-
  - b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 1992:-
  - c) The Securities and Exchange Board of India (Issue of Capital And Disclosure Requirements) Regulations, 2018:- **(No event took place during the audit period);**
  - d) The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999:- **(No event took place during the audit period);**
  - e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008:- **(No event took place during the audit period);**
  - 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:-
  - g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009:- **(No event took place during the audit period);** and;
  - h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998:- **(No event took place during the audit period);**

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

- i. Secretarial Standards issued by The Institute of Company Secretaries of India.
- ii. Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

**I further report that-**

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. There were no changes in the composition of the Board of Directors took place during the period under review.

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 while the dissenting members' views are captured and recorded as part of the minutes except the company has not updated its minute books till the date of signing of this report.

I 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.

This Report is to be read with my letter of even date which is annexed as Annexure 1 and forms an integral part of this Report.

**For Vishal Gambhir & Associates**

**Company Secretaries**

**Sd/-**

**CS Vishal Gambhir**

**Prop.**

**M. No. A40037**

**C.P. No. 14881**

**UDIN : A040037B000628341**

**Place: Delhi**

**Date: 28<sup>th</sup> August, 2020**

**Note: This report is to be read with 'Annexure I' attached herewith and forms an integral part of this report.**

**Annexure - 1**

**To,**

**The Members,**

**Alchemist Realty Limited**

**My Report for the financial year ended 31st March, 2020 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. My responsibility is to express an opinion on these secretarial records based on my audit.
2. I have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the Secretarial records. The verification was done on test check basis to ensure that correct facts are reflected in Secretarial records. I believe that the process and practices, we followed provide a reasonable basis of my opinion.
3. I have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. The Compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. My examination was limited to the verification of procedure on test check basis.
5. 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.
6. We have tried to verify the physical records maintained by the Company to the extent possible in order to verify the compliances, however, reliance was also placed on electronic records for verification due to lockdown announced by Government of India on account of Covid-19 pandemic.

**For Vishal Gambhir & Associates**

**Company Secretaries**

**Sd/-**

**CS Vishal Gambhir**

**Prop.**

**M. No. A40037**

**C.P. No. 14881**

**UDIN : A040037B000628341**

**Place: Delhi**

**Date: 28<sup>th</sup> August, 2020**

**DISCLOSURE PURSUANT TO SECTION 197 OF THE COMPANIES ACT, 2013 READ WITH RULE 4 & 5 OF THE COMPANIES (APPOINTMENT & REMUNERATION OF MANAGERIAL PERSONNEL) RULES 2014:**

**Part –‘A’**

S. No.	Requirements of Rule 5(1)	Details																					
(i)	The ratio of the remuneration of each Director to the median remuneration of the employees of the Company for the financial year	<table border="1"> <thead> <tr> <th data-bbox="740 409 1136 477">Executive Director:</th> <th data-bbox="1136 409 1424 477">Ratio to Median Remuneration</th> </tr> </thead> <tbody> <tr> <td data-bbox="740 477 1136 516">Mr. Vinay Kumar Mittal</td> <td data-bbox="1136 477 1424 516">33.00</td> </tr> <tr> <td data-bbox="740 516 1136 554">Mr. Anup Nargas</td> <td data-bbox="1136 516 1424 554">2.00</td> </tr> </tbody> </table>		Executive Director:	Ratio to Median Remuneration	Mr. Vinay Kumar Mittal	33.00	Mr. Anup Nargas	2.00														
Executive Director:	Ratio to Median Remuneration																						
Mr. Vinay Kumar Mittal	33.00																						
Mr. Anup Nargas	2.00																						
(ii)	The percentage increase in remuneration of each Director, Chief Financial Officer, Chief Executive Officer, Company Secretary or Manager, if any, in the financial year;	<table border="1"> <thead> <tr> <th data-bbox="740 576 1136 645">Name of Directors/ KMP</th> <th data-bbox="1136 576 1424 645">% Increase in Remuneration</th> </tr> </thead> <tbody> <tr> <td data-bbox="740 645 1136 683">Mr. Vinay Kumar Mittal*</td> <td data-bbox="1136 645 1424 683">Nil</td> </tr> <tr> <td data-bbox="740 683 1136 721">Mr. Anup Nargas**</td> <td data-bbox="1136 683 1424 721">Nil</td> </tr> <tr> <td data-bbox="740 721 1136 760">Ms. Maria Fernandes</td> <td data-bbox="1136 721 1424 760">N.A.</td> </tr> <tr> <td data-bbox="740 760 1136 798">Ms. Ambika Chowdhary</td> <td data-bbox="1136 760 1424 798">N.A.</td> </tr> <tr> <td data-bbox="740 798 1136 836">Mr. Ajay Arora***</td> <td data-bbox="1136 798 1424 836">Nil</td> </tr> <tr> <td data-bbox="740 836 1136 874">Mr. Safal Gurung****</td> <td data-bbox="1136 836 1424 874">Nil</td> </tr> <tr> <td data-bbox="740 874 1136 913">Mr. Suresh Kumar Bhardwaj</td> <td data-bbox="1136 874 1424 913">Nil</td> </tr> <tr> <td data-bbox="740 913 1136 951">Ms. Priyanka Bokolia*****</td> <td data-bbox="1136 913 1424 951">Nil</td> </tr> <tr> <td data-bbox="740 951 1136 989">Ms. Sarita Chaurasia*****</td> <td data-bbox="1136 951 1424 989">Nil</td> </tr> </tbody> </table> <p data-bbox="740 999 1424 1054">*Mr. Vinay Kumar Mittal ceased to be Managing Director w.e.f. 31.10.2019.</p> <p data-bbox="740 1070 1424 1124">** Mr. Anup Nargas was appointed as an Additional Director w.e.f. 11.11.2019 thereafter appointed as WTD w.e.f. 01.01.2020.</p> <p data-bbox="740 1141 1424 1179">***Mr. Ajay Arora ceased to be Director w.e.f. 15.11.2019.</p> <p data-bbox="740 1195 1424 1233">**** Mr. Safal Gurung appointed as Director w.e.f. 09.03.2020.</p> <p data-bbox="740 1249 1424 1304">*****Ms. Priyanka Bokolia ceased to be Company Secretary &amp; Compliance Officer w.e.f. 19.08.2019.</p> <p data-bbox="740 1320 1424 1374">***** Ms. Sarita Chaurasia appointed as Company Secretary &amp; Compliance Officer w.e.f. 31.08.2019.</p>		Name of Directors/ KMP	% Increase in Remuneration	Mr. Vinay Kumar Mittal*	Nil	Mr. Anup Nargas**	Nil	Ms. Maria Fernandes	N.A.	Ms. Ambika Chowdhary	N.A.	Mr. Ajay Arora***	Nil	Mr. Safal Gurung****	Nil	Mr. Suresh Kumar Bhardwaj	Nil	Ms. Priyanka Bokolia*****	Nil	Ms. Sarita Chaurasia*****	Nil
Name of Directors/ KMP	% Increase in Remuneration																						
Mr. Vinay Kumar Mittal*	Nil																						
Mr. Anup Nargas**	Nil																						
Ms. Maria Fernandes	N.A.																						
Ms. Ambika Chowdhary	N.A.																						
Mr. Ajay Arora***	Nil																						
Mr. Safal Gurung****	Nil																						
Mr. Suresh Kumar Bhardwaj	Nil																						
Ms. Priyanka Bokolia*****	Nil																						
Ms. Sarita Chaurasia*****	Nil																						
(iii)	The percentage increase in the median remuneration of employees in the financial year	N.A																					
(iv)	The number of permanent employees on the rolls of Company	13																					
(v)	Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration;	<p data-bbox="740 1493 1424 1548">The average increase in salaries of employees other than managerial personnel in 2019-20 was Nil%.</p> <p data-bbox="740 1564 1424 1618">Percentage increase in the managerial remuneration for the year was Nil %.</p>																					
(vi)	Affirmation that the remuneration is as per the remuneration policy of the Company.	Yes, the remuneration is as per Company’s policy.																					

**Part –‘B’**

**Particulars of Employees u/s 197(12) of the Companies Act, 2013 and Rule 5(2) and 5(3) of Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.**

**TABLE A- Names of Top 10 employees in terms of remuneration drawn during the Financial Year 2019-20:**

Name	Age (Years)	Designation	Remuneration (per annum) (Rs. in lacs)	Qualification	Exp. (Yrs.)	Date of Commencement of Employment	Previous Employment		No. of Shares Held in the Company	% of shares held to Total Share Capital
							Name of Employer	Post Held		
Vinay Kumar Mittal	59	MD	64.62	B. E. (Civil), LL.B, MBA	36	05.08.2014	M3M India Ltd.	President	Nil	N.A.
Krishan Lal Arora	72	General Manager-Coordination	3.61	Diploma (Civil Engineering)	48	25.07.2016	Haryana Irrigation Deptt	S.D.O	Nil	N.A.
Sujit Kumar Singh	38	Assistant Manager-MEP	4.84	Diploma in Mechanical Engineering	16	02.04.2009	Pacific Development Corporation Limited	Site Engineer Services	Nil	N.A.
Suresh Kumar Bhardwaj	51	Chief Financial Officer	7.87	B.Com	25	28.09.2015	Alchemist foods Limited	Manager Accounts	Nil	N.A.
Gajendra Kumar Bhardwaj	44	Deputy Manager- Office Coordination	6.48	MBA	22	01.07.2010	Deepa India Pvt. Ltd.	Admin Executive	Nil	N.A.
Vinod Kumar Kashyap	45	Assistant Manager-Accounts	5.90	B.com	24	19.01.2008	Surya Pharmaceutical Ltd.	Executive-Accounts	Nil	N.A.
Priyanka	28	Company Secretary	1.13	C.S.	2.5	19.02.2019	Optimus Electronics Limited	Company Secretary	Nil	N.A.
Narinder Singh	35	Engineer-Maintenance	3.98	D.M.E, ITI	18	18.10.2013	Ind-Swift Limited	Supervisor	Nil	N.A.
Sarita Chaurasia	30	Company Secretary	2.25	C.S., LL.B, MBA	4	31.08.2019	IPG Tech Legal Mgt.	Corporate Laws Auditor	Nil	N.A.
Satvir Singh	33	HVAC Technician	2.12	12th	10.1	09.08.2016	Lifescines Limited	Technician	Nil	N.A.
Karamveer Sharma	54	Electrician	1.81	10 <sup>th</sup>	22	17.09.2014	Tara Jaeco Diesel	Electrician	Nil	N.A.

**NOTES:**

1. Nature of Employment: All appointments are/were contractual and terminable by notice on either side.
2. Other Terms and conditions: As per Company rules.
3. All the employees have adequate experience to discharge the responsibilities assigned to them.
4. None of the employees mentioned above is the relative of any Director of the Company.
5. Numbers and percentage of the shares held in the Company by the employee along with his spouse and children as per Rule 5(3)(viii) of Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

**TABLE B. Names of other employees who are in receipt of aggregate remuneration not less than rupees one crore and two lakh during the Financial Year 2019-20: Nil**

**By the Order of the Board  
ALCHEMIST REALTY LIMITED**

**Sd/-  
Anup Nargas  
(DIN: 03609482)  
(Chairman & WTD)**

**Dated : 04.09.2020  
Place : New Delhi**



**FORM NO. MGT 9**

**EXTRACT OF ANNUAL RETURN**

**As on financial year ended on 31.03.2020**

**{Pursuant to Section 92(3) of the Companies Act, 2013 and Rule 12(1) of the Company (Management & Administration) Rules, 2014}**

**I. REGISTRATION & OTHER DETAILS**

CIN	L21100DL1983PLC334800
Registration Date	03/03/1983
Name of the Company	Alchemist Realty Limited
Category/Sub-category of the Company	Company limited by shares/ Indian Non- Government Company
Address of the Registered office & contact details	Building-23, Nehru Place, New Delhi-110019 <b>Tel No.:</b> 011-40600800 <b>Fax:</b> 011-40600888
Whether listed company	Yes
Name, Address & contact details of the Registrar & Transfer Agent, if any.	M/s Alankit Assignments Limited 1E/13 Jhandewalan Extension, New Delhi-110055 Ph. No. 91-11-4254 1234, Fax + 91-11-4254 1201, +91-11-2355 2001 Website : <a href="http://www.alankit.com">www.alankit.com</a>

**II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY (All the business activities contributing 10% or more of the total turnover of the company shall be stated)**

S. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the company
1.	Real Estate Activities	68100	100

**III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES**

S. No.	Name and Address of the Company	CIN/GLN	Holding/Subsidiary of the Company	% of Shares held	Applicable Section
1.	Century 21 Properties India Private Limited	U70109CH2013PTC034612	Subsidiary	99	2(87)
2.	Alchemist Hill Resorts Private Limited	U55101CH2010PTC032443	Wholly Owned Subsidiary	100	2(87)

**IV. SHARE HOLDING PATTERN (Equity share capital breakup as percentage of total equity)**

**(i) Category-wise Share Holding**

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
<b>A. Promoters</b>									
<b>(1) Indian</b>									
a) Individual/ HUF	0	0	0	0	0	0	0	0	0
b) Central Govt	0	0	0	0	0	0	0	0	0
c) State Govt(s)	0	0	0	0	0	0	0	0	0
d) Bodies Corp.	33677535	0	33677535	45.45	33677535	0	33677535	45.45	0
e) Banks / FI	0	0	0	0	0	0	0	0	0
f) Any other	0	0	0	0	0	0	0	0	0
<b>Total shareholding of Promoter (A) (1)</b>	<b>33677535</b>	<b>0</b>	<b>33677535</b>	<b>45.45</b>	<b>33677535</b>	<b>0</b>	<b>33677535</b>	<b>45.45</b>	<b>0</b>

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<b>(2)Foreign</b>									
a) NRI Individuals/ HUF	0	0	0	0	0	0	0	0	0
b) Other Individuals	0	0	0	0	0	0	0	0	0
c) Bodies Corp.	0	0	0	0	0	0	0	0	0
d) Banks / FI	0	0	0	0	0	0	0	0	0
e) Any other	0	0	0	0	0	0	0	0	0
<b>Total shareholding of Promoter (A) (2)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Shareholding of Promoter and Promoter Group (A)= (A)(1)+(A)(2)</b>	<b>33677535</b>	<b>0</b>	<b>33677535</b>	<b>45.45</b>	<b>33677535</b>	<b>0</b>	<b>33677535</b>	<b>45.45</b>	<b>0</b>
<b>B. Public Shareholding</b>									
1. Institutions	0	0	0	0	0	0	0	0	0
a) Mutual Funds	0	0	0	0	0	0	0	0	0
b) Banks / FI	0	0	0	0	0	0	0	0	0
c) Central Govt	0	0	0	0	0	0	0	0	0
d) State Govt(s)	0	0	0	0	0	0	0	0	0
e) Venture Capital Funds	0	0	0	0	0	0	0	0	0
f) Insurance Companies	0	0	0	0	0	0	0	0	0
g) FI	0	0	0	0	0	0	0	0	0
h) Foreign Portfolio Corp(Foreign Portfolio Investors)	12752024	0	12752024	17.21	12751633	0	12751633	17.21	0
i) Foreign Venture Capital Funds	0	0	0	0	0	0	0	0	0
j) Others (specify)	0	0	0	0	0	0	0	0	0
<b>Sub-total (B)(1):-</b>	<b>12752024</b>	<b>0</b>	<b>12752024</b>	<b>17.21</b>	<b>12751633</b>	<b>0</b>	<b>12751633</b>	<b>17.21</b>	<b>0</b>
<b>2. Non-Institutions</b>									
a) Bodies Corp.	18518699	0	18518699	24.99	18443473	0	18443473	24.89	(0.10)
b) Individuals									
i) Individual shareholders holding nominal share capital up to Rs. 2 lakh	2629653	25318	2654971	3.58	2698510	30683	2729193	3.68	0.10
ii) Individual shareholders holding nominal share capital in excess of Rs 2 lakh	4703106	0	4703106	6.34	4703106	0	4703106	6.34	0
c)Others Clearing Members	0	0	0	0	0	0	0	0	0
HUFs	1704056	0	1704056	2.30	1705482	0	1705482	2.30	0
NBFC Registered with RBI	0	0	0	0	0	0	0	0	0
Non Resident Indians	90609	0	90609	0.12	90578	0	90578	0.12	0
OCBs	0	0	0	0	0	0	0	0	0
Foreign Nationals	0	0	0	0	0	0	0	0	0
Trusts	0	0	0	0	0	0	0	0	0
Foreign Bodies – D R	0	0	0	0	0	0	0	0	0
<b>Sub-total (B)(2):-</b>	<b>27646123</b>	<b>25318</b>	<b>27671441</b>	<b>37.34</b>	<b>27641149</b>	<b>30683</b>	<b>27671832</b>	<b>37.34</b>	<b>(0.00)</b>
<b>Total Public Shareholding (B)=(B)(1)+(B)(2)</b>	<b>40398147</b>	<b>25318</b>	<b>40423465</b>	<b>54.55</b>	<b>40392782</b>	<b>30683</b>	<b>40423465</b>	<b>54.55</b>	<b>0</b>
<b>C. Shares held by Custodian for GDRs &amp; ADRs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Grand Total (A+B+C)</b>	<b>74075682</b>	<b>25318</b>	<b>74101000</b>	<b>100</b>	<b>74070317</b>	<b>30683</b>	<b>74101000</b>	<b>100</b>	<b>0.00</b>

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## (ii) Shareholding of Promoter

S.No	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% change in shareholding during the year
		No. of Shares	% of total Shares of the company	% of Shares Pledged / encumbered to total shares	No. of Shares	% of total Shares of the company	% of Shares Pledged / encumbered to total shares	
1	KDS Corporation Private Limited	33677535	45.45	0	33677535	45.45	0	0
	<b>Total</b>	<b>33677535</b>	<b>45.45</b>	<b>0</b>	<b>33677535</b>	<b>45.45</b>	<b>0</b>	<b>0</b>

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

Particulars	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
At the beginning of the year				
Date wise Increase / Decrease in Promoters Shareholding during the year specifying the reasons for increase / decrease (e.g. allotment /transfer / bonus/ sweat equity etc.):				
At the end of the year				

## (iv) Shareholding Pattern of top ten Shareholders:(Other than Directors, Promoters and Holders of GDRs and ADRs):

S.No.	For Each of the Top 10 Shareholders	Shareholding at the beginning of the year		Shareholding at the end of the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1.	ENDOGRAM LEASING AND TRADING COMPANY PVT. LTD.	8605580	11.61	8605580	11.61
2.	DAVOS INTERNATIONAL FUND	7013283	9.46	7012892	9.46
3.	BASICS SOFTSOLUTIONS PRIVATE LIMITED	6235590	8.41	6235590	8.41
4.	OVERSKUD MULTI ASSET MANAGEMENT PRIVATE LIMITED	3533952	4.77	3533952	4.77
5.	VARINDER PAL SINGH	3507930	4.73	3507930	4.73
6.	ALPHA DYNAMIX MULTI STRATEGY GROWTH FUND LTD	3500000	4.72	3500000	4.72
7.	VARINDER PAL SINGH HUF	1600000	2.16	1600000	2.16
8.	BAO VALUE FUND	1543249	2.08	1543249	2.08
9.	SUNIL TALWAR	952756	1.29	952756	1.29
10.	LEMEN DIVERSIFIED FUND	695492	0.94	695492	0.94

## (v) Shareholding of Directors and Key Managerial Personnel:

SN	Shareholding of each Directors and each Key Managerial Personnel	Shareholding at the beginning of the year		Shareholding at the end of the year	
	Name of the Director/KMP	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1.					
2.					
3.					
4.					

**V. INDEBTEDNESS -INDEBTEDNESS OF THE COMPANY INCLUDING INTEREST OUTSTANDING/ACCRUED BUT NOT DUE FOR PAYMENT.**

(Amount in Lakhs)

Particulars	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
<b>Indebtedness at the beginning of the financial year (FY-2019-20)</b>				
i) Principal Amount	0	30687.91	0	30687.91
ii) Interest due but not paid	0	0	0	0
iii) Interest accrued but not due	0	0	0	0
<b>Total (i+ii+iii)</b>	<b>0</b>	<b>30687.91</b>	<b>0</b>	<b>30687.91</b>
<b>Change in Indebtedness during the financial year</b>			0	
* Addition	0	0	0	0
* Reduction	0	(690.65)	0	(690.65)
Net Change	<b>0</b>	<b>(690.65)</b>	<b>0</b>	<b>(690.65)</b>
<b>Indebtedness at the end of the financial year (FY-2019-20)</b>			0	
i) Principal Amount	0	29997.27	0	29997.27
ii) Interest due but not paid	0	0	0	0
iii) Interest accrued but not due	0	0	0	0
<b>Total (i+ii+iii)</b>	<b>0</b>	<b>29997.27</b>	<b>0</b>	<b>329997.27</b>

\* Kindly refer note no 16 and 18 of the notes to financial statement.

**VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL**

**A. Remuneration to Managing Director, Whole-Time Directors and/or Manager:**

S. No.	Particulars of Remuneration	(Rs. in Lakhs)		Total Amount
		Name of MD/WTD/ Manager	Name of MD/WTD/ Manager	
		<b>Mr. Vinay Kumar Mittal (Managing Director)</b>	Mr. Anup Nargas (Whole Time Director)	
1	Gross salary			
	Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	65.45	3.99	69.44
	Value of perquisites u/s 17(2) Income-tax Act, 1961	0	0	0
	Profits in lieu of salary under section 17(3) Income-tax Act, 1961	0	0	0
2	Stock Option	0	0	0
3	Sweat Equity	0	0	0
4	Commission -as % of profit - others, specify	0	0	0
5	Others, please specify	0	0	0
	<b>Total (A)</b>	<b>65.45</b>	<b>3.99</b>	<b>69.44</b>
	<b>Ceiling as per the Act</b>	@5% or 10% of profits calculated under Section 198 or within the limit as permissible under Schedule V of the Companies Act, 2013. The above remuneration was paid within the limit as prescribed under the Act.		

1. Mr. Vinay Kumar Mittal ceased to be Managing Director w.e.f. 31.10.2019.

2. Anup Nargas was appointed as Whole Time Director w.e.f. 01.01.2020.

**B. Remuneration to Other Directors\*:**

(Rs. in Lakhs)

S. No.	Particulars of Remuneration	Name of Director		Total Amount
		Ms. Maria Fernandes	Ms. Ambika Chowdhary	
1	<b>Independent Directors</b>			
	Fee for attending Board Committee Meetings	0.50	0.50	0.95
	Commission	-	-	-
	Others, please specify	-	-	-
	<b>Total (1)</b>	<b>0.50</b>	<b>0.50</b>	<b>0.95</b>
2.	<b>Other Non-Executive Directors</b>	<b>Mr. Ajay Arora</b>	<b>Mr. Safal Gurung</b>	
	Fee for attending Board Committee Meetings	-	-	-
	Commission	-	-	-
	Others, please specify	-	-	-
	<b>Total (2)</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Total (B)=(1+2)</b>	<b>0.45</b>	<b>0.50</b>	<b>0.95</b>
	<b>Total Managerial Remuneration(A+B)</b>			<b>70.39</b>
	<b>Overall Ceiling as per the Act</b>	@5% or 10% of profits calculated under Section 198 or within the limit as permissible under Schedule V of the Companies Act, 2013. The above remuneration was paid within the limit as prescribed under the Act.		

(\*) excluding reimbursement of travel and other expenses incurred for the Company's business/meetings.

1. Mr. Ajay Arora ceased to be Director w.e.f 15.11.2019.
2. Mr. Safal Gurung was appointed as Director w.e.f. 09.03.2020.

**C. Remuneration to Key Managerial Personnel Other Than Managing Director/ Manager/Whole-Time Director**

(Rs. in Lakhs)

S. No.	Particulars of Remuneration	Key Managerial Personnel			Total
		Suresh Kumar Bhardwaj Chief Financial Officer(CFO)	Ms. Priyanka Bokolia Company Secretary (CS)*	Ms. Sarita Chaurasia Company Secretary (CS)*	
1	<b>Gross salary</b>				
	Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	7.87	1.28	2.67	11.82
	Value of perquisites u/s 17(2) Income-tax Act, 1961	-	-	-	-
	Profits in lieu of salary under section 17(3) Income-tax Act, 1961	-	-	-	-
2	Stock Option	-	-	-	-
3	Sweat Equity	-	-	-	-
4	Commission	-	-	-	-
	- as % of profit	-	-	-	-
	- others, specify	-	-	-	-
5	Others, please specify	-	-	-	-
	<b>Total</b>	<b>7.87</b>	<b>1.28</b>	<b>2.67</b>	<b>11.82</b>

\* Ms. Priyanka Bokolia, had resigned on 19.08.2019 from the post of Company Secretary &amp; Compliance officer, the same is fulfilled by Ms. Sarita chaurasia as Company Secretary &amp; Compliance officer w.e.f. 31.08.2019.

**VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:None**

Type	Section of the Companies Act	Brief Description	Details of Penalty / Punishment/ Compounding fees imposed	Authority [RD / NCLT/ COURT]	Appeal made, if any (give Details)
<b>A. COMPANY</b> ----- NIL -----					
Penalty					
Punishment					
Compounding					
<b>B. DIRECTORS</b> ----- NIL -----					
Penalty					
Punishment					
Compounding					
<b>C. OTHER OFFICERS IN DEFAULT</b> ----- NIL -----					
Penalty					
Punishment					
Compounding					

**By the Order of the Board  
ALCHEMIST REALTY LIMITED**

**Sd/-  
Anup Nargas  
(DIN: 03609482)  
(Chairman & WTD)**

**Dated : 04.09.2020  
Place : New Delhi**

**MANAGEMENT DISCUSSION AND ANALYSIS REPORT****GLOBAL ECONOMY**

The World is witnessing unprecedented transformations affecting disruptions across sectors and industries. The real estate industry is not an exception to disruptions that are catalysing technological advancement, changing business environment, altering economic realities and changing consumer behavior.

The year 2019 was a difficult year for the global economy with world output growth estimated to grow at its slowest pace of 2.9 per cent since the global financial crisis of 2009, declining from a subdued 3.6 per cent in 2018 and 3.8 per cent in 2017.

COVID-19 has infected more than 23.3 million people worldwide and has claimed over 8.06 lakh lives across the globe. With the World Health Organisation (WHO) declaring it a global health emergency and pandemic on March 11, 2020, the sentiments of businesses worldwide have been severely impacted and are mostly negative in their outlooks. The outbreak has created a great deal of uncertainty regarding trade and imports, not only in China but worldwide.

**INDIAN ECONOMY**

Owing to a strict nationwide lockdown due to the novel coronavirus (COVID-19) during the bulk of the first quarter of the financial year 2020-21, India's Gross Domestic Product (GDP) for the April-June quarter (Q1) slipped by a sharp 23.9 per cent, as per provisional estimates released by Ministry of Statistics and Programme Implementation (MoSPI). The GDP had expanded by 5.2 per cent in the corresponding quarter of 2019-20.

India's economy slowed down to 3.1 per cent in Q4 on the back of the coronavirus pandemic superimposed on a prolonged slowdown. With the release of Q4 GDP growth, the full year 2019-20 GDP growth stood at 4.2 per cent.

The central government on March 25 had ordered a complete lockdown of most of the manufacturing and service sectors owing to the spread of COVID-19. Only essential services such as food items and medicines were allowed during this period as the country tried to curb the spread of the virus across the country.

**EFFECT OF COVID-19 ON REAL ESTATE SECTOR**

The impact of the novel Coronavirus on Indian real estate has been unprecedented to an extent that it has brought construction activities to a halt and significantly eroded the market of its potential buyer-base. With property transactions dipping to near-zero during the nationwide lockdown, the sector is looking at challenging times ahead. The interdependence of supply chains, migration of labourers, cost overruns, and liquidity constraints are some of the looming challenges. The COVID-19 crisis and its impact on Indian real estate is such that it is being considered as the third 'Black Swan' event for the realty sector in the last five years, the first two being Demonetisation and the implementation of the Real Estate (Regulation and Development) Act, 2016.

The Indian real estate sector has not been spared either. Moreover, with the lockdown in India spanning over two months, and no clarity regarding the resumption of international flights, traders would not be able to visit mainland China any time soon. This will have a bearing on the prices of steel and other articles used in the construction industry in India. Difficulties in procuring raw material would mean reduced construction activities of ongoing real estate projects in the coming months, even if all restrictions are fully lifted.

Despite an increase in the cost of construction and uncertainties around labour returning to metro cities from their hometowns post-lockdown, property prices are expected to see corrections, owing to marred buyer sentiment and panic selling by some homeowners in the resale market. New project launches are expected to get postponed till the festive month of October and it is highly unlikely that they will contribute enough to move average selling prices up in various cities.

Housing sales across top seven property markets in India is likely to witness a 25-35% year-on-year drop in 2020, while absorption of office spaces is also likely to dip 15-30% owing to the impact of Coronavirus pandemic. In 2019, residential sales stood at around 2.61 lakh units across top 7 cities and may now fall between 1.70 lakh -1.96 lakh units. Likewise, new launches may also witness a 25-30% decline during the same period-- from 2.37 lakh units in 2019 to anywhere between 1.66 lakh -1.78 lakh units. Unsold inventory in 2020 will largely remain stable, with single-digit annual decline of around 1-3%.

The affordable housing segment, which had gained significant traction over the last few years, may also take a hit by COVID-19. The outbreak will significantly affect affordable housing's target audience. With limited income and unemployment fears, buyers of affordable housing may defer purchase decisions, leading to an estimated 1-2% rise in unsold stock within this segment in 2020.

Indian retail sector net leasing is estimated to be 3.1-4.3 million sq ft in 2020, a decline of 49-64% from last year. Meanwhile, new mall completions will be 4.2-5.9 million sq ft. Rentals are expected to be down 10-15% in 2020 in terms of effective collections from retailers by mall owners.

As the effects of COVID-19 are felt around the world, real estate companies are being impacted in different ways, largely dependent on region and asset class. In the near-term, real estate executives are concerned with preserving value and liquidity, keeping tenants and visitors safe, including increased cleaning measures, and complying with governmental agency requirements. The attached article looks at:

- Potential short and long-term impact on Real Estate companies
- Key questions executives and boards should be asking

- Practical next steps

## **INDUSTRY STRUCTURE AND DEVELOPMENTS**

The real estate sector is one of the most globally recognized sectors. It comprises four sub sectors - housing, retail, hospitality, and commercial. The growth of this sector is well complemented by the growth of the corporate environment and the demand for office space as well as urban and semi-urban accommodations. The construction industry ranks third among the 14 major sectors in terms of direct, indirect and induced effects in all sectors of the economy.

Total investments in FY 2019-20 fell to its lowest in four years, declining by 13% to \$4,261 million over previous year levels of \$4,780 mn, according to the 'India Capital Markets Update. The recent Covid-19 outbreak was one of the biggest reasons for the decline, the report highlighted, along with high-profile issues in the domestic banking and finance sectors in late 2019 and early 2020. The impact of Covid-19 virus has been unthinkable in its scope. Investors are expected to remain in a wait-and-watch mode, with caution and risk aversion is expected to drive the dominant behavior of institutional real estate investors over next few quarters. The year 2020 will be one of redemption, as the world recovers from one of its most challenging periods in recent history," said Ramesh Nair, CEO and Country Head, JLL India.

The real estate sector has been facing a liquidity crunch following defaults by IL&FS Group in 2018, leading to a pile-up of unsold apartments.

It is expected that this sector will incur more non-resident Indian (NRI) investments in both the short term and the long term. In India it is expected that it will reach to a market size of US \$ 1 trillion by 2030 from US \$ 120 billion in 2017 and contribute 13 per cent of the country's GDP by 2025. Retail, hospitality and commercial real estate are also growing significantly, providing the much-needed infrastructure for India's growing needs but due to Coronavirus outbreak real estate sector declined sharply in the January–March 2020 period, dropping 58% year-on-year, a report by real estate consultancy firm JLL showed.

The growing flow of FDI into Indian real estate is encouraging increased transparency. Developers, in order to attract funding, have revamped their accounting and management systems to meet due diligence standards.

## **SEGMENT-WISE PERFORMANCE**

The Company trades in a single business segment i.e. Real Estate Business. It operates in sale, purchase and development of real estate projects. The Company has taken initiative and has focused on consideration of projects. It's anticipating considerable scope for improvement.

## **OPPORTUNITIES & STRENGTHS**

**Effect of RERA:** In the year 2018, developers had concentrated on offering and finishing the current ventures within the due date. This year 2019 will also witness significant deals and conveyance in the real estate.

So, RERA ensures customers' interests. It will be unthinkable for unreliable operators to be in the market and just the most-dedicated players will have the capacity to explore and growing the market. This will led to a win-win situation for both the home buyers and the sellers alike in the long haul.

**Different Tax Incentives:** Government is doing its best to help the boost of 'reasonable housing' through different tax incentives and different changes. This will likewise accompany affordable housing subsidies, additionally improving the methods of purchasing and offering of a home. Unlike, earlier the buyers and developers were imposed with numerous duties, for example, service tax, VAT, and excise duty which shifted from state to state. The lack of clarity and high costs deterred them from investing in it.

**Past year changes to shape what's to come:** There have been many changes set by the legislature, including RERA and GST which will influence the market in 2019 as well. For both, home buyers and builders, these changes will create a different outlook on how business is done. There were some unavoidable issues for home buyers when it came to investing in under-developed projects, but now with full transparency, home buyers and designers can have a simple business.

**PMAY to take care of housing for all:** The yearning design of the Prime Minister to construct homes for all by 2022 will definitely get a noteworthy financial change. This will make 60 million new houses and 2 million occupations throughout the following 4-5 years. Each task is presently getting enrolled under PMAY, the urban real estate segment will see a significant lift in 2019. Affordable housing could rise as the characterizing pattern in 2019.

**Favorably low home interest:** The excess liquidity has driven the RBI to rejig the key loaning rates. Resultantly, the home advance loan costs that were recorded at around 9.5 percent per annum in 2016 have now been skimming in the range between 8.5-8.9 percent.

That makes for impressive savings in the EMI costs, empowering individuals to benefit from minimal home loans and turn into a mortgage holder. It is normal that the home advance rates will stay low for the following few quarters and may even descend further.

**Affordable housing plans:** The budget of 2019 also has proposals that could benefit and boost the real estate sector in the year 2019-2020. The focus was on affordable housing. One such initiative was to award the infrastructure status to affordable housing.

Middle-income home buyers have a lot of motivations to celebrate after the centre modified the carpet area of homes for the MIG category under the PMAY (Pradhan Mantri Awas Yojana) scheme. The middle-income buyers would now be able to possess a greater and better house.

## **THREATS & CHALLENGES**

**Adhering the Regulatory Compliances:** In 2019, we saw many new regulatory standards and laws by the administration which affected the real estate market, positively and negatively. So in 2020 as well, developers will confront the effect of RERA by limiting themselves to new



development and concentrating more on finishing the ongoing projects. As the supply of ready to move in properties will expand, builders will confront the challenge of finishing the task on a specified due date.

**The concept of Single Window Clearance:** The significant problem a real estate developer faces is the property clearance and as a rule, takes 18 months to three years. The lion's share of the work is to procure approvals from specialists who take a very long time to answer. Single Window Clearance is the greatest test faced by the developers. So actualizing this strategy won't just cut down the project delay but additionally the cost of the task execution as well.

**To get a Home Loan Interest limit:** The home loan interest tax is the real issue imposed on the home buyers. The government needs to raise the limit to 5 lakh from the present 2 lakh for every annum. So this will surely give a big break to home buyers in saving cash on the home loan. The higher the interest on home loan fee, the lower the demand for property, causing a ripple impact.

**The GST Rate:** Since the foundation of GST, the real estate market has been confronting tremendous barrier because of high GST rate. As buying a home is an immense investment, the legislature ought to cut down the GST rate to urge home buyers to put resources and investment into new activities.

Out of the considerable number of difficulties assessed by the real estate sector of India, two issues have recently been tended to on a full scale. The annihilation of a mind-boggling tax structure with the usage of GST and tending to inventory pile-up by executing the RERA (Real Estate Regulatory Authority) bill.

**Rising Input Cost:** The real estate industry is a capital and work focused sector, accordingly, an ascent in the cost of work makes issues in the development of the project in focus. Besides, uncalled for routine with regards to specific segments of merchants and concrete industry by raising the cost, makes issues in the completion of the project venture more prominent.

### **INTERNAL CONTROL SYSTEM AND THEIR ADEQUACY**

The internal control system is looked after by Directors themselves, who also looked after the day to day affairs to ensure compliances of guide lines and policies adhere to the management instructions and policies to ensure improvements in the system.

The Internal Audit reports are regularly reviewed by the management. The Company has proper and adequate internal control system commensurate with the size of the business operations geared towards achieving efficiency in its various business operations, safeguarding assets, optimum utilization of resources and compliance with statutory regulations. Efforts for continued improvement of internal control system are being consistently made in this regard.

The internal audit programme is reviewed by the Audit Committee at the beginning of each financial year and quarterly progress reports are placed before the Committees. The Company continued its efforts to define its control mechanisms and to align its processes with best practices in these areas.

### **FINANCIAL AND OPERATIONAL PERFORMANCE**

During the year under review, your Company has registered a consolidated turnover of Rs. 388.00 Lacs (Previous year Rs. 236.59 Lacs) which results net losses of Rs. 130.16 Lacs (Previous year net losses of Rs. (1732.16Lacs).

### **HUMAN RESOURCES**

The Company values and appreciates the dedication and drive with which its employees have contributed towards improved performance during the year under review. The relations with workers and staff are cordial during the year under review. All issues pertaining to staff matters are resolved in harmonious and cordial manner.

### **CAUTIONARY STATEMENT**

Statements in the Management Discussion and Analysis describing the Company's objectives, expectations, predictions and assumptions may be 'forward looking' within the meaning of applicable securities laws and regulations. Actual results may differ materially from those expressed herein. Important factors that could influence the Company's operations include global and domestic economic conditions affecting demand, supply, price conditions, change in government's regulations, tax regimes, the laws and other factors such as litigation and industrial relations.

**By the Order of the Board  
ALCHEMIST REALTY LIMITED**

**Sd/-  
Anup Nargas  
(DIN: 03609482)  
(Chairman & WTD)**

**Dated : 04.09.2020  
Place : New Delhi**

**REPORT ON CORPORATE GOVERNANCE****(Pursuant to Schedule V of SEBI [Listing Obligation and Disclosure Requirements] Regulations, 2015)**

In accordance with Schedule V of the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 and some of the best practices followed internationally on Corporate Governance, the report containing the details of corporate governance systems and processes at Alchemist Realty Limited is as under:

**1. COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE:**

At Alchemist Realty Limited, we firmly believe in significance of establishing the highest standards in good corporate governance and to attain high level of transparency, integrity and accountability. Our policies and procedures exemplify our core values in utmost professionalism across all functions of our organization. The company has, and will, continually endeavour to improve corporate practices, methodologies, and procedures to ensure that long term value is realized for all stakeholders of our organization. We aim to consistently offer our shareholders, customers, employees, vendors and the larger community mutually beneficial value through transparency in our associations, quality in our products and services, and integrity in our relationships. At Alchemist Realty Limited, we believe in maximizing stakeholder's value, profitability and growth including interaction with employees, shareholders, institutions, banks and all its business associates.

We take pleasure in informing that your Company's existing policies are in complete conformity with the requirements prescribed under Regulations of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Company believes that its key decisions must serve the underlying goals of enhancing shareholders' value over a sustained period of time, and achieving the definite and measurable performance targets.

The Company has implemented all mandatory requirements. The Company has a sound control and risk management policy.

**2. BOARD OF DIRECTORS:**

The Company's policy is to maintain optimum combination of Executive Directors, Non-Executive Directors and Independent Directors. The Board comprises of Four Directors, which include 1 (One) Executive Director and 3 (Three) Non-Executive Directors as on March 31, 2020. The Board is primarily responsible for the overall management of the Company's business. The Directors on the Board are from varied fields with wide range of skills and experience. The Non-Executive Directors including Independent Directors bring statutory and wider perspective in the Board's deliberations and decisions.

All the Independent Directors of the Company at the time of their first appointment to the Board and thereafter at the first meeting of the Board in every financial year have given a declaration that they meet with the criteria of independence as provided under Companies Act, 2013 and Regulation 16 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015.

During the financial year 2019-2020, 6 (Six) Board Meetings were held viz (i) 20<sup>th</sup> May, 2019 (ii) 12<sup>th</sup> August, 2019 (iii) 30<sup>th</sup> August, 2019 (iv) 11<sup>th</sup> November, 2019 (v) 12<sup>th</sup> February, 2020 (vi) 9<sup>th</sup> March, 2020.

The necessary quorum was present for all the meetings.

**i) Composition of Board :**

The Composition of the Board of Directors as on March 31<sup>st</sup>, 2020 with their attendance at the Board Meetings held during the year 2019-20 and at the last Annual General Meeting is given below:

S. No.	Name of the Director	Designation	Executive/ Non-Executive	Independent/ Non Independent	Relationship between Directors inter-se	No of shares & convertible instrument held by Non-Executive Directors
1.	Mr. Vinay Kumar Mittal (DIN 00287042)	Managing Director	Executive	Non-Independent	None	None
2.	Mr. Ajay Arora (DIN 02577621)	Director	Non-Executive	Non-Independent	None	None
3.	Prof. Maria Fernandes (DIN 07134540)	Director	Non-Executive	Independent	None	None
4.	Ms. Ambika Chowdhary (DIN 07887565)	Director	Non-Executive	Independent	None	None
5.	Mr. Anup Nargas (DIN: 03609482)	Whole Time Director	Executive	Non-Independent	None	None
6.	Mr. Safal Gurung (DIN: 08705128)	Director	Non-Executive	Non-Independent	None	None

**ii) Attendance at Board Meeting and last AGM and details of Directors/Membership in other Boards and Board Committees:**

S. No.	Name of the Director	Director Identification Number	No. of Board Meetings attended	Attendance at the Last AGM	No. of Other Directorships <sup>1</sup> and Committee <sup>7</sup> Membership/Chairmanship		
					Directorship	Committee Membership	Committee Chairmanship
1.	Mr. Vinay Kumar Mittal <sup>2</sup>	00287042	3	Yes	2	-	-
2.	Ms. Ambika Chowdhary	07887565	6	No	12	2	1
3.	Mr. Ajay Arora <sup>3</sup>	02577621	4	No	1	-	-
4.	Mr. Anup Nargas <sup>4</sup>	03609482	2	No	11	2	-
5.	Mr. Safal Gurung <sup>5</sup>	08705128	NA	No	13	1	-
6.	Prof. Maria Fernandes <sup>6</sup>	07134540	5	Yes	12	2	2

1. Excludes Overseas Companies.

2. Mr. Vinay Kumar Mittal ceased to be Managing Director w.e.f. 31.10.2019.

3. Mr. Ajay Arora ceased to be Director w.e.f. 15.11.2019.

4. Mr. Anup Nargas was appointed as Director w.e.f. 11.11.2019, further appointed as Whole Time Director w.e.f. 01.01.2020.

5. Mr. Safal Gurung was appointed as Director w.e.f. 09.03.2020.

6. Prof. Maria Fernandes was Re- appointed as Independent Director on the Board of the Company w.e.f. 24.03.2020 and subject to the approval of the members in the ensuing General Meeting of the Company to hold office period of upto 5 consecutive years i.e. 23.03.2025.

7. Committee includes Audit Committee, Stakeholders Relationship, Nomination and Remuneration and Independent Director Committee in Listed Companies.

**(iii) Details of Director Seeking Appointment/ Re-appointment in the ensuing Annual General Meeting**

The brief background and functional experience of the Directors proposed for appointment/re-appointment are given below along with the details of the Companies in which they are directors and committees of which they are members.

Prof. Maria Fernandes was Re- appointed as Independent Director on the Board of the Company w.e.f. 24.03.2020 and subject to the approval of the members in the ensuing General Meeting of the Company to hold office period of upto 5 consecutive years i.e. 23.03.2025.

The Board has recommended the appoint Mr. Anup Nargas as Whole Time Director of the Company w.e.f. January 01, 2020 for the period of 5 years in the Board Meeting held on February 12, 2020.

Particulars	Prof. Maria Fernandes	Mr. Anup Nargas
DIN	07134540	03609482
Age (in years)	56	33
Nationality	Indian	Indian
Date of Re-Appointment	24.03.2020	01.01.2020
Shares held in Company	Nil	Nil
Qualification	BA, MA (History), M Phil (History) PGBS Youth Leadership Training Nagpur	M. Sc. Physics, M. Phill. Physics
Experience and Expert Functional area	Prof. Maria Fernandes has rich experiences in the field of management. She has served as Principal of Holy Cross Mission College; Coordinator, Regional Study Centre Kakatiya University; Director, St. Francis College, Mumbai; Program Officer, Calicut University Centre Mumbai and Gen. Secretary, TFM Educational Society. Presently serving as Vice-Chairperson West Bengal Minorities Commission.	Mr. Anup Nargas has over 33 years of experience. He has been associated with Portfolio reviews, Internal Corporate Credit & Retail Audits and management audits in Mashreq Bank, Dubai, Commercial Bank of Qatar, Doha Bank and State Bank of India (Corporate Centre, Mumbai). He has also experience in writing and validating SOPs for First Abu Dhabi Bank, UAE.

Directorship held in other Companies	Alchemist Limited Alchemist F&B Limited Alchemist Hotels & Resorts Limited Pinkcassia Hotels & Resorts Private limited Royal Building And Infrastructures Private Limited Alchemist Airways Private Limited Alchemist Healthcare Limited Alchemist Hospitals Limited Optimum Constructors and Developers Limited Alchemist Universe of Education Limited Alchemist Touchnology Limited	KDS Corporation Private Limited Sorus Agritech Private Limited Alchemist Touchnology Limited Alchemist F&B Limited Alchemist Hotels & Resorts Limited Placid Estate Private Limited Optimum Constructors And Developers Limited Torus Infra Development Private Limited Technology Parks Limited
Membership/ Chairmanship of Committee in other Companies	Nil	Nil
Relationship with other Directors/KMPs	None	None

**(iv) Separate meeting of Independent Directors**

As stipulated by the code of independent directors under the Companies Act, 2013 and SEBI (Listing Obligations and Disclosures Requirement) Regulations, 2015, a separate meeting of the Independent Directors of the Company was held on 12<sup>th</sup> February, 2020 to review the performance of Non-Independent Directors (including the Chairman) and the Board as whole. The Independent Directors also reviewed the quality, content and timeliness of the flow of information between the Management and the Board and its committees which is necessary to effectively and reasonably perform and discharge their duties.

**(v) Familiarization Programme of Independent Directors**

The details of program for familiarization of Independent Directors with the Company, their roles, rights, responsibilities in the Company, nature of the industry in which the Company operates, business model of the Company and related matters are put up on the website of the Company at <http://www.alchemistrealty.com/>.

All the Independent Directors of the Company are made aware of their role, responsibilities & liabilities at the time of their appointment /re-appointment, through a formal letter of appointment, which also stipulates various terms and conditions of their engagement.

**3. CODE OF CONDUCT:**

In compliance with Regulation 17 of the Listing Regulations and the Companies Act, 2013, the Company has framed and adopted a code of conduct for all directors and senior management personnel. The code is available on the Company's website [www.alchemistrealty.com](http://www.alchemistrealty.com). The code is applicable to all Board members and senior management personnel who directly report to the Managing Director. The Code is circulated to all Board members and Senior Management Personnel and its compliance is affirmed by them annually.

A declaration signed by the Whole Time Director, regarding affirmation of compliance with the code of conduct by Board Members and senior management for the financial year ended March 31, 2020, is annexed as **Annexure A** to this report.

**4. AUDIT COMMITTEE:**

The Audit Committee constituted with terms of reference as per provisions of the Companies Act, 2013 and SEBI (LODR) Regulations, 2015.

During the financial year 2019-2020 4 (Four) Audit Committee Meetings were held viz (i) 20<sup>th</sup> May, 2019 (ii) 12<sup>th</sup> August, 2019 (iii) 11<sup>th</sup> November, 2019 (iv) 12<sup>th</sup> February, 2020.

**Meeting and Attendance**

During the year 2019-20, the Audit Committee was re-constituted. The Audit Committee comprises of the following members viz. Prof. Maria Fernandes, Ms. Ambika Chowdhary and Mr. Anup Nargas.

**Composition, Name of Members, Meeting and Attendance:**

S. No.	Name of Committee Member	Position	No of Meeting held	No. of meetings attended
1.	Prof. Maria Fernandes	Chairman (Independent)	4	4
2.	Mr. Vinay Kumar Mittal <sup>1</sup>	Member	2	2
3.	Ms. Ambika Chowdhary	Member	4	4
4.	Mr. Anup Nargas <sup>2</sup>	Member	1	1

1. Mr. Vinay Kumar Mittal ceased to be Managing Director w.e.f. 31.10.2019.

2. Mr. Anup Nargas was appointed as Director w.e.f. 11.11.2019, further appointed as Whole Time Director w.e.f. 01.01.2020.

The Company Secretary acts as the Secretary of the Committee.

The Committee reviewed the financial results of the Company and recommended the same to the Board of Directors for their approval.

The role and terms of reference of the Audit Committee covers the area as mentioned in the SEBI (LODR) Regulation, 2015 and the Companies Act, 2013 are as under:-

- Oversight of the Company's financial reporting process and the disclosure of its financial information to ensure that the financial statement is correct, sufficient and credible;
- Recommendation for appointment, remuneration and terms of appointment of auditors of the Company;
- Approval of payment to statutory auditors for any other 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, with particular reference to:
  - a. Matters required to be included in the Director's Responsibility Statement to be included in the Board's report in terms of clause (c) of Sub-Section 3 of Section 134 of the Companies Act, 2013.
  - b. Changes, if any, in accounting policies and practices and reasons for the same.
  - c. Major accounting entries involving estimates based on the exercise of judgment by management.
  - d. Significant adjustments made in the financial statements arising out of audit findings.
  - e. Compliance with listing and other legal requirements relating to financial statements.
  - f. Disclosure of any related party transactions.
  - g. 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 of 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 document/prospectus/notice and the report submitted by the monitoring agency monitoring the utilisation of proceeds of a public or rights issue, and making appropriate recommendations to the Board to take up steps in this matter;
    - Review and monitor 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 internal auditors of any significant findings and follow up there on;
    - Reviewing the findings of any internal investigations 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;
- To review the functioning of the Whistle Blower mechanism;
- Approval of appointment of CFO (i.e., the whole-time Finance Director or any other person heading the finance function or discharging that function) after assessing the qualifications, experience and background, etc. of the candidate;
- Carrying out any other function as is mentioned in the terms of reference of the Audit Committee.

The audit committee has mandatorily reviewed the following information:

- Management discussion and analysis of financial condition and results of operations;
- Statement of significant related party transactions (as defined by the audit committee), submitted by management;
- Management letters / letters of internal control weaknesses issued by the statutory auditors;
- Internal audit reports relating to internal control weaknesses; and
- The appointment, removal and terms of remuneration of the chief internal auditor shall be subject to review by the audit committee.
- Statement of deviations:
  - (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).

**5. NOMINATION AND REMUNERATION COMMITTEE:**

The Nomination and Remuneration Committee constituted with terms of reference as per provisions of the Companies Act, 2013 and SEBI (LODR) Regulations, 2015.

**Meeting & Attendance**

The Nomination and Remuneration Committee was re-constituted. The Nomination and Remuneration Committee comprises of the following members viz. Prof. Maria Fernandes, Ms. Ambika Chowdhary and Mr. Safal Gurung.

The committee met 3 (Three) times during the year viz. on (i) 30<sup>th</sup> August, 2019 (ii) 11<sup>th</sup> November, 2019 (iii) 9<sup>th</sup> March, 2020 and was attended by members as under:

S. No.	Name	Position	No. of meetings held	No. of meetings attended
1.	Prof. Maria Fernandes	Chairperson	3	2
2.	Ms. Ambika Chowdhary	Member	3	3
3.	Mr. Ajay Arora <sup>1</sup>	Member	2	2
4.	Mr. Safal Gurung <sup>2</sup>	Member	Nil	Nil

1. Mr. Ajay Arora ceased to be Director w.e.f 15.11.2019.
2. Mr. Safal Gurung was appointed as Director w.e.f. 09.03.2020.

The Company Secretary acts as the Secretary of the Committee.

The Nomination and Remuneration Committee has been entrusted with the responsibilities to review and grant annual increments, vary and/or modify the terms and conditions of appointment/re-appointment including remuneration and perquisites, commission etc. payable to Managing Directors within the overall ceiling of remuneration as approved by the members.

The Committee in its meeting noted the following terms of reference pursuant to Section 178 of the Companies Act, 2013 & Regulation 19 (4) read with Part D Schedule II of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Formerly Clause 49 of the Listing Agreement) :-

- 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 performance of Independent Directors and the Board of Directors.
- 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.
- To see that the level and composition of remuneration is reasonable and sufficient to attract, retain and motivate Directors of the quality required to run the Company successfully.
- To see that the relationship of remuneration to performance is clear and meets appropriate performance benchmarks.
- To see that remuneration to Directors, key managerial personnel and senior management involves a balance between fixed and incentive pay reflecting short and long-term performance objectives appropriate to the working of the Company and its goals.
- Whether to extend or continue the term of appointment of the Independent Director, on the basis of the report of performance evaluation of Independent Directors.

**Board Evaluation**

Pursuant to the provisions of the Companies Act, 2013, Regulation 17 & 25 of the Listing Regulations and Guidance Note on Board Evaluation issued by the Securities and Exchange Board of India vide its circular dated 5<sup>th</sup> January 2017, the Nomination and Remuneration Committee has devised criteria for evaluation of the performance of Directors including Independent Directors. The Board has carried out the annual performance evaluation of its own performance, its Committees and Directors. The exercise was led by Independent Director. The evaluation process focused on various aspects of the Board and Committees functioning such as composition of the Board and Committees, experience and competencies, performance of specific duties and obligations, corporate governance & compliance management etc. Separate exercise was carried out to evaluate the performance of Non-executive Directors on parameters such as experience, attendance, acquaintance with the business, effective participation, vision and strategy, contribution and independent judgement.

**Remuneration Policy**

The remuneration of the Board members is based on the Company’s size & its economic & financial position, industrial trends, compensation paid by the peer companies, etc. Compensation reflects each Board member’s responsibility and performance. The level of compensation to Executive Directors is designed to be competitive in the market for highly qualified executives. The committee recommends the appointment and the remuneration for Executive Directors, and sitting fee for Non-executive Directors is fixed within the limits prescribed under Companies Act, 2013.

The details of remuneration paid to Executive Directors and sitting fee paid to Non-Executive Independent Directors for attending the meetings of the Board and Committees thereof during the year are given herein below. Policy on Director’s appointment and remuneration as approved by the Board is uploaded on Company’s Website at the web link i.e <http://www.alchemistrealty.com//investors.html>.

**Details of remuneration/sitting fees paid to Directors:**

**Executive Directors**

The Company pays remuneration by way of Fixed based salary and allowances [Fixed Component], annual performance award, commission, employee stock/ shadow options, retrial and other benefits, and reimbursements based on the recommendations of the Nomination and Remuneration Committee within the limits as prescribed under Companies Act, 2013 and approved by the shareholders. The performance based awards/ commission is based on qualitative and quantitative assessment of Company’s Performance.

**Non- Executive Directors**

The Non-Executive Directors are entitled for sitting fees with in the limited as prescribed in the Companies Act, 2013 for attending each board and committee meeting.

The Company also re-imbrues out of pocket expenses incurred by the directors for attending the meetings. The service contract, notice period and severance fees are not applicable to Non- Executive Directors.

The remuneration paid to the Executive and Non-Executive Directors for the Financial Year 2019-20 was as follows: (Rs. In Lacs

Particulars	Mr. Vinay Kumar Mittal <sup>1</sup>	Ms. Maria Fernandes	Ms. Ambika Chowdhary	Mr. Ajay Arora <sup>2</sup>	Mr. Anup Nargas <sup>3</sup>	Mr. Safal Gurung <sup>4</sup>
Relationship with Directors	None	None	None	None	None	None
Salary	65.45	-	-	-	3.99	-
Allowances	-	-	-	-	-	-
Commission/ incentives/Bonus	-	-	-	-	-	-

Other annual compensation	-	-	-	-	-	-
Pension/Retirals	-	-	-	-	-	-
Sitting Fees	-	0.50	0.50	-	-	-
Stock Units	-	-	-	-	-	-
Notice Period	-	-	-	-	-	-

1. Mr. Vinay Kumar Mittal ceased to be Managing Director w.e.f. 31.10.2019.
2. Mr. Ajay Arora ceased to be Director w.e.f 15.11.2019.
3. Mr. Anup Nargas was appointed as Director w.e.f. 11.11.2019, further appointed as Whole Time Director w.e.f. 01.01.2020.
4. Mr. Safal Gurung was appointed as Director w.e.f. 09.03.2020.

#### 6. STAKEHOLDER RELATIONSHIP COMMITTEE:

During the year 2019-20, the Stakeholder Relationship Committee was reconstituted. As per provision of Section 178(5) of the Companies Act, 2013 read with the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, composition of the Stakeholder Relation Committee was required to be changed so, Company has introduced Mr. Anup Nargas as member of the committee.

The Stakeholder Relationship Committee comprises of the following members viz. Ms. Ambika Chowdhary, Prof. Maria Fernandes and Mr. Anup Nargas. This committee oversees and reviews all matters connected with redressal of investor Grievances and complaints. The transfer of shares is undertaken by M/s Alankit Assignments Limited and they are fully equipped to deal with transfers and all related complaints of Investors.

#### Meeting and Attendance

The committee met 2 (Two) times during the year viz. (i) 20<sup>th</sup> May, 2019 (ii) 12<sup>th</sup> August, 2019 and was attended by members as under:

S. No.	Name of Members	Position	Category	No. of meetings held	No. of meetings attended
1.	Ms. Ambika Chowdhary	Chairperson	Non-Executive Independent Director	2	2
2.	Mr. Ajay Arora	Member	Non-Executive Non Independent Director	2	2
3.	Mr. Vinay Kumar Mittal	Member	Executive Director	2	2
4.	Prof. Maria Fernandes	Member	Non-Executive - Independent Director	2	NA
5.	Mr. Anup Nargas*	Member	Executive Director	Nil	Nil

\* Mr. Anup Nargas was appointed as Director w.e.f. 11.11.2019, further appointed as Whole Time Director w.e.f. 01.01.2020.

#### COMPLIANCE OFFICER

Ms. Priyanka Bokolia acts as the Compliance Officer of the Company for complying with the requirements of the Listing Regulations and requirements of securities laws, including SEBI (Prohibition of Insider Trading) Regulations, 2015 up-to the period of 19<sup>th</sup> August 2019.

With effect from 30<sup>th</sup> August, 2019, Ms. Sarita Chaurasia has been appointed by the Company, to act as a Company Secretary & Compliance Officer of the Company.

#### Terms of reference

This Committee has been formed with a view to undertake the following: -

- Approval of transfer/transmission of shares/debentures issued by the Company, issue of duplicate certificates and certificates after split/consolidation/replacement.
- Looking into the redressal of shareholders' and investors' complaints and other areas of investor services.

#### Details of Complaints received and redressed during the year 2019-20:

Nature of Complaints	Opening Balance as 01.04.2018	No. of Complaint Received during the year	No. of Complaints Resolved during the year	No. of Complaints Pending as on 31.03.2019
Dividend/ Annual Report related and others	Nil	Nil	Nil	Nil



**7. SUBSIDIARY COMPANY:**

As on 31<sup>st</sup> March, 2020, the Company is having 'Century 21 Properties (India) Private Limited, as Subsidiary Company and 'Alchemist Hills Resorts Private Limited' as Wholly Owned Subsidiary.

**8. CEO/CFO CERTIFICATION:**

The certificate required under Regulation 17(8) of the Listing Regulations, duly signed by the CEO and CFO was placed before the Board. The same is provided as **Annexure B** to this report.

**9. CERTIFICATE ON CORPORATE GOVERNANCE:**

As required under Regulation 34 of the Listing Regulations, certificate on Corporate Governance by the Practicing Company Secretary is annexed as **Annexure C** to this report.

**10. GENERAL BODY MEETINGS:**

• **Details of Last three Annual General Meeting:**

Year	Date and Time	Venue
2017	22 <sup>nd</sup> September, 2017 at 10.00 A.M.	The Orient Club, 9 Chowpatty Sea Face Mumbai-400007
2018	25 <sup>th</sup> September, 2018 at 02.00 P.M.	Paharpur Business Centre 21, Nehru Place, New Delhi-19
2019	30 <sup>th</sup> September, 2019 at 12.00 P.M.	Paharpur Business Centre 21, Nehru Place, New Delhi-19

• **Special Resolutions passed during last three Annual General Meeting:**

Two special resolutions have been passed by the Shareholders in the last three Annual General Meeting.

• **Details of special resolution passed through Postal Ballot:**

Resolution for change in Registered Office of the company, passed through postal ballot during the financial year 2016-17.

**11. DISCLOSURES:**

During the year under review:

- I. There are no materially significant related party transactions that have potential conflict with the interest of the company. The disclosure of all related party transactions are set out in the notes forming part of the Financial Statement. The Policy framed by your Company on dealing with related party transactions is posted on Company's website at [www.alchemistrealty.com](http://www.alchemistrealty.com).
- II. Neither there were any non-compliance nor have any penalties or strictures been imposed on your company by the Stock Exchange or SEBI or any statutory authority on any matter related to capital market during the last three years.
- III. The Company has established a Vigil Mechanism, Whistle Blower Policy/Whistle Blower Mechanism and formulated a policy for the same and no personnel have been denied access to the audit Committee.
- IV. The Board of Directors of the Company has adopted the code of conduct for directors and senior management personnel and the same is posted on the website of the Company.
- V. The financial statements have been made in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI) so as to represent a true and fair view of the state of affairs of the Company.
- VI. All mandatory requirements as per SEBI (LODR) Regulation, 2015 have been complied with by the Company.
- VII. All the policy as mandatry under SEBI (LODR) Regulation, 2015 are available on the website of the Company i.e [www.alchemistrealty.com/Investors](http://www.alchemistrealty.com/Investors).

**12. COMPLIANCE WITH THE MANDATORY REQUIREMENTS OF THE LISTING REGULATIONS:**

The Board of Directors periodically review the compliance of all applicable laws. The Company has complied with all the mandatory requirements of the Code of Corporate Governance as specified in Regulation 17 to 27 and Clauses (b) to (i) of sub regulation (2) of Regulation 46 of the Listing Regulations. It has obtained a certificate affirming the compliances from CS Vishal Gambhir, Practicing Company Secretary and the same is attached to this report.

**Reconciliation of Share Capital Audit**

As stipulated by SEBI, a qualified Company Secretary in practice conducts the Reconciliation of Share Capital Audit of the Company for the purpose of reconciliation of total admitted capital with the depositories, i.e. NSDL and CDSL, and the total issued and listed capital of the Company.

The Company Secretary in Practice conducts such audit in every quarter and issues a Reconciliation of Share Capital Audit Certificate to this effect to the Company. A copy of such audit report is submitted to the Stock Exchanges, where the Company's shares are listed and is also placed before the Board.

**E-voting**

To widen the participation of shareholders in Company decisions pursuant to provisions of Section 108 of Companies Act, 2013 read with Rule 20 of The Companies (Management and Administration) Rules, 2014 as amended, the Company has provided e-voting facility to its shareholders, in respect of all shareholders’ resolutions to be passed at Annual General Meeting.

**Register E-mail Address**

To contribute towards greener environment, the Company proposes to send documents like shareholders meeting notice/other notices, audited financial statements, Director’s report, auditors’ report or any other document, to members in electronic form at the e-mail address provided by them and/or available to the Company by the Depositories.

Members who have not yet registered their e-mail address (including those who wish to change their already registered e-mail address) may get the same registered/updated either with their depository participants or by writing to the Company.

**Auditors**

M/s Soin Associates, Chartered Accountants

**Secretarial Auditors**

Vishal Gambhir & Associates, Practicing Company Secretary

**Policy to prevent and deal with sexual harassment**

The Company is an equal employment opportunity employer and is committed to creating a healthy and productive work environment that enables employees to work without fear of prejudice, gender bias and sexual harassment. The Company believes that an act of sexual harassment results in the violation of the fundamental rights of a woman. Such acts violate her right to equality, right to life and to live with dignity and right to practice any profession or to carry on any occupation, trade or business, which also includes a right to have a safe and healthy work environment free from sexual harassment.

In keeping with its belief and in terms of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and rule thereof, the Company adopts the policy to prevent and deal with sexual harassment of women at the workplace. The Company is committed to provide to all women, who are present at the workplace a work environment free from sexual harassment, intimidation and exploitation.

**Disclosures with respect to demat suspense account/unclaimed suspense account**

There was no shares lying in demat suspense account or unclaimed suspense account. Hence no disclosures with respect to demat suspense account/unclaimed suspense account required to be disclosed in this report.

**Code for Prevention of Insider Trading**

The Company has adopted a Code of Conduct to regulate, monitor and report trading by insiders under the SEBI(Prohibition of Insider Trading) Regulations, 2015. This Code of Conduct also includes code for practices and procedures for fair disclosure of unpublished price sensitive information and has been made available on the Company’s website at <http://www.alchemistrealty.com/investors/>.

**13. MEANS OF COMMUNICATION:**

The Quarterly, half-yearly and annual results of the Company are sent to the Stock Exchange(s) in accordance with the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and are published in the newspapers namely “The Financial Express in all editions & Hari Bhoomi, Delhi & Haryana”.

(i)	Half yearly report sent to each house hold of shareholders	N.A
ii)	Quarterly Results	The quarterly results are taken on record by Board of Directors and notified to Stock Exchange and published in newspaper in compliance with Regulation 33 of SEBI (LODR) Regulations, 2015.
iii)	Publications in Newspapers	English: Financial Express Vernacular: Hari Bhoomi (Hindi)
iv)	Website where displayed	Website of BSE as well as website of the Company i.e. <a href="http://www.bseindia.com">www.bseindia.com</a> , <a href="http://www.alchemistrealty.com">www.alchemistrealty.com</a>
v)	Whether it also displays official news releases?	No

vi)	Whether presentation made to Institutional Investors or to Analysts?	No
(vii)	Whether Management Discussion & Analysis Report is part of Annual Report?	Yes

**14. GENERAL SHAREHOLDER'S INFORMATION:**

i.	<b>AGM Date, Time &amp; Venue</b>	30 <sup>th</sup> September, 2020 at 2.00 P.M. through VC / OAVM pursuant to the MCA Circular dated May 5, 2020 and as such there is no requirement to have a venue for the AGM. For details please refer to the Notice of this AGM.
ii.	<b>Financial Calendar 2020-21 Results for the Quarter ending:</b> a) <b>30<sup>th</sup> June, 2020</b> b) <b>30<sup>th</sup> September, 2020</b> c) <b>31<sup>st</sup> December, 2020</b> d) <b>31<sup>st</sup> March, 2021/Audited Yearly Results</b>	On or before 14 <sup>th</sup> day of August, 2020 On or before 14 <sup>th</sup> November, 2020 On or before 14 <sup>th</sup> February, 2021 On or before 30 <sup>th</sup> May, 2021
iii.	<b>Book Closure Date</b>	As mentioned in the Notice of the AGM
iv.	<b>Dividend Payment Date</b>	N.A.
v.	<b>Listing on Stock Exchange</b>	BSE Limited 1 <sup>st</sup> Floor, Phiroze, Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 Note: Your Company has already paid the Listing fees to the Stock Exchange for the F.Y. 2020-21
vi.	<b>Stock Code ISIN Number</b>	532114 INE646D01024
vii.	<b>Market Price Data</b>	As per Table -1 below (Figure-1) & (Figure-2)
viii.	<b>Performance in comparison to Broad -based BSE Sensex</b>	As per Table-2 below (Figure-3)
ix.	<b>Distribution of Shareholdings</b>	As per Table-3 below (Figure-4) & (Figure-5)
x.	<b>Category of Shareholders</b>	As per Table-4 below (Figure-6) & (Figure-7)
xi.	<b>Registrar and Share Transfer Agent</b>	M/s Alankit Assignments Limited 1E/13 Jhandewalan Extension, New Delhi-110055 Ph. No. 91-11-4254 1234, Fax + 91-11-4254 1201, +91-11-2355 2001 Website : <a href="http://www.alankit.com">www.alankit.com</a>
xii.	<b>Share Transfer System</b>	All Shares transfers are handled by Registrar and Share Transfer Agents. Share sent for transfer are registered and returned in approximately 15 to 20 days from the date of receipt of documents, if the documents are complete in all respects.
xiii.	<b>Dematerialisation of shares and Liquidity</b>	As on 31.03.2020, 74070317 Equity Shares of the company (99.96% of the total issued capital) were held in dematerialized Form and 30683 Equity Shares (0.034% of total issued capital) were held in physical form.
xiv.	<b>Outstanding GDRs/ADRs/Warrants or any Convertible instruments, conversion date and likely impact on equity.</b>	Not Applicable

xv.	<b>Commodity price risk or foreign exchange risk and hedging activities</b>	The Company is subject to commodity price risk like any other industry. Moreover, since the Company procures all the input commodities used in the production of goods and generation of services from third parties, it is all the more subject to risk and rewards of price variations. The Company is, to a certain extent, able to manage the risks of adverse price movements by giving all inclusive construction contracts, with a built in mechanism for moderation of any substantial price movement of key components of the contract. In respect of contract for finishing material and façade items, the commodity/ hedging market for these items is not fully developed and the Company keeps on evaluating on continuous basis opportunities for price risk minimisations. In respect of inward remittances from eligible overseas buyers of the residential units constructed by the Company and recipient of services from Hotel, all billing is in INR and hence the Company is immune to foreign exchange risk on this account.
xvi.	<b>Plant locations</b>	The Company does not have any plants.
xvii.	<b>Address for Correspondence</b>	<b>Regd. Office:</b> Building No. 23, Nehru Place, New Delhi-110019 <b>Tel:</b> 011-40600800 <b>Fax:</b> 011-40600800 <b>Email id-</b> <a href="mailto:investors.realty@alchemist.co.in">investors.realty@alchemist.co.in</a>

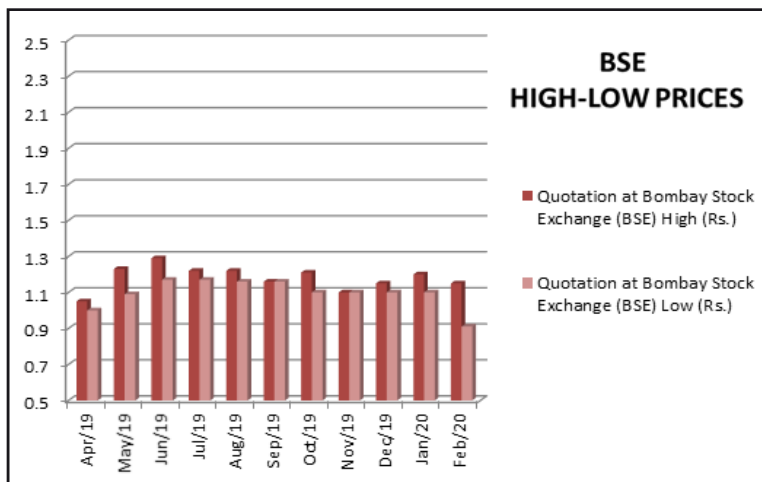
**MARKET PRICE DATA**

**MONTHLY HIGH AND LOW QUOTATIONS OF SHARES AND VOLUME OF EQUITY SHARES TRADED ON BOMBAY STOCK EXCHANGE LIMITED (BSE) FOR THE YEAR ENDED MARCH 31, 2020 ARE AS FOLLOWS:-**

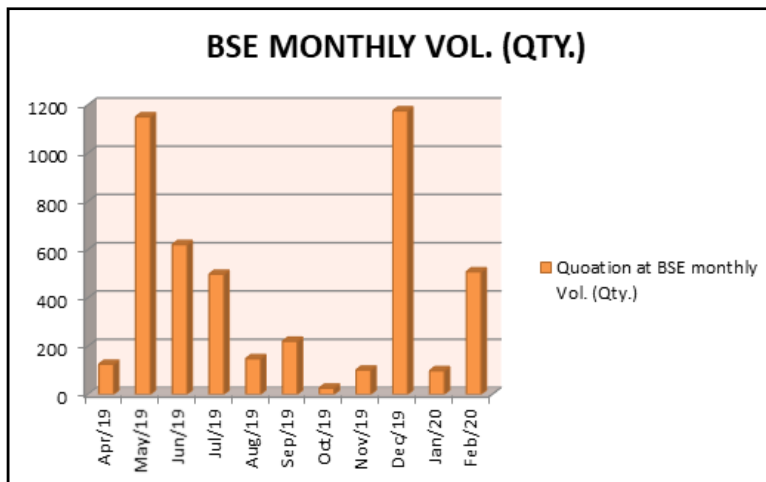
**TABLE-1**

Month	Quotation at Bombay Stock Exchange (BSE)		
	High (Rs.)	Low (Rs.)	Monthly Vol. (Qty.)
April-19	1.05	1	125
May-19	1.23	1.09	1150
Jun-19	1.29	1.17	621
Jul-19	1.22	1.17	498
Aug-19	1.22	1.16	148
Sep-19	1.16	1.16	220
Oct-19	1.21	1.1	26
Nov-19	1.1	1.1	101
Dec-19	1.15	1.1	1175
Jan-20	1.2	1.1	98
Feb-20	1.15	0.91	508

Present Face Value of Equity Shares is Rs. 2/- each.



**(Figure-1)**



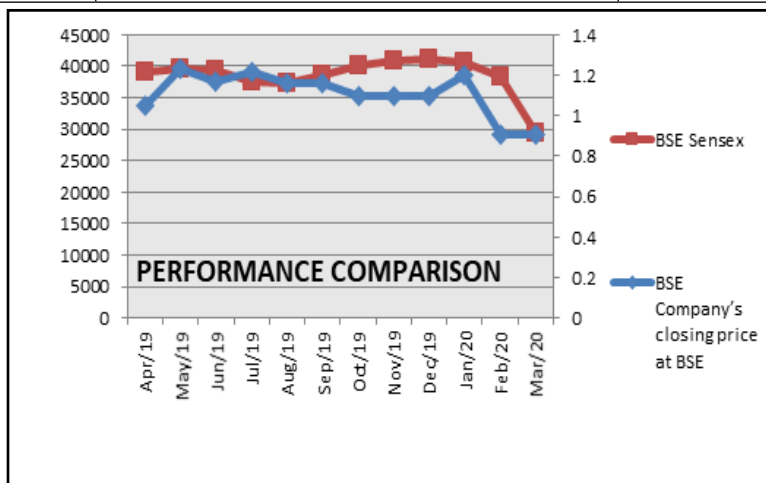
(Figure-2)

**PERFORMANCE DATA**

MONTHLY PERFORMANCE OF THE PRICE OF THE SHARES IN COMPARISON TO BOMBAY STOCK EXCHANGE LIMITED (BSE) SENSEX FOR THE YEAR ENDED MARCH 31, 2020 ARE AS FOLLOWS:-

TABLE-2

Month	BSE Company's closing price at BSE (Rs.)	BSE Sensex (Rs.)
April-19	1.05	39031.55
May-19	1.23	39714.2
Jun-19	1.17	39394.64
Jul-19	1.22	37481.12
Aug-19	1.16	37332.79
Sep-19	1.16	38667.33
Oct-19	1.1	40129.05
Nov-19	1.1	40793.81
Dec-19	1.1	41253.74
Jan-20	1.2	40723.49
Feb-20	0.91	38297.29
Mar-20	0.91	29468.49



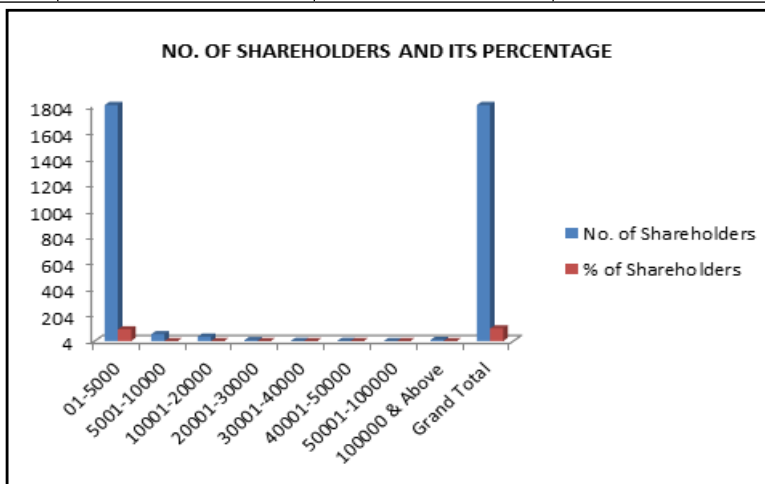
(Figure-3)

**DISTRIBUTION DATA**

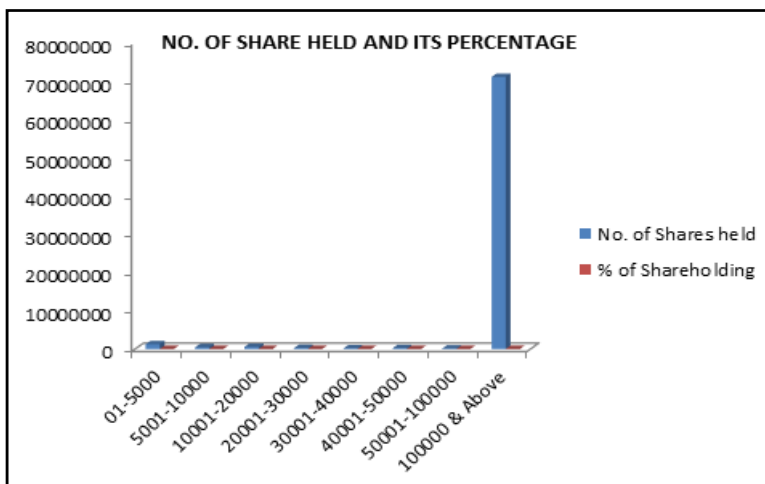
**DISTRIBUTION OF SHAREHOLDING AS ON MARCH 31, 2020**

**TABLE-3**

No. of Equity Shares	No. of Shareholders	% of Shareholders	No. of Shares held	% of Shareholding
01-5000	1804	93.42	1251740	1.69
5001-10000	56	2.90	438718	0.59
10001-20000	37	1.92	532856	0.72
20001-30000	10	0.52	243011	0.33
30001-40000	5	0.26	160366	0.22
40001-50000	5	0.26	228608	0.31
50001-100000	2	0.10	138305	0.19
100001 & above	12	0.62	71107396	95.96
<b>Grand Total</b>	<b>1931</b>	<b>100.00</b>	<b>74101000</b>	<b>100.00</b>
<b>Physical Mode</b>	<b>8</b>	<b>0.42</b>	<b>30683</b>	<b>0.04</b>
<b>Electronic Mode</b>	<b>1923</b>	<b>99.58</b>	<b>74070317</b>	<b>99.96</b>



**(Figure-4)**

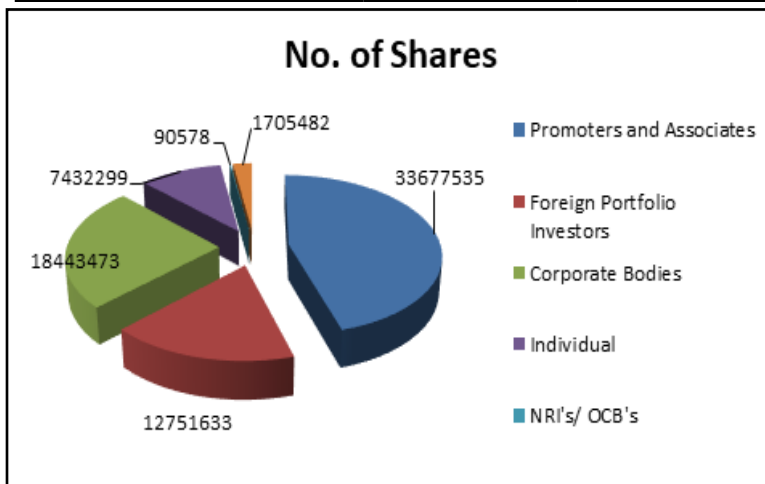


**(Figure-5)**

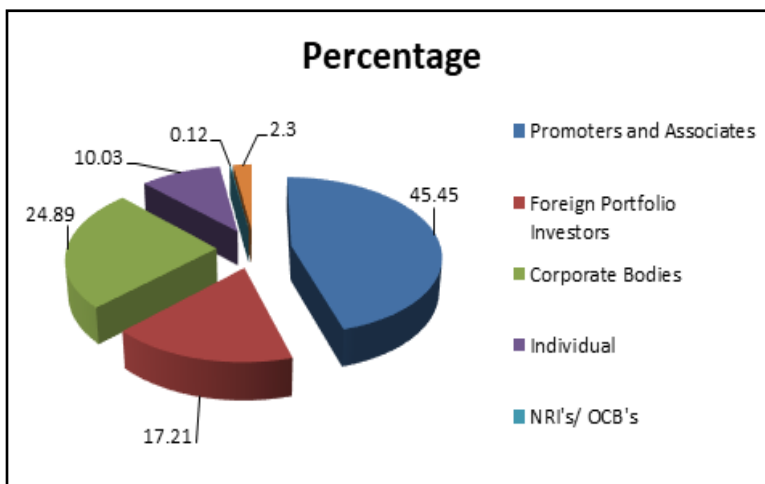
**SHAREHOLDERS CATEGORY DATA**  
**CATEGORY OF SHAREHOLDERS AS ON 31<sup>ST</sup> MARCH, 2020**

**TABLE 4**

Category	No. of Shares	Percentage
Promoters and Associates	33677535	45.45
Foreign Portfolio Investors	12751633	17.21
Corporate Bodies	18443473	24.89
Individual	7432299	10.03
NRI's/ OCB's	90578	0.12
Others	1705482	2.30
Total	74101000	100



(Figure-6)



(Figure-7)

**CERTIFICATE ON CODE OF CONDUCT**

As provided under Regulation 26(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 with the Stock Exchanges, the Board Members and the Senior Management Personnel have confirmed compliance with the Code of Conduct and Ethics for the year ended March 31, 2020.

**FOR ALCHEMIST REALTY LIMITED**

**Sd/-**  
**Anup Nargas**  
**Whole Time Director**  
**(DIN: 03609482)**

**Place : New Delhi****Annexure-B****CHIEF EXECUTIVE OFFICER (CEO) / CHIEF FINANCIAL OFFICER (CFO) CERTIFICATION**

We, Anup Nargas, Whole Time Director and Suresh Kumar Bhardwaj, Chief Financial Officer of Alchemist Realty Limited, do hereby certify, that

- A. We have reviewed financial statements and the cash flow statement for the year ended on March 31, 2020 and to the best of our knowledge and belief:
- i. These statements do not contain any materially untrue statement or omit any material fact nor do they contain results that might be misleading.
  - ii. These statements together present a true and fair view of the company's affairs and are in compliance with the existing accounting standards and/or applicable laws/regulations.
- B. There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violates the Company's code of conduct.
- C. We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of the listed entity pertaining to financial reporting and we have disclosed to the auditors and the audit committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps we have taken or propose to take to rectify these deficiencies.
- D. We have indicated to the auditors and the Audit committee
- (1) significant changes in internal control over financial reporting during the year;
  - (2) significant changes in accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and
  - (3) instances of significant fraud of which we have become aware and the involvement therein, if any, of the management or an employee having a significant role in the Company's internal control system over financial reporting.

**Dated : 04.09.2020**  
**Place : New Delhi**

**Sd/-**  
**Anup Nargas**  
**Whole Time Director**  
**(DIN: 03609482)**

**By the Order of the Board**  
**FOR ALCHEMIST REALTY LIMITED**

**Sd/-**  
**Suresh Kumar Bhardwaj**  
**Chief Financial Officer**



**CERTIFICATE REGARDING COMPLIANCE OF CONDITIONS OF CORPORATE GOVERNANCE**

To  
The Members,  
ALCHEMIST REALTY LIMITED  
23, Nehru Place,  
New Delhi – 110019

We have examined the compliance of conditions of Corporate Governance by M/s Alchemist Realty Limited, for the year ended on 31st March 2020, as stipulated in Regulations 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and clauses (b) to (i) of sub regulation (2) of regulation 46 and para C, D and E of Schedule V of the Securities And Exchange Board Of India (Listing Obligations And Disclosure Requirements) Regulations, 2015.

The compliance of conditions of Corporate Governance is the responsibility of the Management. Our examination has been limited to a review of the procedures and implementation thereof adopted by the Company for ensuring compliance with the conditions of the Corporate Governance as stipulated in the said Clause. 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 and based on the representations made by the Directors and the Management, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We state that such compliance is neither an assurance as to future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company

Place: Delhi  
Date: 29<sup>th</sup> August, 2020

For Vishal Gambhir & Associates  
Company Secretaries  
Sd/-  
CS Vishal Gambhir  
Prop.  
M. No. A40037  
C.P. No. 14881  
UDIN : A040037B000631452

**INDEPENDENT AUDITORS' REPORT**

To the Members of

Alchemist Realty Limited.

Report on the Standalone Financial Statements as per Ind AS

**Qualified Opinion**

We have audited the accompanying standalone financial statements of Alchemist Realty Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2020, and the Statement of Profit and Loss, Statement of change in Equity and Cash Flow Statement for the year then ended, and 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, **except for the effects of the matter described in basis for Qualified opinion paragraph below**, 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, 2020 and its loss and its Cash Flow for the year ended on that date.

**Basis of Qualified Opinion**

a.) Attention is invited to Note No.10 of the financial statements Trade receivables amounting to Rs. 13487.78 Lacs out of which export debtors for merchant trade transaction are Rs.13412.03 Lacs and other receivables are Rs. 75.75 Lacs which are outstanding for more than six months from the date they become due from payment. Credit was extended on export sales in the normal course of the business, however the same has not been realised so far. The Company has filed legal suit against defaulting customers. During the year the management has not made any provision on such export debtors.

***"These are long outstanding debtors and we are unable to comment of the recoverability of the same. However we are unable to access whether adequate provision was made in the books of accounts for such doubtful trade receivables." As result of such opinion, loss to that extent is under stated and similarly the receivables.***

We conducted our audit in accordance with Standards on Auditing (SAs). 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 ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

**Key Audit Matters**

Key audit matters are those matters that in our professional judgment were of the most significant in our audit of the standalone financial statements of the current period. These matters addressed in the contest 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.

We have determined the matters described below to be the key audit matters to be communicated in our report.

Key Audit Matter	How our report addressed the Key audit matter.
<p><b>1. Litigation Matters (Acquisition of Properties)</b></p> <p>The company has certain significant legal proceedings under various complex matters with parties, continuing from earlier years, which are as under:</p> <p>Advances given to various parties in respect of properties to be purchased. (Refer note 5.1 and 5.2 of the financial statements)</p> <p>Due to complexity involved in these litigation matters, management's judgment regarding recognition and measurement of provisions for these legal proceedings is inherently uncertain and might change over time as the outcome of the legal cases are determined. Accordingly, it has been considered as a key audit matter.</p>	<p>Our audit procedure includes and is limited to the following.</p> <p>a) Assessing management position through discussions with them, the probability of success in the aforesaid cases, and the magnitude of any potential loss.</p> <p>b) Discussion with the management on the development of these litigations during the year ended March 31, 2020</p> <p>c) Review of the disclosures made by the company in the financial statements in this regard.</p> <p>d) Obtained representation letter from the management.</p> <p>Our audit procedure include the following substantive procedures:-</p>

<p><b>2. Evaluation of Uncertain tax positions</b></p> <p>The Company is having tax jurisdiction in Delhi region and is subject to periodic challenges by the local tax authorities on the rage of tax matters during the normal course of business. These involve significant management judgment to determine the possible outcome of the uncertain tax positions, consequently having impact on related accounting and disclosures in the standalone financial statements.</p> <p>Refer Note 20 of the financial statements.</p>	<ul style="list-style-type: none"> <li>• Obtained understanding of key uncertain tax positions;and</li> <li>• We along with company tax experts:-             <ul style="list-style-type: none"> <li>a) Read and analysed select key correspondences, consultation by the management with the external tax professionals working on key uncertain tax positions.</li> <li>b) Discussed with the appropriate senior management and evaluated management’s underlying key assumptions in estimating the tax provisions if any to be made; and</li> <li>c) Assessed management’s estimate of the possible outcome of the disputed cases;</li> </ul> </li> </ul>
---	--

**Emphasis of the Matter**

- a) Attention is invited to Note No 5, 5.1 and 5.2 of the financial statements wherein amount of Rs. 6037.17 lacs has been shown under the head of **long term advances**, “out of which Rs. 1249.40 Lacs has been given to various parties and the matter is Sub-Judice in various courts for acquiring properties and advances amounting to Rs. 1842.97 lacs given to various other parties but the sale deeds for properties has not been executed so far in favor of the company”. These advances have been considered as good by the management of the company although no sale deed has been excuted.. It is relevant to point out that these are material advances and are pending since long, more than three years, and the management has not made any provision for the same.
- b) Attention is also invited to note No 5.3 of the financial statements for amount shown under the head “ **long term advance** Rs. 1887.92 Lacs given to various parties on account of franchisee fee and other expenses for acquiring rights of Realogy Corpn. Inc. USA for their brand (Century 21 ) which is recoverable from its Subsidiary Century 21 Properties (India) Pvt. Ltd as and when the rights will be transferred to it”. It is relevant to note that the amount has been advanced since long and rights have not been transferred so far.
- c) We draw attention to note 5.4, the company has advanced as loan a sum of Rs.992.22 Lacs to two parties as interest free unsecured loan, the same is in violation of sub section 7 of section 186 of the Companies Act 2013. This sub section requires the “No loans shall be given under this section at a rate lower than the prevailing yield of one year, three year, five year or ten year Government Security closest to the tenure of the loan.
- d) Search and seizure operation was conducted U/s 132/133A of the Income Tax Act,1961 by Investigation Wing of the Income Department on 20/6/2014, and during the quarter ending 31<sup>st</sup> March 2019 the same were concluded on 07/02/2019 and relevant order were received by the company on 25/02/2019 in which demand was assessed amounting to Rs. 521.99 Lacs under orders passed U/s 153A/143(3) for the A/Y 2009-10 to 2015-16. However the company has filed appeals against these order passed on 25/03/2019, hence no provision has been made in the books for the said demand.

Our opinion is not modified in respect of these matters.

**Management’s Responsibility for the Financial Statements**

The Company’s Board of Directors is responsible for the matters stated in Section 134(5) of the 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 including other comprehensive income, cash flows and change in equity of the Company in accordance with the Accounting principles generally accepted in India, including the Indian Accounting Standard Ind AS specified under Section 133 of the Act, read with the provision of the Companies ( Indian accounting Standards) Rules, 2015 as amended . This responsibility includes the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding of the assets of the Company and for preventing and detecting the 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 control, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentations of the financial statements that give a true and fair view and free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the company ability to continue as a going concern disclosing as applicable, matter relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operation, or has no realistic alternative but to do so.

That board of directors is responsible for overseeing the company’s financial reporting process.

**Auditor’s Responsibility**

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 Requirement's**

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 Act, we give in the Annexure A, a statement on the matters specified in the paragraph 3 and 4 of the Order, to the extent applicable.
2. As required by section 143(3) of the Act, we report that:-
  - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
  - b) In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books.
  - c) The Balance Sheet, Statement of Profit and Loss, and Cash Flow Statement dealt with by this Report are in agreement with the books of account.
  - d) Except for the effects of the matter described in the basis for Qualified opinion paragraph above, in our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards (Ind As) specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies(Accounts) Rules,2014;
  - e) ***The matters described in the basis for Qualified Opinion paragraph, Key Audit Matters and Emphasis of matter paragraph above, in our opinion, can adversely affect the functioning of the company.***
  - f) On the basis of written representations received from the directors as on March 31, 2020, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2020, from being appointed as a director in terms of section 164(2) of the Companies Act, 2013.
  - g) ***The qualification relating to the maintenance of accounts and other matters connected therewith are as stated in the Basis for Qualified Opinion paragraph above.***

- h) with respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such control, refer to our separate report in Annexure "B" and
- i) With respect to the other matters included in the Auditor's Report in accordance with Rule 11 of Companies (Audit and Auditors) Rules, 2014 in our opinion and to the best of our information and according to explanations given to us:
  - i. The Company has not disclosed the impact of pending litigations in its financial statements with respect to suits on or by the company in respect of suits filed by the company for acquisition of properties or recovery of advances as referred to in note 5.1 and 5.2 of 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 no amounts which required to be transferred, to the Investor Education and Protection Fund by the company.

**FOR SOIN ASSOCIATES**  
**CHARTERED ACCOUNTANTS**  
**Firm No. 010637N**  
**Sd/-**  
**Paramjit Singh**  
**Prop.**  
**Membership No. 086047**  
**UDIN 20086047AAAAAAU8635**

**PLACE: New Delhi**  
**DATED:28/07/2020**

**Annexure- A to the Independent Auditors' Report**

Referred to in paragraph 1 under 'Report on other Legal and Regulatory Requirements' section of our report of even date. We report that:

1. (a) The company has maintained proper records showing full particulars including quantitative details and situation of its fixed assets.  
(b) As explained to us, fixed assets have been physically verified by the management at reasonable intervals; no material discrepancies were noticed on such verification.  
(c) In our opinion and according to the information and explanations given to us, the company dose not have any immovable properties in its name. Therefore para 3 (1) (c) are not applicable
2. As explained to us, inventories have been physically verified during the year by the management at reasonable intervals and no material discrepancy was noticed on physical verification of stocks by the management as compared to book records.
3. According to information and explanations given to us, the company has granted unsecured loan to two subsidiary company, i.e. Alchemist Hill Resorts Private Limited and Century 21 Properties India Private Limited (party covered under section 189 of the companies Act. 2013) amounting to Rs. 992.22 Lacs.
  - a) The terms and conditions on which these loans have been given appears to be prejudicial to the interest of the company as the loans are not carrying any interest.
  - b) No Schedule for repayment of principal and interest has been stipulated, however it has been informed to us that these loans have been given in accordance with the agreement, which intra-alia provides these loans are interest free in lieu of option to convert them into equity shares at valuations which will compensate the company for the interest component. In such circumstances we are unable to comment whether the receipt of principle and interest is regular.
  - c) We are unable to comment on the overdue amount of principle and interest more than ninety days as loans have been given to companies on mutual inter-alia agreements as informed to us, however necessary documents, terms and conditions on which loans have been given have not been made available to us.
4. The company has not given any loans to directors or to any other persons in whom the director is interested or given any guarantee or provided any security in connection with any loan taken by him or such person as covered under section 185 of the Companies act 2013, however the company has given loan to subsidiaries a sum of Rs. 992.22 Lacs as interest free unsecured loan, the same is in violation of sub section (7) of section 186 of the Companies Act 2013.
5. The Company has not accepted deposits. Hence the provisions of Section 73 to 76 or any other relevant provisions of the Act and the rules framed there under are not applicable to the Company.
6. The Company is not required to maintain cost records as specified by the Central Government under sub section (1) of section 148 of the Act. Therefore, the provisions of para 3(vi) of the Order is not applicable to the Company.

7. (a) Based on our audit procedures and on the information and explanations given by the management, and on the basis of our examination of records of the company amount deducted /accrued in the books of accounts in respect of undisputed statutory dues including Provident Fund, Employees' State Insurance, Income-tax, GST, Custom Duty, Excise Duty, and any other statutory dues are required to be deposited. According to the information and explanation given to us, undisputed amount payable in respect of provident fund, income tax, GST, of other material dues were in arrears as at 31<sup>st</sup> March 2020 for a period of more than six months from the date they become payable details of which are as under:-

PF Payable (Employee and employer contribution)	Rs.16,29,548.00	Due Since Aug 2018
ESIC Payable (Employee and Employer Contd.)	Rs. 42,915.00	Due Since Aug 2019
Labour Welfare	Rs. 187.00	Due Since Oct 2019
TDS Payable Contractors	Rs. 3,875.00	Due Since Sep 2019
TDS Payable Professionals	Rs. 60,800.00	Due Since Aug 2019
TDS Payable Salaries	Rs. 1,92,029.00	Due Since Oct 2019
GST Payable Reverse Charge	Rs. 9,000.00	Due Since Nov 2019

- (b) Based on our audit procedures and on the information and explanations given by the management, there are no dues outstanding in respect of GST, Customs Duty, Excise Duty, or any other Statutory dues, to be deposited on account of any dispute.
- (c) Details of Dues of Income Tax which have not been deposited as on 31/03/2020 on account of disputes are given below:-

Name of the Statute (Nature of Dues)	From where disputes is pending	Period to which the amount relates	Amount Involved	Remarks
Income Tax	CIT	Orders passed U/s 153A/143(3) for the A/Y 2009-10 to 2015-16	Rs 521.99 Lacs	The company has filed an appeal against said order.

8. The Company has not obtained loans during the year and neither any dues/loans were outstanding from financial institution, bank, Government or debenture holders, therefore, the provisions of para 3(viii) of the Order is not applicable to the Company.
9. The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year, therefore, the provisions of para 3(ix) of the Order is not applicable to the Company.
10. According to the information and explanations given to us, no fraud by the Company or on the Company by its officers or employees has been noticed or reported during the year.
11. The Company has paid managerial remuneration during the financial year ending 31<sup>st</sup> March 2020 however the company has sought the necessary approval and mandated as per the provisions of section 197 read with schedule V of the Companies Act 2013.
12. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company, therefore, the provisions of para 3(xii) of the Order is not applicable to the Company.
13. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
14. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.
15. According to the information and explanations given to us and 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, therefore, the provisions of para 3(xv) of the Order is not applicable to the Company.
16. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

**FOR SOIN ASSOCIATES**  
**CHARTERED ACCOUNTANTS**  
**Firm No. 010637N**  
**Sd/-**  
**Paramjit Singh**  
**Prop.**  
**Membership No. 086047**  
**UDIN 20086047AAAAAU8635**

PLACE: New Delhi  
 DATED:28/07/2020

**Annexure - B to the Auditors' Report****Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")**

We have audited the internal financial controls over financial reporting of Alchemist Realty Limited ("the Company") as of 31<sup>st</sup> March, 2020 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 ('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 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 judgment, 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 31<sup>st</sup> March, 2020, 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.

PLACE: New Delhi  
DATED:28/07/2020

FOR SOIN ASSOCIATES  
CHARTERED ACCOUNTANTS  
Firm No. 010637N  
Sd/-  
Paramjit Singh  
Prop.  
Membership No. 086047  
UDIN 20086047AAAAAU8635

**BALANCE SHEET AS AT 31ST MARCH, 2020**

	PARTICULARS	NOTE	As at 31st March, 2020 (₹ in Lakh)	As at 31st March, 2019 (₹ in Lakh)
<b>ASSETS</b>				
(1)	<b>Non-current assets</b>			
	(a) Property, Plant and Equipment	3	6.26	37.55
	(b) Financial Assets			
	(i) Investments	4	349.30	349.24
	(ii) Trade receivables		-	-
	(iii) Loans	5	6,037.17	6,114.59
	(iv) Others (to be specified)	6	1.56	1.56
	(i) Deferred tax assets (net)	7	4.43	9.98
	(c) Other non-current assets	8	33.85	32.73
			<b>6,432.58</b>	<b>6,545.65</b>
(2)	<b>Current assets</b>			
	(a) Inventories	9	12,188.62	12,188.41
	(b) Financial Assets		-	-
	(i) Investments		-	-
	(ii) Trade receivables	10	13,487.78	13,715.04
	(iii) Cash and cash equivalents	11	1.83	1.21
	(iv) Bank balances other than (iii) above		-	-
	(v) Loans	12	7.35	-
	(vi) Others (to be specified)	13	621.79	481.85
	(c) Current Tax Assets (Net)		-	-
	(d) Other current assets		-	-
			<b>26,307.37</b>	<b>26,386.51</b>
	<b>Total Assets</b>		<b>32,739.95</b>	<b>32,932.15</b>
<b>EQUITY AND LIABILITIES</b>				
(1)	<b>Equity</b>			
	(a) Equity Share capital	14	1,482.02	1,482.02
	(b) Other Equity	15	(971.96)	(960.79)
			<b>510.06</b>	<b>521.23</b>
(2)	<b>Non-current liabilities</b>			
	(a) Financial Liabilities			
	(i) Borrowings	16	29,997.27	30,687.91
	(ii) Trade Payable to be specified)		-	-
	(b) Provisions	17	6.02	15.94
	(c) Deferred tax liabilities (net)		-	-
	(d) Other non-current liabilities		-	-
			<b>30,003.29</b>	<b>30,703.85</b>
(3)	<b>Current liabilities</b>			
	(a) Financial Liabilities			
	(i) Borrowings	18	996.26	525.00
	(ii) Trade Payables	19	415.34	416.09
	(iii) Other financial liabilities (other than those specified in item (c))		-	-
	(b) Other current liabilities	20	814.98	765.98
	(c) Provisions		-	-
	(d) Current tax liabilities (net)		-	-
			<b>2,226.59</b>	<b>1,707.07</b>
	<b>Total Equity and Liabilities</b>		<b>32,739.95</b>	<b>32,932.15</b>

Significant Accounting Policies &amp; Notes on Financial Statements

1 to 41

As per our report of even date attached.

 For SOIN ASSOCIATES  
Chartered Accountants  
Firm No. 010637N

 Sd/-  
Paramjit Soin  
Proprietor  
Membership No. 086047  
Place : New Delhi  
Dated : 28.07.2020

For and on behalf of the Board

 Sd/-  
Anup Nargas  
Whole-time Director  
DIN No: 03609482  
  
Sd/-  
Suresh Kumar Bhardwaj  
CFO

 Sd/-  
Safal Gurung  
Director  
DIN No: 08705128

 Sd/-  
Sarita Chaurasia  
Company Secretary



**STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH, 2020**

PARTICULARS		NOTE	Year Ended 31st March, 2020 (₹ in Lakh)	Year Ended 31st March, 2019 (₹ in Lakh)
I	Revenue from Operations	21	-	-
II	Other income	22	388.00	236.59
III	<b>Total Income</b>		<b>388.00</b>	<b>236.59</b>
IV	<b>EXPENSES</b>			
	Cost of material consumed	23	0.00	(0.00)
	Purchase of Stock-in-Trade		-	-
	Change in inventories of finished goods, stock-in-trade and work-in-progress		-	-
	Employee-benefits expenses	24	129.65	206.62
	Finance costs	25	0.78	0.16
	Depreciation and amortization expenses	26	1.51	2.93
	Other expenses	27	272.39	1,631.70
	<b>Total expenses</b>		<b>404.34</b>	<b>1,841.40</b>
V	<b>Profit/ (Loss) before Exceptional Items &amp; Tax ( I-IV )</b>		<b>(16.33)</b>	<b>(1,604.81)</b>
VI	<b>Exceptional Items</b>		-	-
VII	<b>Profit/(Loss) Before Tax (V-VI)</b>		(16.33)	(1,604.81)
VIII	<b>Tax expense</b>			
	(1)Current Tax		-	-
	(2)Deferred tax	28	2.76	3.57
IX	<b>Profit/(Loss) for the period from continuing operations (VII-VIII)</b>		<b>(19.09)</b>	<b>(1,608.38)</b>
X	<b>Profit/(Loss) for the period from discontinued operations</b>		-	-
XI	<b>Tax expense of discontinued operations</b>		-	-
XII	<b>Profit/(Loss) for the period from discontinuing operations after tax (X-XI)</b>		-	-
XIII	<b>Profit/(Loss) for the period (IX+XII)</b>		<b>(19.09)</b>	<b>(1,608.38)</b>
XIV	<b>Other comprehensive Income</b>			
	A (i) Items that will not be reclassified to profit or loss	29	10.71	3.33
	(ii) Income tax realting to items that will not be reclassified to profit or loss		(2.78)	(0.87)
	B (i) Items that will be reclassified to profit or loss		-	-
	(ii) Income tax realting to items that will be reclassified to profit or loss		-	-
XV	<b>Total comprehensive income for the period (XIII+XIV)</b> (Comprising Profit (Loss) and Other Comprehensive Income for the period)		<b>(11.17)</b>	<b>(1,605.91)</b>
XVI	<b>Earning per equity share ( from continuing operation)</b>			
	(1)Basic		(0.03)	(2.17)
	(2)Diluted		(0.03)	(2.17)
XVII	<b>Earning per equity share ( from discontinued operation)</b>			
	(1)Basic		-	-
	(2)Diluted		-	-
XVIII	<b>Earning per equity share ( from discontinued and continuing operation)</b>			
	(1)Basic		(0.03)	(2.17)
	(2)Diluted		(0.03)	(2.17)

Significant Accounting Policies &amp; Notes on Financial Statements

1 to 41

As per our report of even date attached.

For and on behalf of the Board

**For SOIN ASSOCIATES**  
 Chartered Accountants  
 Firm No. 010637N

 Sd/-  
 Paramjit Soin  
 Proprietor  
 Membership No. 086047

 Place : New Delhi  
 Dated : 28.07.2020

 Sd/-  
 Anup Nargas  
 Whole-time Director  
 DIN No: 03609482

 Sd/-  
 Suresh Kumar Bhardwaj  
 CFO

 Sd/-  
 Safal Gurung  
 Director  
 DIN No: 08705128

 Sd/-  
 Sarita Chaurasia  
 Company Secretary

**STANDALONE STATEMENT OF CASH FLOW ( Pursuant to INDAS-7) Indirect Method  
FOR THE YEAR ENDED MARCH 31,2020**

PARTICULARS	Year Ended	Year Ended
	31st March, 2020	31st March, 2019
	(₹ in Lakh)	(₹ in Lakh)
<b>1. CASH FLOW FROM OPERATING ACTIVITIES</b>		
NET PROFIT AFTER TAX AND EXTRA ORDINARY ITEM	(11.17)	(1,605.91)
<b>Add:</b>		
Proposed Dividend	-	-
Tax on Dividend	-	-
Provision for Taxes	-	-
Depreciation	1.51	2.93
Miscellaneous Expenses Written Off	-	-
Financial Expenses	0.78	0.16
	<b>2.30</b>	<b>3.09</b>
<b>Less:</b>		
Deferred Tax Liability	(5.54)	(4.44)
Provision for Tax	-	-
Interest Received	374.78	236.15
	<b>369.24</b>	<b>231.70</b>
<b>Operating profit for working capital changes</b>	<b>(378.11)</b>	<b>(1,834.51)</b>
(Increase) / Decrease in Inventory	(0.22)	(204.82)
(Increase) / Decrease in Sundry Debtors	227.26	1,490.23
(Increase) / Decrease in Loans & Advances	(70.99)	(499.25)
Increase / (Decrease) in Trade Payables & Others	38.35	585.09
<b>Cash Generated from / (used in) operating activities</b>	<b>(183.71)</b>	<b>(463.27)</b>
Direct Taxes paid / deducted at source	-	-
<b>Net cash generated from / (used in) operating activities</b>	<b>(A) (183.71)</b>	<b>(463.27)</b>
<b>2. CASH FLOW FROM INVESTING ACTIVITIES</b>		
Interest Received	374.78	236.15
Sales of Investment	(0.06)	(0.05)
Sale of Fixed Assets	29.78	0.41
<b>Net Cash from / (used in) Investing Activities</b>	<b>(B) 404.50</b>	<b>236.51</b>
<b>3. CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceeds from Secured Loans	-	-
Proceeds from Unsecured Loans	(219.39)	224.55
Interest Paid	(0.78)	(0.16)
<b>Net Cash from / (used in) Financing Activities</b>	<b>(C) (220.17)</b>	<b>224.39</b>
<b>4. NET INCREASE / (DECREASE) IN CASH &amp; CASH EQUIVALENTS</b>	<b>(A)+(B)+(C) 0.61</b>	<b>(2.36)</b>
<b>5. CASH &amp; CASH EQUIVALENTS AS AT THE BEGINNING OF THE YEAR</b>	1.21	3.57
<b>6. CASH &amp; CASH EQUIVALENTS AS AT THE END OF THE YEAR</b>	<b>1.83</b>	<b>1.21</b>
Cash and Cash equivalents ( Year end)	1.83	1.21
Balances with banks with restatement (including cc & od balances)	1.82	1.16
Cheque/Drafts in hand	-	-
Cahs in Hand	0.01	0.06
<b>Reconciliation of Cash and Cash equivalents</b>		
Cash and Cash equivalents as per Balance Sheet	1.83	1.21
Balances with banks in CC Accounts	-	-
Balances with banks in OD Accounts	-	-
	<b>1.83</b>	<b>1.21</b>

As per our report of even date attached.

For SOIN ASSOCIATES  
Chartered Accountants  
Firm No. 010637N

Sd/-  
Paramjit Soin  
Proprietor  
Membership No. 086047

Place : New Delhi  
Dated : 28.07.2020

For and on behalf of the Board

Sd/-  
Anup Nargas  
Whole-time Director  
DIN No: 03609482

Sd/-  
Suresh Kumar Bhardwaj  
CFO

Sd/-  
Safal Gurung  
Director  
DIN No: 08705128

Sd/-  
Sarita Chaurasia  
Company Secretary

**Auditor's Certificate**

We have examined the attached cash flow statement of Alchemist Realty Limited for the year ended 31st March, 2020. The Statement has been prepared by the company in accordance with the requirement of the listing agreement Clause 32 with Stock Exchange and is based on and derived from the audited accounts of the Company for the year ended 31st March, 2020.

For SOIN ASSOCIATES  
Chartered Accountants  
Firm No. 010637N  
Sd/-  
Paramjit Soin  
Proprietor  
Membership No. 086047

Place : New Delhi  
Dated : 28.07.2020

# ALCHEMIST REALTY LIMITED

## STANDALONE STATEMENT OF CHANGE IN EQUITY FOR THE YEAR ENDED MARCH 31, 2020

### A. Equity Share Capital

Balance as at 31st March,2019	1,482.02	Change in Equity Share Capital during the year	0	Balance as at 31st March,2020	1,482.02
Balance as at April 1,2018	1,482.02	Change in Equity Share Capital during the year	0	Balance as at 31st March,2019	1,482.02

### B. Other Equity

(Amount in Lac)

Particulars	Reserves and Surplus						Total
	Capital Reserve	Securities Premium Reserve	Revaluation Reserve	General Reserve	Retained Earning	Debt Instruments through other comprehensive income	
Balance as at March-31,2019	-	-	8.57	(969.36)	-	-	(960.79)
Change in accounting policy/ prior period errors	-	-	-	-	-	-	-
Restated balance at the begning of the reporting period	-	-	8.57	(969.36)	-	-	(960.79)
Profit (loss)for the year	-	-	-	(19.09)	-	-	(19.09)
Other comprehensive income for the year	-	-	-	7.92	-	-	7.92
Total comprehensive income for the year	-	-	-	(11.17)	-	-	(11.17)
<b>Transactions with owners in capacity as owners</b>							
Dividends	-	-	-	-	-	-	-
Transferred to retained earnings	-	-	-	-	-	-	-
Bonus Shares	-	-	-	-	-	-	-
Movement during the year	-	-	-	-	-	-	-
<b>Balance as at March 31,2020</b>	-	-	8.57	(980.53)	-	-	(971.96)

(Amount in Rupees)

Particulars	Reserves and Surplus						Total
	Capital Reserve	Securities Premium Reserve	Revaluation Reserve	General Reserve	Retained Earning	Debt Instruments through other comprehensive income	
Balance as at April 1,2018	-	-	8.57	636.56	-	-	645.13
Change in accounting policy/ prior period errors	-	-	-	-	-	-	-
Restated balance at the begning of the reporting period	-	-	8.57	636.56	-	-	645.13
Profit (loss)for the year	-	-	-	(1,608.38)	-	-	(1,608.38)
Other comprehensive income for the year	-	-	-	2.46	-	-	2.46
Total comprehensive income for the year	-	-	-	(1,605.92)	-	-	(1,605.92)
<b>Transactions with owners in capacity as owners</b>							
Dividends	-	-	-	-	-	-	-
Transferred to retained earnings	-	-	-	-	-	-	-
Bonus Shares	-	-	-	-	-	-	-
Movement during the year	-	-	-	-	-	-	-
<b>Balance as at March 31,2019</b>	-	-	8.57	(969.36)	-	-	(960.79)

**Notes to Financial Statements****1. Company Information**

Alchemist Realty Limited (the Company) is a domestic public limited company with Registered Office situated at Building No.23,Nehru Place ,New Delhi,110019 and is listed on Bombay Stock Exchange Limited (BSE). The Company is operating in real estate segment.

The Balance sheet of the company was adopted in the Board meeting held on 28/07/2020

**2. SIGNIFICANT ACCOUNTING POLICIES****2.1.1 Basis for preparation of accounts**

The accounts have been prepared in accordance with IND AS and Disclosures thereon comply with requirements of IND AS, stipulations contains in Schedule-III(revised) as applicable under Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014, Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time, MSMED Act, 2006, other pronouncement of ICAI, provisions of the Companies Act and Rules and guidelines issued by SEBI as applicable.

**2.1.2 Use of Estimates**

The presentation of financial statements are in conformity with the Indian Accounting standards IND AS requires the management to make certain estimates and assumptions that effect the reported amounts of assets and liabilities (including Contingent liabilities) and the reported income and expenses during the year. The management believes that the estimates used in preparation of financial statements are prudent and reasonable. Further the results could differ due to the estimates and difference between the actual results and the estimates are recognized in the periods in which the results are known/materialised.

**2.1.3 Current and Non-current Classification**

All assets and liabilities has been classified as current or non-current as per the company normal operating cycle and other criteria set out in the schedule III of the companies Act 2013. Based on the nature of activities and time between the activities performed and their subsequent realization in cash or cash equivalents. The company has ascertained its operating cycle of 12 months for the purpose of current /non-current classification of assets and liabilities.

**2.1.4 Recognition of income and Expenses**

- a) Sales have been recognized with the transfer of significant risk and rewards of ownership of the goods, with the company losing effective control or the right to managerial involvement thereon and the revenue (representing future economic benefit associated with the transaction) including cost incurred or to be incurred in respect of the transaction are measurable reliably and the recovery of the consideration is probable
- b) Revenue from services are recognized in proportion to the stage of completion of transaction at the end of reporting report and cost incurred in the transaction including same to complete transaction and revenue(representing economic benefit associated with the transaction) can be measured reliably.
- c) Sales are measured at the fair value of consideration received or receivable. Sales recognized is net of sales tax, service tax, VAT intermediary sales, rebates and discounts but gross of excise duty.
- d) Other incomes have been recognized on accrual basis in financial statements except for cash flow information.

**2.1.5. Property, Plants and Equipment's**

These tangibles assets are held for use in supply of goods or services or for administrative purposes. These are recognized and carried under cost model i.e. cost less accumulated depreciation and impairment loss, if any which is akin to recognition criteria under the erstwhile GAAP.

- a) Cost includes freight, duties, taxes and other expenses directly incidental to acquisition, bringing the asset to the location and installation including site restoration after the time when the asset is ready for intended use.
- b) Depreciation has been provided on WDV method in terms of expected life span of assets as referred to in Schedule II of the Companies Act, 2013. In the following category of property plant and equipment, the depreciation has been provided on the technical evaluation of the useful life which is different from the one specified in Schedule II of the Companies Act, 2013.

Buildings	-	3 to 60 Years
Plant and Machinery	-	3 to 15 Years
Furniture and Fixtures	-	5 to 10 Years
Office Equipment's	-	5 to 10Years
Vehicles	-	5 to 8 Years

The residual value and useful life is reviewed annually and any deviation is accounted for as a change in estimate.

- c) Components relevant to fixed assets, where significant, are separately depreciated on WDV basis in terms of their life span assessed by technical evaluation in item specific context.
- d) During sale of fixed assets any profit earned/loss sustained towards excess/shortfall of sale value vis-à-vis carrying cost of assets is accounted for in statement of Profit & Loss.

#### 2.1.6 **Financial Instrument**

##### i) **Financial Assets**

###### **Initial Recognition and Measurement**

All financial assets are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

Financial assets are classified at initial recognition, as financial assets are measured at fair value or as financial asset measured at amortized cost.

###### **Investment in Associate, Joint Venture and Subsidiaries:**

The Company has accounted for its investment in Subsidiaries, Associates and Joint Ventures at cost.

###### **Impairment of financial assets:**

The Company assesses impairment based on expected credit losses (ECL) model at an amount equal to:

- 12 months expected credit losses or,
- Lifetime expected credit losses

Depending upon whether there has been a significant increase in credit risk since initial recognition.

##### ii) **Financial Liabilities**

All Financial liabilities are initially recognized at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Financial liabilities are classified as measured at amortized cost or fair value through profit and loss (FVTPL). A financial liability is classified as FVTPL if it is classified as held for trading, or it is a derivative or is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gain or losses, including any interest expense, are recognized in statement of profit and loss. Other financial liabilities are subsequently measured at amortized cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognized in statement of profit and loss. Any gain or loss on de-recognition is also recognized in statement of profit and loss.

#### 2.1.7 **Fair Value Measurement.**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

1. In the principal market for the asset or liability, or
2. In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use. The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

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

Level 1 – Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.

Level 3 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Group's Valuation Committee determines the policies and procedures for both recurring fair value measurement, such as derivative instruments and unquoted financial assets measured at fair value, and for non-recurring measurement, such as assets held for distribution in discontinued operations.

**2.1.8 Inventories**

Inventories are valued at the lower of cost or net realizable value. Cost includes purchase price, duties, transport & handling costs and other costs directly attributable to the acquisition and bringing the inventories to their present location and condition.

**2.1.9 Employees Benefits**

Liabilities in respect of employee benefits to employees are provided for as follows:

**a) Short-term employees benefits**

- i) Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related services are recognized in respect of employees services upto the end of the reporting period and are measured at the amounts expected to be incurred when the liabilities are settled. The liabilities are presented as current employees benefit obligations in the balance sheet.
- ii) ESI is provided on the basis of actual liability accrued and paid to authorities.

**b) Long-term employees benefit Plan**

The Company has a policy on compensated absences which are both accumulating and non-accumulated in nature. The expected cost of accumulated compensated absences is determined by actuarial valuation performed by an independent actually at each balance sheet date using projected unit credit method on the additional amount expected to be paid/availed as a result of the unused entitlement that has accumulated at the balance sheet date. Expense on non-accumulating compensated absences in recognized in the period in which the absences occur.

**c) Post Separation Employee Benefit Plan****Defined Benefit Plan**

- i) Post separation benefits of Directors on the basis of actuarial valuation as per Ind AS-19.
- ii) Gratuity Liability on the basis of actuarial valuation as per IND AS-19. Liability recognized in the balance sheet in respect of gratuity is the present value of the defined benefit obligation at the end of each reporting period less the fair value of plan assets. The defined benefit obligation is calculated annually by actuaries using the projected unit credit method. The present value of defined benefit is determined by discounting the estimated future cash outflows by reference to market yield at the end of each reporting period on government bonds that have terms approximate to the terms of the related obligation. The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in employee benefit expense in the statement of profit and loss.
- iii) Actuarial gain / loss pertaining to i & ii above and other components of re-measurement of net defined benefit liability (asset) are accounted for as OCI. All remaining components of costs are accounted for in statement of profit & loss.
- iv) Company contributes its share of contribution to Employees Provident Fund Scheme administered by Central Government.

**2.1.10 Provisions, Contingent Liability and Contingent Assets**

Disputed liabilities and claims against the Company including claims raised by fiscal authorities (e.g Sales Tax, Income Tax, Excise etc.) pending in appeal/court for which no reliable estimate can be made and or involves uncertainty of the outcome of the amount of the obligation or which are remotely poised for crystallization are not provided for in accounts but disclosed in notes to accounts.

However, present obligation as a result of past event with possibility of outflow of resources, when reliable estimation can be made of the amount of obligation, is recognized in accounts in terms of discounted value, if the time value of money is material using a current pre-tax rate that reflects the risk specific to the liability.

No contingent asset is recognized nor disclosed by way of notes to accounts.

**2.1.11 Foreign Currency Translation/Transactions and Treatment**

The company's financial statements are presented in INR, which is also the company's functional currency.

- a) During the year the company has not made any foreign exchange translation gain/loss as the amount is pending for recovery

**2.1.12 Operating Segments**

The Chief operational decision maker monitors the operating results of its business segment separately for the purpose of making decisions about resources allocation and performances assessment. Segment performance is evaluated based on profit and loss and is measured consistently with profit and loss in the financial statements.

The Operating segments have been identified on the basis of the nature of products/services.

- a) Segment revenue includes sales and other income directly identifiable with the segment including intersegment revenue.
- b) Expenses that are directly identifiable with the segments are considered for determining the segment results. Expenses which relate to the Group as a whole and not allocable to segments are included under unallocable expenditure.
- c) Income which relates to the Group as a whole and not allocable to segments is included in unallocable income.
- d) Segment result includes margins on inter-segment and sales which are reduced in arriving at the profit before tax of the Group.
- e) Segment assets and liabilities include those directly identifiable with the respective segments. Unallocable assets and liabilities represent the assets and liabilities that relate to the Group as a whole and not allocable to any segment.

## **2.1.13 Earnings Per Share**

Basic Earnings Per Share is calculated by dividing the net profit for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

For the purpose of calculating diluted earnings per share, the net profit for the period attributed to equity shareholders and the weighted average number of shares outstanding during the period is adjusted for the effects of all dilutive potential equity Shares.

## **2.1.14 Cash and Cash Equivalents**

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

## **2.1.15 Income tax and Deferred tax**

The liability of the company on account of income tax is computed considering the provisions of income tax Act 1961

Deferred tax is provided using balance sheet approach on temporary difference at the reporting date as difference between the tax base and the carrying amount of assets and liabilities. Deferred tax is recognized subject to the probability that the taxable profits will be available against which the temporary differences can be reversed.



**NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

The Previous year figures have been regrouped/reclassified, where ever necessary to conform to the current year presentation

**3. PROPERTY, PLANT & EQUIPMENT FOR THE YEAR ENDED 31ST MARCH, 2020**

S.No.	PARTICULARS	GROSS BLOCK				DEPRECIATION				NET BLOCK		
		AS ON 01.04.2019	ADDITION DURING THE YR.	ADJUSTMENT/SOLD DURING THE YEAR	AS ON 31.03.2020	AS ON 01.04.2019	PROVIDED DURING THE YR.	TRANSFER TO GENERAL RESERVE	ON SALE / ADJUSTMENTS DURING THE YR.	TOTAL UP TO 31.03.2020	AS ON 31-03-2020	AS ON 31-03-2019
<b>FIXED ASSETS</b>												
1.	Computers	20.55	-	-	20.55	19.56	-	-	-	19.56	1.00	1.00
2.	Building	44.07	-	29.78	14.29	13.50	0.79	-	-	14.29	0.00	30.57
3.	Office Equipment	20.43	-	-	20.43	19.41	-	-	-	19.41	1.02	1.02
4.	Vehicle	55.33	-	-	55.33	52.17	0.39	-	-	52.56	2.77	3.16
5.	Furniture & Fixture	29.19	-	-	29.19	27.39	0.33	-	-	27.71	1.48	1.80
	<b>TOTAL</b>	<b>169.57</b>	<b>-</b>	<b>29.78</b>	<b>139.79</b>	<b>132.02</b>	<b>1.51</b>	<b>-</b>	<b>-</b>	<b>133.53</b>	<b>6.26</b>	<b>37.55</b>
	<b>PREVIOUS YEAR</b>	<b>177.84</b>	<b>-</b>	<b>8.27</b>	<b>169.57</b>	<b>133.08</b>	<b>2.93</b>	<b>-</b>	<b>7.85</b>	<b>131.99</b>	<b>37.55</b>	<b>40.93</b>

**NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

The Previous year figures have been regrouped/reclassified, where ever necessary to conform to the current year presentation

PARTICULARS	Year Ended 31st March, 2020 (₹ in Lakh)	Year Ended 31st March, 2019 (₹ in Lakh)
<b>4 NON-CURRENT INVESTMENTS</b>		
<b>Others Investments</b>		
<b>Unquoted</b>		
<b>a)Subsidiaries</b>		
1)10,000 Equity Shares (Previous Year 10,000 Shares) of ₹10/- each of Alchemist Hill Resorts Pvt. Ltd.	1.00	1.00
2)9,90,000 Equity Shares(Previous Year Nil) of 10/- each of Century 21 Properties India Private Limited	99.00	99.00
<b>b)Others</b>		
24,84,200 Equity Shares (Previous Year 24,84,200 Shares) of ₹10/- each of DGS Realtors Pvt. Ltd.	248.42	248.42
<b>Total</b>	<b>348.42</b>	<b>348.42</b>
<b>4(i) NON-CURRENT INVESTMENTS</b>		
Fixed Deposit- with HDFC Bank Limited	0.88	0.82
<b>TOTAL</b>	<b>0.88</b>	<b>0.82</b>
<b>5 LONG-TERM LOANS AND ADVANCES</b>		
(Unsecured and Considered Good)		
Advances	6,037.17	6,114.59
(Including Advances for Purchase of Land/Other Advances)		
<b>Total</b>	<b>6,037.17</b>	<b>6,114.59</b>
5.1 Advances includes amount given to various parties amounting to ₹1249.40 Lac (Previous year ₹1249.40 Lacs) in respect of property to be purchased/ acquired in due course of time. The matters relating to these advances for acquiring properties is sub judice.		
5.2 Advances include amount given to various parties amounting to ₹ 1842.97 Lacs (Previous year ₹1842.97 Lacs) process in respect of transfer of title of land is in progress and necessary sale deeds have not been executed so far in favour of the company.		
5.3 An Amount of ₹1887.91 Lacs(Previous year ₹1887.91 Lacs) was given to various parties on account of franchise fees and other expenses for acquiring rights of Realogy Corpn. Inc USA for their brand (Century 21 ) which is recoverable in due course of time from its subsidiary century 21 properties India Pvt . Ltd. as and when the rights are transferred to it.		
5.4 <b>Loan and Advances in the nature of Loans given to Subsidiaries.</b>		
1)Alchemist Hill Resorts Private Limited	137.02	136.99
2)Century 21 Properties India Private Limited	855.20	840.80
<b>6 OTHER NON-CURRENT FINANCIAL ASSETS</b>		
Deposit with Others-Security deposits	1.56	1.56
<b>Total</b>	<b>1.56</b>	<b>1.56</b>
<b>7 DEFERRED TAX ASSETS</b>		
<b>Deferred Tax Assets</b>		
Related to fixed assets	4.43	9.98
Less:-Tax Liability on OCI	-	-
<b>Total</b>	<b>4.43</b>	<b>9.98</b>
<b>8 OTHER NON-CURRENT ASSETS</b>		
Advance Payment of Tax	33.85	32.73
Share Issue Expenses	-	-
Deffred Revenue Expenditure	-	-
<b>Total</b>	<b>33.85</b>	<b>32.73</b>

**NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

PARTICULARS	As at 31st March, 2020 (₹ in Lakh)	As at 31st March, 2019 (₹ in Lakh)
<b>9 INVENTORIES</b>		
<b>Properties Under Development*</b>	12,188.62	12,188.41
(Commercial Land and other Land, Flats and Plots )		
<b>TOTAL</b>	<b>12,188.62</b>	<b>12,188.41</b>
* Valued at Cost ( Including pending allocation of related expenses) and net realizable value		
<b>10 TRADE RECEIVABLES</b>		
<b>(Unsecured and Considered Good)</b>		
Over Six Months	13,487.78	13,715.04
Other	-	-
<b>TOTAL</b>	<b>13,487.78</b>	<b>13,715.04</b>
Export debtors of merchant trade transactions amounting to ₹ 13412.03 lacs are overdue for more than nine months in contravention to directions contained in Circular 115 A.P(Dir Series) dated 28th March, 2014 issued under section 10(4) and 11(1) of the FEMA Act, 1999.		
<b>11 Cash and Cash Equivalents</b>		
Cash in hand	0.01	0.06
Balance with banks(Including Cheque in Hand)	1.82	1.16
<b>TOTAL</b>	<b>1.83</b>	<b>1.21</b>
<b>12 Loans</b>		
<b>Unsecured:</b>		
Advance to Suppliers		
Considered good	7.35	-
Considered doubtful	-	-
Less: Allowance for bad & doubtful advances	-	-
	7.35	-
<b>Unsecured &amp; Considered good:</b>		
Advance to Employees	-	-
Excess of Planned assets towards gratuity obligations	-	-
Excess of Planned assets towards leave encashment obligations	-	-
Other receivables	-	-
<b>Total</b>	<b>7.35</b>	<b>-</b>
<b>13 Others</b>		
Other Receivables	621.79	481.71
Prepaid expenses	-	0.14
<b>TOTAL</b>	<b>621.79</b>	<b>481.85</b>
<b>14 SHARE CAPITAL</b>		
<b>AUTHORISED</b>		
800,00,000 Equity Shares of ₹ 2/- each		
(Previous Year 800,00,000 equity share of ₹ 2/- each)	1,600.00	1,600.00
	<b>1,600.00</b>	<b>1,600.00</b>
<b>ISSUED, SUBSCRIBED AND PAID UP CAPITAL</b>		
7,41,01,000 Equity Shares ₹ 2/- Each fully paid	1,482.02	1,482.02
(Previous Year 7,41,01,000 Equity Shares of ₹ 2/- Each Fully Paid)		
<b>TOTAL</b>	<b>1,482.02</b>	<b>1,482.02</b>

**NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

The detail of Shareholders holding more than 5% shares:

	Name of the Shareholders	As at 31st March,2020		As at 31st March,2019	
		No of Shares	% held	No of Shares	% held
1	KDS Corporation Private Limited	3,36,77,535	45.45	3,36,77,535	45.45
2	Endogram Leasing and Trading Company Private Limited	86,05,580	11.61	86,05,580	11.61
3	DAVOS International Fund	70,13,283	9.46	70,12,892	9.46
4	Basic Softsolutions Private Limited	62,35,590	8.41	62,35,590	8.41

The reconciliation of number of shares outstanding is set out below.

Particulars	31st March, 2020 No of Shares	31st March, 2019 No of Shares
Equity Shares at the beginning of the year	74101000	74101000
Add : Shares issued during the year	-	-
Equity Shares at the end of the year	74101000	74101000

**Statement of Change in Equity  
For the year ended 31st March,2020**
**15 A.Equity Share Capital**

Balance as at 31st March,2019	Change in Equity Share Capital during the year	Balance as at 31st March,2020
1,482.02	0	1,482.02
Balance as at April 1,2018	Change in Equity Share Capital during the year	Balance as at 31st March,2019
1,482.02	0	1,482.02

**15 B.Other Equity**

(Amount in Lac)

Particulars	Reserves and Surplus						Total
	Capital Reserve	Securities Premium Reserve	Revaluation Reserve	General Reserve	Retained Earning	Debt Instruments through other comprehensive income	
Balance as at March-31,2019	-	-	8.57	(969.36)	-	-	(960.79)
Change in accounting policy/ prior period errors	-	-	-	-	-	-	-
Restated balance at the begning of the reporting period	-	-	8.57	(969.36)	-	-	(960.79)
Profit (loss)for the year	-	-	-	(19.09)	-	-	(19.09)
Other comprehensive income for the year	-	-	-	7.92	-	-	7.92
Total comprehensive income for the year	-	-	-	(11.17)	-	-	(11.17)
<b>Transactions with owners in capacity as owners</b>							
Dividends	-	-	-	-	-	-	-
Transferred to retained earnings	-	-	-	-	-	-	-
Bonus Shares	-	-	-	-	-	-	-
Movement during the year	-	-	-	-	-	-	-
<b>Balance as at March 31,2020</b>	-	-	8.57	(980.53)	-	-	(971.96)

**NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

Particulars	(Amount in Rupees)						Total
	Reserves and Surplus						
	Capital Reserve	Securities Premium Reserve	Revaluation Reserve	General Reserve	Retained Earning	Debt Instruments through other comprehensive income	
Balance as at April 1,2018	-	-	8.57	636.56	-	-	645.13
Change in accounting policy/ prior period errors	-	-	-	-	-	-	-
Restated balance at the begning of the reporting period	-	-	8.57	636.56	-	-	645.13
Profit (loss)for the year	-	-	-	(1,608.38)	-	-	(1,608.38)
Other comprehensive income for the year	-	-	-	2.46	-	-	2.46
Total comprehensive income for the year	-	-	-	(1,605.92)	-	-	(1,605.92)
<b>Transactions with owners in capacity as owners</b>							
Dividends	-	-	-	-	-	-	-
Transferred to retained earnings	-	-	-	-	-	-	-
Bonus Shares	-	-	-	-	-	-	-
Movement during the year	-	-	-	-	-	-	-
<b>Balance as at March 31,2019</b>	-	-	8.57	(969.36)	-	-	(960.79)

**16 LONG TERM BORROWINGS**
**Unsecured**

Inter Corporate Loans

29,997.27

30,687.91

**Total**
**29,997.27**
**30,687.91**

Interest Free Inter Corporate loans includes an amount of ₹20345.48 Lacs(previous year ₹ 21038.09 Lacs) received from KDS Corporation Private Limited (promoter group company) and from associate company Techonology Parks Ltd. amounting to ₹ 9651.79 Lacs (Prev. Year ₹ 9649.82 Lacs)

**17 Long Term Provisions**
**Provision for Employees Benefits**

Gratuity

6.02

15.94

Earned Leave

-

-

**Total**
**6.02**
**15.94**
**18 SHORT TERM BORROWINGS**
**Unsecured**

Inter Corporate Loans

996.26

525.00

**Total**
**996.26**
**525.00**

Interest Free Inter Corporate loans includes an amount of Joint Venture with Alchemist Hospitals Limited Pkl amounting to ₹ 996.26 Lacs (Prev. Year ₹ 525 Lacs)

**19 TRADE PAYABLES**

Creditors for Purchases

368.69

368.69

Creditors for Expenditure

46.65

47.40

**Total**
**415.34**
**416.09**
**20 OTHER CURRENT LIABILITIES**

Statutory Dues Payable

18.59

15.62

Other Payable

796.39

750.36

**Total**
**814.98**
**765.98**

**NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

Note: Search and seizure operation was conducted U/s 132/133A of Income Tax Act,1961 by Investigation Wing of the Department on 20.06.2014 and during the quarter ending 31st March 2019 the same were concluded on 07/02/2019 and relevant order were received by the company on 25/02/2019 in which demand was assessed amounting to Rs.521.99 Lakhs under orders passed U/s 153A/143(3) for the A/Y 2009-10 to 2015-16.However the company has filed the appeal against order passed ,on 25/03/2019 and no provision has been made in the books for the said demand.

PARTICULARS	As at 31st March, 2020 (₹ in Lakh)	As at 31st March, 2019 (₹ in Lakh)
<b>21 Revenue from Operations</b>		
Sales	-	-
<b>TOTAL</b>	-	-
<b>22 OTHER INCOME</b>		
Other Non Operating Income	13.22	0.44
Interest Income	374.78	236.15
S.balaces w/off	-	-
Foreign Exchange Rate Difference	-	-
<b>TOTAL</b>	<b>388.00</b>	<b>236.59</b>
<b>23 DIRECT COST</b>		
a)Opening Stock #	12,188.41	11,983.58
b)Addition During the year		
1)Land #	0.22	204.82
2)Flats/Plots/Construction Equipments #	0.00	0.00
<b>Total Purchase during the year(1+2)</b>	<b>0.22</b>	<b>204.82</b>
c)Pending Allocation During the year(WIP)	0.00	0.00
<b>Total Addition during the year(b+c)</b>	<b>0.22</b>	<b>204.82</b>
d)Closing Stock #	12,188.62	12,188.41
<b>Cost of Sales(a+b+c-d)</b>	<b>0.00</b>	<b>-0.00</b>
# Valued at cost(Including pending allocation).		
<b>24 EMPLOYEE BENEFITS EXPENSE</b>		
Salary	115.29	184.03
Reimbursement of Expenses	0.30	1.20
Other Amenities	10.61	17.80
Stipend	1.71	-
Gratuity	1.73	3.58
<b>TOTAL</b>	<b>129.65</b>	<b>206.62</b>

As per INDAS 19"Employee benefits", the disclosures as defined in 24.1 the Accounting Standard are given below.

**Defined Contribution Plans**

Contribution to Defined Contributions Plans, recognised as expense for the year is as under.

Particulars	2019-20	2018-19
Employer's Contribution to Provident Fund	4.17	6.81
Employer's Contribution to Pension Scheme	1.50	2.04
Employer's Contribution to ESI	0.53	0.83

**Defined Benefit Plans:**
**(a) Gratuity**

The company provides for gratuity, a defined benefit retirement plan covering eligible employees. The Gratuity Plan provides a lump sum payments to vested employees at retirement, death, incapacitation or termination of employment, of an amount equivalent to 15 days salary for each completed year of service. Vesting occurs on completion of 5 continuous years of service as per Indian law. However, no vesting condition applies in case of death.

**NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

These are unfunded schemes, the present value of obligation is determined based on actuarial valuation, the disclosure of which is given as under:

Particulars	2019-20	2018-19
	Gratuity	Gratuity
<b>Change in the present value of obligation .</b>		
Present value of Obligation as at the Beginning of the Period	(3.78)	(3.66)
Acquisition adjustment	-	-
Interest Cost	1.06	1.23
Past Service Cost	-	-
Current Service Cost	0.67	2.35
Curtailement Cost/(credit)	-	-
Settlement Cost/(credit)	-	-
Benefits Paid	(0.94)	(0.38)
Actuarial Gain/(Loss)on the obligation	(10.71)	(3.32)
<b>Present value of Obligation as at the end of the Period</b>	<b>(13.69)</b>	<b>(3.78)</b>

Particulars	2019-20	2018-19
	Gratuity	Leave Encashment
<b>Change in the fair value of plan assets</b>		
Fail value of Plan Assets as at the Beginning of the Period	-	-
Acquisition adjustment	-	-
Expected return on plan assets	-	-
Contributions	-	-
Benefits Paid	-	-
Actuarial Gain/(Loss)on the assets	-	-
Fair value of Plan Assets as at the end of the Period	-	-
<b>Fair value of Plan assets</b>		
Fail value of Plan Assets at the Beginning of Period	-	-
Acquisition adjustment	-	-
Actual return on plant assets	-	-
Contributions	-	-
Benefits Paid	-	-
<b>Fair value of Plan Assets as at the end of the Period</b>	-	-
Funded status	-	-
Excess of Actual over estimated return on plan assets	-	-
<b>Expense recognised in the statement of profit and loss</b>		
Current Service Cost	0.67	2.35
Past Service Cost	-	-
Interest Cost	1.06	1.23
Expected return on plan assets	-	-
Curtailement Cost/(credit)	-	-
Settlement Cost/(credit)	-	-
Net Actuarial Gain/(Loss) recognised in the period	(10.71)	(3.33)
<b>Expenses recognised in the statement of profit and loss</b>	<b>(8.97)</b>	<b>0.26</b>
<b>Major categories of plan assets (as percentage of total plan assets)</b>		
Government of India Securities	-	-
State Government securities	-	-
High quality corporate bonds	-	-
Equity shares of listed companies	-	-
Property	-	-
Special Deposit Scheme	-	-

**NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

Funds managed by insurer	-	-
Bank balance	-	-
<b>TOTAL</b>	-	-
<b>Assumptions</b>		
Discount Rate	6.86%	7.75%
Salary Growth Rate	5%	5%
Expected rate of return on Plan assets	0%	0%
Retirement Age	60 years	60 years
Mortality rates(as % of IALM 94-96):	100%	100%
Withdrawal rates, based on age:	5%	5%

**25 FINANCE COSTS**

LC & Other Charges	0.78	0.16
Interest on Vehicles Loan	-	-
<b>TOTAL</b>	<b>0.78</b>	<b>0.16</b>

**26 DEPRECIATION AND AMORTIZATION EXPENSE**

Depreciation on Tangible Assets	1.51	2.93
<b>TOTAL</b>	<b>1.51</b>	<b>2.93</b>

PARTICULARS	As at 31st March, 2020 (₹ in Lakh)	As at 31st March, 2019 (₹ in Lakh)
<b>27 OTHER EXPENSES</b>		
<b>Administrative Overheads</b>		
Audit Fees	2.95	2.95
Adv for purchase of Flat Forfeiture A/c	0.00	0.00
Postage, Telegram & Telephone	0.06	1.02
Bad Debts Written Off	227.26	0.00
Conveyance	4.12	7.83
Electricity and Water	3.88	6.90
Insurance Charges	0.14	0.20
Legal/ Professional Charges	12.85	68.76
Director Sitting Fees	1.00	0.80
Miscellaneous Expenses	6.66	1,502.70
Office Expenses	0.53	2.28
Other Expenses	3.17	2.50
Written off	0.00	0.86
Inadmissible Expenses	0.71	0.52
Printing and Stationary	0.31	0.78
Repair & Maintenance Charges	0.01	1.39
Rent	0.83	6.48
Reverse Charges IGST/CGST/SGST	0.35	4.38
Travelling Expenses	0.75	1.91
<b>TOTAL</b>	<b>265.56</b>	<b>1,612.26</b>
<b>Marketing Overheads</b>		
Business Promotion	6.83	19.44
<b>TOTAL</b>	<b>6.83</b>	<b>19.44</b>
<b>GRAND TOTAL</b>	<b>272.39</b>	<b>1,631.70</b>
<b>28 DEFERRED TAX</b>		
	2.76	3.57
<b>TOTAL</b>	<b>2.76</b>	<b>3.57</b>



**NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**
**29 OTHER COMPREHENSIVE INCOME**

Remeasurements (Actuarial gain/loss)	7.92	3.33
<b>TOTAL</b>	<b>7.92</b>	<b>3.33</b>

**30 Contingent Liabilities not provided for Particulars**

	Current Year	Previous Year
Bills Discounted with bank since not realized	Nil	Nil
Bank Guarantees/Counter Guarantee issued	Nil	Nil
Estimated amount of contract remaining to be executed	Nil	Nil
Letter of Credit un-expired	Nil	Nil

**31 Related Party Disclosures**

As per INDAS 24, the disclosure of transactions with the related parties are given below.

**List of related parties with whom transactions have taken**
**(i) place.**

S.No.	Name of the Related Party	Relationship
1	Alchemist Hill Resorts Limited	Subsidiary
2	Century 21 Properties India Private Limited	Subsidiary
3	Alchemist Hospitals Limited-PKL/(Joint Venture)	Associates/Enterprises controlled by same management
4	Alchemist Limited	Associates/Enterprises controlled by same management
5	Alchemist Touchnology Limited	Associates/Enterprises controlled by same management
6	KDS Corporation Private Limited	Promoters
7	Alchemist Hospitals Limited-PHC	Associates/Enterprises controlled by same management
8	Technology Parks Limited	Associates/Enterprises controlled by same management
9	Mr. Vinay Kumar Mittal	Key Managerial Personnel
10	Mr. Anup Nargas	Key Managerial Personnel
11	Mr. Suresh Kumar Bhardwaj	Key Managerial Personnel
12	Ms. Priyanka	Key Managerial Personnel
13	Ms. Sarita Chausaria	Key Managerial Personnel

**ii) Disclosure in Respect of Material Related Party Transactions during the year:**

- 1 Managerial Remuneration Paid Rs.81.27 Lac (Previous Year ₹123.88 Lacs)
- 2 Inter Corporates Loan Paid to Alchemist Hill Resorts Private Limited ₹ 137.02 Lacs(Previous Year ₹ 136.99 Lacs) and Century 21 Properties India Private Limited ₹ 855.20 Lacs(Previous Year 840.80)
- 3 Inter Corporates Loan Received from KDS Corporation Private Limited ₹ 20345.48 Lacs(Previous Year ₹21038.09 Lacs) and Technology Parks Limited ₹ 9651.79 Lacs(Previous Year ₹ 9649.82) & Alchemist Hospitals Limited-Pkula(Joint Venture) ₹ 996.26 Lacs(Previous Year ₹ 525.00 Lacs)

**(iii) Transactions with the related parties during the Financial Year (Persuant to INDAS 24)**

Particulars	Subsidiary	Joint Venture	Key Management Personnel (KMP)	Directors	Others	Total	Outstanding as on March 31,2020
(A) Profit & Loss A/c *							
1 Purchase of Goods/Services	-	-	-	-	-	-	-
2 Sales of Goods	-	-	-	-	-	-	-
3 Royalty Expenses	-	-	-	-	-	-	-
4 General Expenses	-	-	-	-	-	-	-

**NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

5	Remuneration/Pension	-	-	<b>81.27</b>	-	-	<b>81.27</b>	<b>157.45</b>
				(122.68)	-	-	(122.68)	<b>(115.85)</b>
6	Post Separation Benefit	-	-	-	-	-	-	-
7	Reimbursement of Expenses	-	-	<b>0.30</b>	-	-	<b>0.30</b>	<b>0.30</b>
				(1.20)	-	-	(1.20)	(0.50)
8	Share based payment	-	-	-	-	-	-	-
9	Interest Received on Sec. Deposit	-	-	<b>374.72</b>	-	-	<b>374.72</b>	-
				(236.15)	-	-	(236.15)	-
10	Sitting Fee	-	-	-	<b>1.00</b>	-	<b>1.00</b>	<b>0.45</b>
				-	(0.80)	-	(0.80)	-
11	Post Employment Benefit Plan	-	-	-	-	-	-	-
(B)	<b>Balance Sheet</b>							
12	Equity Contribution	-	-	-	-	-	-	-
13	Security Deposit	-	-	-	-	-	-	-
14	Loans & Advances	14.43	471.26	-	-	-	485.69	-
		(24.96)	(525.00)	-	-	-	(549.96)	-
(C)	<b>Off Balance Sheet Items</b>							
15	Guarantees & Collaterals	-	-	-	-	-	-	-

\*Figures in bracket relates to previous year

Notes: There is no provision against the outstanding balance and no expenses booked during the year in respect of bad and doubtful debts due from related parties.

**32 Disclosure as required under INDAS 108 -Operating Segments**

The company has only one reportable primary segment i.e. sale/purchase of Construction equipments and materials and development/consultancy of real estate and hence no separate segment disclosures made.

Particulars	Note	Total	
		Current Period	Previous Period
<b>Revenue</b>			
External Sales	21	-	-
Inter-segment sales		-	-
<b>Total Revenue</b>		-	-
<b>Result</b>			
Segment result		(396.41)	(1,838.94)
<b>Operating Profit</b>		(396.41)	(1,838.94)
Interest expenses		-	-
Interest income	22	374.78	236.15
Other income	22	13.22	0.44
Foreign exchange gain/(loss)	22	-	-
Income tax (Current+Deferred)	28	(2.76)	(3.57)
<b>Net Profit</b> (inclusive other comprehensive income)		<b>(11.17)</b>	<b>(1,605.91)</b>
<b>Other Informaton</b>		<b>As on 31.03.2020</b>	<b>As on 31.03.2019</b>
Segment assets	3-13	32,739.95	32,932.15
Unallocated corporate assets		-	-
<b>Total assets</b>		<b>32,739.95</b>	<b>32,932.15</b>
Segment liabilities	16-19	32,229.88	32,410.92
Unallocated corporate liabilities		-	-
<b>Total liabilities</b>		<b>32,229.88</b>	<b>32,410.92</b>
<b>Capital Expenditure</b>		-	-
Depriciation	26	1.51	2.93

**NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**
**33 Financial Instruments-Accounting classifications and fair value measurements**

The fair value of the assets and liabilities are included at the amount at which the instrument could be exchanged in current transaction between willing parties, other than in force or liquidation sale.

**The following methods and assumptions were used to estimate the fair values:**

1. Fair Value of cash and short-term deposits, trade and other short term receivables, trade payables, other current liabilities, short term loan from banks and other financial instruments approximate their carrying amounts largely due to the short term maturities of these instruments.
2. Financial Instruments with fixed and variable interest rates are evaluated by the company based on parameters such as interest rates and individual credit worthiness of the counterparty. Based on this evaluation, allowances are taken to the account for the expected losses of these receivables.

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

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

33.1	Particulars	Note	Carrying amount As at 31-March-2019	Fair Value		
				Level 1	Level 2	Level 3
	<b>Financial Assets at fair value through profit or loss</b>					
	Investments in debt instruments		-	-	-	-
	<b>Total</b>		-	-	-	-
	<b>Financial assets at fair value through other comprehensive income</b>					
	Investments in debt instruments		-	-	-	-
	Investments in equity instruments		-	-	-	-
	<b>Total</b>		-	-	-	-
	Financial assets at amortised cost		-	-	-	-
	Investments in debt instruments		-	-	-	-
	Investments in subsidiaries and joint venture	4	348.42	-	-	348.42
	Bank deposits	4(i)	-	-	-	-
	Trade receivables	10	13,715.04	-	-	-
	Cash and Bank balances	11	1.21	-	-	-
	<b>Total</b>		<b>14,064.68</b>	-	-	<b>348.42</b>
	Financial liabilities at amortised cost					
	Term loans		-	-	-	-
	Finance lease obligations		-	-	-	-
	Short term borrowings		-	-	-	-
	Trade Payables	19	416.09	-	-	-
	Other financial liabilities (non-current)	16,17	30,703.85	-	-	-
	Other financial liabilities (current)	20	765.98	-	-	-
	<b>Total</b>		<b>31,885.92</b>	-	-	-

**NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

33.2	Particulars	Note	Carrying amount As at 31-March-2020	Fair Value		
				Level 1	Level 2	Level 3
	<b>Financial Assets at fair value through profit or loss</b>					
	Investments in debt instruments					
	<b>Total</b>		-	-	-	-
	<b>Financial assets at fair value through other comprehensive income</b>					
	Investments in debt instruments					
	Investments in equity instruments					
	<b>Total</b>		-	-	-	-
	Financial assets at amortised cost		-	-	-	-
	Investments in debt instruments		-	-	-	-
	Investments in subsidiaries and joint venture	4	348.42	-	-	348.42
	Bank deposits	4(i)	0.88	-	-	-
	Trade receivables	10	13,487.78	-	-	-
	Cash and Bank balances	11	1.83	-	-	-
	<b>Total</b>		<b>13,838.92</b>	-	-	<b>348.42</b>
	Financial liabilities at amortised cost					
	Term loans		-	-	-	-
	Finance lease obligations		-	-	-	-
	Short term borrowings		-	-	-	-
	Trade Payables	19	415.34	-	-	-
	Other financial liabilities (non-current)	16,17	30,003.29	-	-	-
	Other financial liabilities (current)	20	814.98	-	-	-
	<b>Total</b>		<b>31,233.62</b>	-	-	-

**34 Financial Risk Management Objectives and Policies**

The Company's financial risk management is an integral part of how to plan and execute its business strategies.

**Market risk**

Market risk is the risk of loss of future earnings, fair value or future cash flows arising out of change in the price of a financial instrument. These include change as a result of changes in the interest rates, foreign currency exchange rates, equity prices and other market changes that affect market risk sensitive instruments. Market risk is attributable to all market risk sensitive financial instruments including investments and deposits, foreign currency receivables, payables and loans and borrowings. The company manages market risk through a risk management committee engaged in, inter alia, evaluation and identification of risk factors with the object of governing/mitigating them according to Company's objectives and declared policies in specific context of impact thereof on various segments of financial instruments. The Board provides oversight and reviews the Risk management policy on a quarterly basis.

**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, treasury performs a comprehensive interest rate risk management.

The company is not exposed to significant interest rate risk as at the respective reporting dates.

**Foreign currency risk**

The Company operates internationally with transactions entered into USD currency. Consequently the Company is exposed to foreign exchange risk towards honouring of export/ import commitments.

**NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

Management evaluates exchange rate exposure in this connection in terms of its established risk management policies which includes the use of derivatives like foreign exchange forward contracts to hedge risk of exposure in foreign currency.

<b>Foreign currency exposure as at March 31, 2018</b>	<b>USD</b>
Export receivables	-
Overseas creditors	-
Advance to suppliers	-
Advance from customers	-
Bank Balances in EEFC accounts	-
Packing Credit Loan (Hedged through future contract)	-
<b>Foreign currency exposure as at March 31, 2019</b>	<b>USD</b>
Export receivables	-
Overseas creditors	-
Advance to suppliers	-
Advance from customers	-
Bank Balances in EEFC accounts	-
Packing Credit Loan (Hedged through future contract)	-

**Foreign currency sensitivity**

1% increase or decrease in foreign exchange rates will have the following impact on profit before tax.

<b>Particulars</b>	<b>2019-20</b>		<b>2018-19</b>	
	1% increase	1% decrease	1% increase	1% decrease
USD	134.12	(134.12)	134.12	(134.12)
Others	-	-	-	-
<b>Increase/(decrease) in Profit or Loss</b>	<b>134.12</b>	<b>(134.12)</b>	<b>134.12</b>	<b>(134.12)</b>

**Credit risk**

Credit risk arises from the possibility that counter party may not be able to settle their obligations as agreed. To manage this, the company periodically assesses the financial reliability of customers, taking into account the financial condition, current economic trends, and analysis of historical bad debts and ageing of account receivables. Individual risk limits are set accordingly.

The Company considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period. To assess whether there is a significant increase in credit risk the company compares the risk of default occurring on the asset as at the reporting date with the risk of default as at the date of initial recognition. The company considers reasonable and supportive forward-looking information.

Financial assets are written off when there is no reasonable expectation of recovery, such as debtor failing to engage in a repayment plan with the company. The company provides for overdue outstanding for more than 90 days other than institutional customers which are evaluated on a case to case basis.

**Liquidity Risk**

Liquidity risk is defined as the risk that the company will not be able to settle or meet its obligations on time or at a reasonable price. The Company's treasury department is responsible for maintenance of liquidity (including quasi liquidity), continuity of funding as well as timely settlement of debts. In addition, policies related to mitigation of risks are overseen by senior management. Management monitors the Company's net liquidity position on the basis of expected cash flows vis a vis debt service fulfillment obligation.

**Maturity profile of financial liabilities**

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

<b>As at March 31, 2019</b>	<b>Note</b>	<b>Less than 1 year/ On Demand</b>	<b>1 to 5 years</b>	<b>More than 5 years</b>
Finance lease obligations		-	-	-
Deposits payable		-	-	-
Long term borrowings	16	-	2,031.40	26,096.82
Short term borrowings		-	-	-
Trade payables	19	47.40	-	368.69
Other financial liabilities	20	765.98	-	-

**NOTES ON FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

As at March 31, 2020		Less than 1 year/ On Demand	1 to 5 years	More than 5 years
Finance lease obligations		-	-	-
Deposits payable		-	-	-
Long term borrowings	16	-	1,340.76	28,656.51
Short term borrowings		-	-	-
Trade payables	19	11.39	35.27	368.69
Other financial liabilities	20	660.18	153.93	0.87

35	Particulars	Foreign Currency		Local Currency	
(A)	<b>Exposure in Foreign Currency</b>				
	Outstanding overseas exposure not being hedged against adverse currency fluctuation				
	i) Export Receivable				
		CY	USD		

**36 Disclosure as required by INDAS 33- Earning Per Share.**

Particulars	Year ended 31st March.2020	Year ended 31st March.2019
Net Profit After tax	(19.09)	(1,608.38)
Weighted Average number of equity shares for Basic EPS(Nos.)	74,101,000	74,101,000
Face Value Per share	₹ 2/-	₹ 2/-
Basic EPS (₹)	(0.03)	(2.17)
Diluted EPS (₹)	(0.03)	(2.17)

**37** As per INDAS 36 impairment of Assets, the company has assessed the conditions of all assets used in its operation and is of the opinion that there is no impairment of assets, hence no provision was made.

**38** In the opinion of the management current assets, loan and advances are of the value stated, if realized in the ordinary course of business.

**39 Assets Taken on Operating Lease**

Some of the office premises has been taken on operating lease for a period less than 10 years and are generally renewable at the option of the lessee. The lease Agreements have an escalation clause for renewal of lease. There are no Sub-Leases and leases are generally cancellable in nature.

**40** The Balances of debtors and creditors, loan and advances are subject to confirmation and their pending reconciliation. Such balances are reflected in the balance sheet as appearing in the books of accounts. Balance Confirmation sent to all parties but received only from few ones.

**41** Disclosure As per Clause 32 of Listing agreement with the stock exchanges

a) Loan and advances to subsidiary.

Name of Company	Relationship	31-Mar-2020	₹ In Lacs Maximum balance outstanding during the year 2019-20
41.1 Alchemist Hill Resorts Private Limited	Wholly owned subsidiary	137.02	137.02
41.2 Century 21 Properties India Private Limited	Subsidiary	855.20	855.20

As per our report of even date attached.

**For and on behalf of the Board**

**For SOIN ASSOCIATES**

Chartered Accountants

Firm No. 010637N

Sd/-

Paramjit Soin

Proprietor

Membership No. 086047

Sd/-

Anup Nargas

Whole-time Director

DIN No: 03609482

Sd/-

Suresh Kumar Bhardwaj

CFO

Sd/-

Safal Gurung

Director

DIN No: 08705128

Sd/-

Sarita Chaurasia

Company Secretary

Place : New Delhi

Dated : 28.07.2020

**INDEPENDENT AUDITORS' REPORT**

To the Members of

Alchemist Realty Limited.

Report on the Consolidated Financial Statements as per Ind AS

**Qualified opinion**

We have audited the accompanying Consolidated financial statements of Alchemist Realty Limited ("the Company"), which comprise Consolidated the Balance Sheet as at March 31, 2020, and the Consolidated Statement of Profit and Loss, Consolidated Statement of change in Equity and Consolidated Cash Flow Statement for the year then ended, and 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, **except for the effects of the matter described in basis for Qualified opinion paragraph below** the aforesaid Consolidated financial statements give the information required by the Companies Act 2013 in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the Consolidated state of affairs of the Company as at March 31, 2020, and its Consolidated loss, and its Consolidated cash flows for the year ended on that date.

**Basis of Qualified Opinion**

a.) Attention is invited to Note No 10 of the Consolidated financial statements Trade receivables amounting to Rs. 13487.78 Lacs out of which export debtors for merchant trade transaction are Rs. 13412.03 Lacs and other receivables are Rs. 75.75 Lacs which are outstanding for more than six months from the date they become due from payment. Credit was extended on export sales in the normal course of the business, however the same has not been realized so far. The Company has filed legal suit against defaulting customers. During the year the management has not made any provision on such export debtors .

***"These are long outstanding debtors and we are unable to comment of the recoverability of the same. However we are unable to access whether adequate provision was made in the books of accounts for such doubtful trade receivables." As result of such opinion, loss to that extent is under stated and similarly the receivables.***

We conducted our audit in accordance with Standards on Auditing (SAs). 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 Company in accordance with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion

**Key Audit Matters**

Key audit matters are those matters that in our professional judgment were of the most significant in our audit of the Consolidated financial statements of the current period. These matters 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.

We have determined the matters described below to be the key audit matters to be communicated in our report.

Key Audit Matter	How our report addressed the Key audit matter.
<p><b>1. Litigation Matters (Acquisition of Properties)</b></p> <p>The company has certain significant legal proceedings under various complex matters with parties, continuing from earlier years, which are as under:</p> <p>a) Advances given to various parties in respect of properties to be purchased. (Refer note 5.1 and 5.2 of the financial statements)</p> <p>Due to complexity involved in these litigation matters, management's judgment regarding recognition and measurement of provisions for these legal proceedings is inherently uncertain and might change over time as the outcome of the legal cases are determined. Accordingly, it has been considered as a key audit matter.</p>	<p>Our audit procedure includes and are limited to the following.</p> <p>a) Assessing management position through discussions with them, the probability of success in the aforesaid cases, and the magnitude of any potential loss.</p> <p>b) Discussion with the management on the development of these litigations during the year ended March 31, 2020</p> <p>c) Review of the disclosures made by the company in the financial statements in this regard.</p> <p>d) Obtained representation letter from the management.</p>

<p><b>2.Evaluation of Uncertain tax positions</b></p> <p>The Company is having tax jurisdiction in Delhi region and is subject to periodic challenges by the local tax authorities on the rage of tax matters during the normal course of business. These involve significant management judgment to determine the possible outcome of the uncertain tax positions, consequently having impact on related accounting and disclosures in the standalone financial statements.</p> <p>Refer Note 20 of the financial statements.</p>	<p>Our audit procedure include the following substantive procedures;-</p> <ul style="list-style-type: none"> <li>➤ Obtained understanding of key uncertain tax positions; and</li> <li>➤ We along with company tax experts:-             <ul style="list-style-type: none"> <li>a) Read and analyzed select key correspondences, consultation by the management with the external tax professionals working on key uncertain tax positions.</li> <li>b) Discussed with the appropriate senior management and evaluated management’s underlying key assumptions in estimating the tax provisions if any to be made; and</li> <li>c) Assessed management’s estimate of the possible outcome of the disputed cases;</li> </ul> </li> </ul>
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**Emphasis of the Matter**

- a) Attention is invited to Note No 5, 5.1 and 5.2 of the Consolidated financial statements wherein amount of Rs. 5044.95 lacs has been shown under the head of **long term advances**, “out of which Rs. 1249.40 Lacs has been given to various parties and the matter is Sub-Judice in various courts for acquiring properties and advances amounting to Rs. 1842.97 lacs given to various other parties but the sale deeds for properties has not been executed so far in favor of the company”. These advances have been considered as good by the management of the company although no sale deed has been excuted.. It is relevant to point out that these are material advances and are pending since long, more than three years, and the management has not made any provision for the same.
- b) Attention is also invited to note No 5.3 of the Consolidated financial statements for amount shown under the head “ **long term advance** Rs. 1887.92 Lacs given to various parties on account of franchisee fee and other expenses for acquiring rights of Realogy Corpn. Inc. USA for their brand (Century 21 ) which is recoverable from its Subsidiary Century 21 Properties (India) Pvt. Ltd as and when the rights will be transferred to it”. It is relevant to note that the amount has been advanced since long and rights have not been transferred so far.
- c) Search and seizure operation was conducted U/s 132/133A of the Income Tax Act,1961 by Investigation Wing of the Income Department on 20/6/2014, and during the quarter ending 31<sup>st</sup> March 2019 the same were concluded on 07/02/2019 and relevant order were received by the company on 25/02/2019 in which demand was assessed amounting to Rs. 521.99 Lacs under orders passed U/s 153A/143(3) for the A/Y 2009-10 to 2015-16. However the company has filed appeals against these order passed on 25/03/2019, hence no provision has been made in the books for the said demand.

Our opinion is not modified in respect of these matters.

**Management’s Responsibility for the Consolidated Financial Statements**

The Holding 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 Consolidated financial statements that give a true and fair view of the Consolidated financial position, Consolidated financial performance including other Consolidated comprehensive income, Consolidated cash flows and Consolidated change in equity of the Company in accordance with the Accounting principles generally accepted in India, including the Indian Accounting Standard Ind AS specified under Section 133 of the Act, read with the provision of the Companies ( Indian accounting Standards) Rules, 2015 as amended . This responsibility includes the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding of the assets of the Company and for preventing and detecting the 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 control, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentations of the financial statements that give a true and fair view and free from material misstatement, whether due to fraud or error.

In preparing the Consolidated financial statements, management is responsible for assessing the company ability to continue as a going concern disclosing as applicable, matter relating to going concern and using the going concern basis of accounting unless management either intents to liquidate the company or to cease operation, or has no realistic alternative but to do so.

Those respective board of directors of the companies included in the Group and of its associates are also responsible for overseeing the company’s financial reporting process of the Group and its associates.

**Auditor’s Responsibility on Consolidated Ind As 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 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.

Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group and its associates and jointly controlled entities 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

We did not audit the financial statements / financial information of two (2) subsidiaries, whose financial statements / financial information reflect total assets of **Rs193.83 Lacs** as at 31st March, 2020, total revenues of Rs. NIL and net cash flows amounting to Rs.1.96 Lacs for the year ended on that date, as considered in the consolidated financial statements. The consolidated financial statements also include the Group's share of net profit/loss of Rs. NIL for the year ended 31st March, 2020, as considered in the consolidated financial statements, in respect of NIL associates, whose financial statements / financial information have not been audited by us. These financial statements / financial information 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 associates, and our report in terms of sub-sections (3) and (11) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries, and associates, is based solely on the reports of the other auditors.

## Report on Other Legal and Regulatory Requirement's

1. As required by section 143(3) of the Act, based on our audit report and on the consideration of report of the other auditors on separate financial statements and other financial information of subsidiaries as noted in the "other matters" 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 purpose of our audit;
  - b) In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books.

- c) The Consolidated Balance Sheet, Consolidated Statement of Consolidated Profit and Loss, Consolidated Cash Flow Statement , consolidated statement of Changes in the Equity dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of Consolidated Ind AS Financial Statements;
- d) Except for the effects of the matter described in the basis for Qualified opinion paragraph above, in our opinion, the aforesaid Consolidated financial statements comply with the Indian Accounting Standards (Ind As) specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies(Accounts) Rules,2014;
- e) ***The matters described in the basis for Qualified Opinion paragraph, Key Audit Matters and Emphasis of matter paragraph above, in our opinion, can adversely affect the functioning of the Holding company.***
- f) On the basis of the written representations received from the directors of the Holding Company as on March 31, 2020 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors who are appointed under Section 139 of the Act, of its subsidiary companies none of the directors of the Group's companies, its associates incorporated in India is disqualified as on March 31, 2020 from being appointed as a director in terms of Section 164 (2) of the Act;
- g) ***The qualification relating to the maintenance of accounts and other matters connected therewith are as stated in the Basis for Qualified Opinion paragraph above.***
- h) with respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such control, refer to our separate report in Annexure "A and
- i) With respect to the other matters included in the Auditor's Report in accordance with Rule 11 of Companies (Audit and Auditors) Rules, 2014 in our opinion and to the best of our information and according to explanations given to us:
  - i. The Holding Company has not disclosed the impact of pending litigations in its financial statements with respect to suits on or by the company in respect of suits filed by the company for acquisition of properties or recovery of advances as referred to in note 5.1 and 5.2 of the financial statements.
  - ii. The Holding company did not have any long term contracts including derivative contracts for which there were any material foreseeable losses.
  - iii. There no amounts which required to be transferred, to the Investor Education and Protection Fund by the company.

**FOR SOIN ASSOCIATES  
CHARTERED ACCOUNTANTS  
Firm No. 010637N  
Sd/-  
Paramjit Singh  
Prop.  
Membership No. 086047  
UDIN20086047AAAAAAV4217**

PLACE: New Delhi  
DATED:28/07/2020

#### Annexure – "A" to the Auditors' Report

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

We have audited the internal financial controls over financial reporting of Alchemist Realty Limited ("the Holding Company") and its subsidiaries as of 31<sup>st</sup> March, 2020 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 Respective Board of Directors of the Holding Company and the subsidiaries, are 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 ('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 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 judgment, 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 Holding Company and its subsidiaries, 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 31<sup>st</sup> March, 2020, 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.

PLACE: New Delhi  
DATED:28/07/2020

**FOR SOIN ASSOCIATES**  
**CHARTERED ACCOUNTANTS**  
Firm No. 010637N  
Sd/-  
Paramjit Singh  
Prop.  
Membership No. 086047  
UDIN20086047AAAAAV4217

**CONSOLIDATED BALANCE SHEET AS AT 31ST MARCH, 2020**

PARTICULARS	NOTE	As at 31st March, 2020 (₹ in Lakh)	As at 31st March, 2019 (₹ in Lakh)
<b>ASSETS</b>			
(1) <b>Non-current assets</b>			
(a) Property, Plant and Equipment	3	7.05	38.39
(b) Capital work-in-progress		-	-
(c) Investment Property		-	-
(d) Goodwill		-	-
(e) Other Intangible assets		-	-
(f) Intangible assets under development		-	-
(g) Biological Assets other than bearer plant		-	-
(h) Financial Assets		-	-
(i) Investments	4	250.20	250.14
(ii) Trade receivables		-	-
(iii) Loans	5	5,044.95	5,136.79
(iv) Others (to be specified)	6	45.43	45.43
(j) Deferred tax assets (net)	7	4.43	9.98
(j) Other non-current assets	8	174.34	271.26
		<u>5,526.41</u>	<u>5,751.99</u>
(2) <b>Current assets</b>			
(a) Inventories	9	12,188.62	12,188.41
(b) Financial Assets		-	-
(i) Investments		-	-
(ii) Trade receivables	10	13,487.78	13,715.04
(iii) Cash and cash equivalents	11	1.96	2.47
(iv) Bank balances other than (iii) above		-	-
(v) Loans	12	14.50	7.15
(vi) Others (to be specified)	13	622.29	482.35
(b) Current Tax Assets (Net)		-	-
(b) Other current assets )		-	-
		<u>26,315.15</u>	<u>26,395.41</u>
<b>Total Assets</b>		<u><b>31,841.57</b></u>	<u><b>32,147.41</b></u>
<b>EQUITY AND LIABILITIES</b>			
(1) <b>Equity</b>			
(a) Equity Share capital	14	1,482.02	1,482.02
(b) Other Equity	15	(1,909.99)	(1,787.74)
		<u>(427.97)</u>	<u>(305.72)</u>
<b>Minority Interest</b>		<b>1.00</b>	<b>1.00</b>
(2) <b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings	16	29,997.39	30,689.02
(ii) Trade Payable		-	-
(iii) Other financial liabilities (other than those specified in item (b), to be specified)		-	-
(b) Provisions	17	8.92	18.84
(c) Deferred tax liabilities (net)		-	-
(d) Other non-current liabilities		-	-
		<u>30,007.31</u>	<u>30,708.85</u>
(3) <b>Current liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings	18	996.26	525.00
(ii) Trade Payable	19	429.12	431.56
(iii) Other financial liabilities (other than those specified in item (c))		-	-
(b) Other current liabilities	20	836.84	787.71
(c) Provisions		-	-
(d) Current tax liabilities (net)		-	-
		<u>2,262.23</u>	<u>1,744.27</u>
<b>Total Equity and Liabilities</b>		<u><b>31,841.57</b></u>	<u><b>32,147.41</b></u>

Significant Accounting Policies & Notes on Financial Statement 1 to 41

As per our report of even date attached.

For SOIN ASSOCIATES  
Chartered Accountants  
Firm No. 010637N

Sd/-  
Paramjit Soin  
Proprietor  
Membership No. 086047

Place : New Delhi  
Dated : 28.07.2020

Sd/-  
Anup Nargas  
Whole-time Director  
DIN No: 03609482

Sd/-  
Suresh Kumar Bhardwaj  
CFO

For and on behalf of the Board

Sd/-  
Safal Gurung  
Director  
DIN No: 08705128

Sd/-  
Sarita Chaurasia  
Company Secretary

**STATEMENT OF CONSOLIDATED PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH, 2020**

	PARTICULARS	NOTE	Year Ended 31st March, 2020 (₹ in Lakh)	Year Ended 31st March, 2019 (₹ in Lakh)
I	Revenue from Operations	21	-	-
II	Other income	22	388.00	236.59
III	<b>Total Income</b>		<b>388.00</b>	<b>236.59</b>
IV	<b>EXPENSES</b>			
	Cost of material consumed	23	0.00	(0.00)
	Purchase of Stock-in-Trade		-	-
	Change in inventories of finished goods, stock-in-trade and in-progress		-	-
	Employee-benefits expenses	24	129.65	207.49
	Finance costs	25	0.78	0.16
	Depreciation and amortization expenses	26	1.56	3.06
	Other expenses	27	383.41	1,754.47
	<b>Total expenses</b>		<b>515.41</b>	<b>1,965.18</b>
V	<b>Profit/ (Loss) before Exceptional Items &amp; Tax ( I-IV )</b>		<b>(127.41)</b>	<b>(1,728.59)</b>
VI	<b>Exceptional Items</b>	28	-	-
VII	<b>Profit/(Loss) Before Tax (V-VI)</b>		<b>(127.41)</b>	<b>(1,728.59)</b>
VIII	<b>Tax expense</b>			
	(1)Current Tax		-	-
	(2)Deferred tax	29	2.76	3.57
IX	<b>Profit/(Loss) for the period from continuing operations (VII-VIII)</b>		<b>(130.16)</b>	<b>(1,732.16)</b>
X	<b>Profit/(Loss) for the period from discontinued operations</b>		-	-
XI	<b>Tax expense of discontinued operations</b>		-	-
XII	<b>Profit/(Loss) for the period from discontinuing operations after tax (X-XI)</b>		-	-
XIII	<b>Profit/(Loss) for the period (IX+XII)</b>		<b>(130.16)</b>	<b>(1,732.16)</b>
XIV	<b>Other comprehensive Income</b>			
	A (i) Items that will not be reclassified to profit or loss	30	10.71	3.33
	(ii) Income tax realting to items that will not be reclassified to profit or loss		(2.78)	(0.87)
	B (i) Items that will be reclassified to profit or loss		-	-
	(ii) Income tax realting to items that will be reclassified to profit or loss		-	-
XV	<b>Total comprehensive income for the period (XIII+XIV)</b> (Comprising Profit (Loss) and Other Comprehensive Income for the period)		<b>(122.24)</b>	<b>(1,729.69)</b>
XVI	<b>Earning per equity share ( from continuing operation)</b>			
	(1)Basic		(0.18)	(2.34)
	(2)Diluted		(0.18)	(2.34)
XVII	<b>Earning per equity share ( from discontinued operation)</b>			
	(1)Basic		-	-
	(2)Diluted		-	-
XVIII	<b>Earning per equity share ( from discontinued and continuing operation)</b>			
	(1)Basic		(0.18)	(2.34)
	(2)Diluted		(0.18)	(2.34)

Significant Accounting Policies &amp; Notes on Financial Statements 1 to 41

As per our report of even date attached.

For and on behalf of the Board

 For SOIN ASSOCIATES  
Chartered Accountants  
Firm No. 010637N

 Sd/-  
Paramjit Sooin  
Proprietor  
Membership No. 086047

 Place : New Delhi  
Dated : 28.07.2020

 Sd/-  
Anup Nargas  
Managing Director  
DIN No: 00287042

 Sd/-  
Suresh Kumar Bhardwaj  
CFO

 Sd/-  
Safal Gurung  
Director  
DIN No: 08705128

 Sd/-  
Safita Chaurasia  
Company Secretary

**CONSOLIDATED STATEMENT OF CASH FLOW ( Pursuant to INDAS-7) Indirect Method  
FOR THE YEAR ENDED MARCH 31,2020**

PARTICULARS	Year Ended	Year Ended
	31st March, 2020 (₹ in Lakh)	31st March, 2019 (₹ in Lakh)
<b>1. CASH FLOW FROM OPERATING ACTIVITIES</b>		
<b>NET PROFIT AFTER TAX AND EXTRA ORDINARY ITEM</b>	<b>(122.24)</b>	<b>(1,729.69)</b>
<b>Add:</b>		
Proposed Dividend	-	-
Tax on Dividend	-	-
Provision for Taxes	-	-
Depreciation	1.56	3.06
Miscellaneous Expenses Written Off	98.25	98.25
Financial Expenses	0.78	0.16
	<b>100.59</b>	<b>101.47</b>
<b>Less:</b>		
Deferred Tax Liability	(5.54)	(4.44)
Provision for Tax	-	-
Interest Received	374.78	236.15
	<b>369.24</b>	<b>231.71</b>
<b>Operating profit for working capital changes</b>	<b>(390.89)</b>	<b>(1,859.91)</b>
(Increase) / Decrease in Inventory	(0.22)	(204.82)
(Increase) / Decrease in Sundry Debtors	227.26	1,490.23
(Increase) / Decrease in Loans & Advances	41.48	(376.33)
(Increase) / Decrease in Share Capital	-	-
(Increase) / Decrease in Miscellaneous Expenditure & W/off	(98.25)	(98.25)
Increase / (Decrease) in Trade Payables & Others	36.77	585.63
<b>Cash Generated from / (used in) operating activities</b>	<b>(183.85)</b>	
Direct Taxes paid / deducted at source	-	-
<b>Net cash generated from / (used in) operating activities</b>	<b>(A) (183.85)</b>	<b>(463.45)</b>
<b>2. CASH FLOW FROM INVESTING ACTIVITIES</b>		
Interest Received	374.78	236.15
Sales of Investment	(0.06)	(0.05)
Sale of Fixed Assets	29.77	0.41
<b>Net Cash from / (used in) Investing Activities</b>	<b>(B) 404.49</b>	<b>236.51</b>
<b>3. CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceeds from Secured Loans	-	-
Proceeds from Unsecured Loans	(220.37)	224.76
Interest Paid	(0.78)	(0.16)
<b>Net Cash from / (used in) Financing Activities</b>	<b>(C) (221.15)</b>	<b>224.60</b>
<b>4. NET INCREASE / (DECREASE) IN CASH &amp; CASH EQUIVALENTS</b>	<b>(A)+(B)+(C) (0.51)</b>	<b>(2.34)</b>
<b>5. CASH &amp; CASH EQUIVALENTS AS AT THE BEGINNING OF THE YEAR</b>	<b>2.47</b>	<b>4.80</b>
<b>5. CASH &amp; CASH EQUIVALENTS TRANSFER FROM SUBSIDIARY COMPANY</b>	<b>-</b>	<b>-</b>
<b>6. CASH &amp; CASH EQUIVALENTS AS AT THE END OF THE YEAR</b>	<b>1.96</b>	<b>2.47</b>
Cash and Cash equivalents ( Year end)	1.96	2.47
Balances with banks with restatement (including cc & od balances)	1.95	1.38
Cheque/Drafts in hand	-	-
Cahs in Hand	0.01	1.09
<b>Reconciliation of Cash and Cash equivalents</b>		
Cash and Cash equivalents as per Balance Sheet	1.96	2.47
Balances with banks in CC Accounts	-	-
Balances with banks in OD Accounts	-	-
	<b>1.96</b>	<b>2.47</b>

As per our report of even date attached.

For and on behalf of the Board

**For SOIN ASSOCIATES**  
 Chartered Accountants  
 Firm No. 010637N

 Sd/-  
 Paramjit Soin  
 Proprietor  
 Membership No. 086047

 Place : New Delhi  
 Dated : 28.07.2020

 Sd/-  
 Anup Nargas  
 Whole-time Director  
 DIN No: 03609482

 Sd/-  
 Suresh Kumar Bhardwaj  
 CFO

 Sd/-  
 Safal Gurung  
 Director  
 DIN No: 08705128

 Sd/-  
 Sarita Chaurasia  
 Company Secretary

**Auditor's Certificate**

We have examined the attached consolidated cash flow statement of Alchemist Realty Limited for the year ended 31st March, 2020. The Statement has been prepared by the company in accordance with the requirement of the listing agreement Clause 32 with Stock Exchange and is based on and derived from the audited accounts of the Company for the year ended 31st March, 2020.

**For SOIN ASSOCIATES**  
**Chartered Accountants**  
**Firm No. 010637N**  
**Sd/-**  
**Paramjit Soin**  
**Proprietor**  
**Membership No. 086047**

**Place : New Delhi**  
**Dated : 28.07.2020**

# ALCHEMIST REALTY LIMITED

## CONSOLIDATED STATEMENT OF CHANGE IN EQUITY FOR THE YEAR ENDED MARCH 31, 2020

### A. Equity Share Capital

Balance as at 31st March,2019	Change in Equity Share Capital during the year	Balance as at 31st March,2020
74,101,000	0	74,101,000
Balance as at April 1,2018	Change in Equity Share Capital during the year	Balance as at 31st March,2019
74,101,000	0	74,101,000

### B. Other Equity

(Amount in Rupees)

Particulars	Reserves and Surplus						Total
	Capital Reserve	Securities Premium Reserve	Revaluation Reserve	General Reserve	Retained Earning	Debt Instruments through other comprehensive income	
Balance as at March-31,2019	-	-	8.57	(1,796.32)	-	-	(1,787.75)
Change in accounting policy/ prior period errors	-	-	-	-	-	-	-
Restated balance at the begning of the reporting period	-	-	8.57	(1,796.32)	-	-	(1,787.75)
Profit (loss)for the year	-	-	-	(130.16)	-	-	(130.16)
Other comprehensive income for the year	-	-	-	7.92	-	-	7.92
Total comprehensive income for the year	-	-	-	(122.24)	-	-	(122.24)
<b>Transactions with owners in capacity as owners</b>							
Dividends	-	-	-	-	-	-	-
Transferred to retained earnings	-	-	-	-	-	-	-
Bonus Shares	-	-	-	-	-	-	-
Movement during the year	-	-	-	-	-	-	-
<b>Balance as at March 31,2020</b>	-	-	8.57	(1,918.56)	-	-	(1,909.99)

Particulars	Reserves and Surplus						Total
	Capital Reserve	Securities Premium Reserve	Revaluation Reserve	General Reserve	Retained Earning	Debt Instruments through other comprehensive income	
Balance as at April 1,2018	-	-	8.57	(66.62)	-	-	(58.05)
Change in accounting policy/ prior period errors	-	-	-	-	-	-	-
Restated balance at the begning of the reporting period	-	-	8.57	(66.62)	-	-	(58.05)
Profit (loss)for the year	-	-	-	(1,732.16)	-	-	(1,732.16)
Other comprehensive income for the year	-	-	-	2.46	-	-	2.46
Total comprehensive income for the year	-	-	-	(1,729.70)	-	-	(1,729.69)
<b>Transactions with owners in capacity as owners</b>							
Dividends	-	-	-	-	-	-	-
Transferred to retained earnings	-	-	-	-	-	-	-
Bonus Shares	-	-	-	-	-	-	-
Movement during the year	-	-	-	-	-	-	-
<b>Balance as at March 31,2019</b>	-	-	8.57	(1,796.32)	-	-	(1,787.74)



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

### 1. SIGNIFICANT ACCOUNTING POLICIES.-Year ended 31st March, 2020.

#### a) Principles Of Consolidation

The Consolidated Financial Statements have been prepared in accordance with the Indian Accounting Standard (Ind AS) 110, "Consolidated Financial Statements", issued by The Institute of Chartered Accountants of India. The financial statement of Alchemist Realty Limited the parent company of Alchemist Hill Resorts Private Limited and Century 21 Properties India Private Limited has been combined on 31st March, 2020. The Consolidated Financial Statements are prepared by applying on a line by line basis by adding together the book values of like items of assets, liabilities, income and expenses, after fully eliminating inter-group balances and inter-group transactions resulting in unrealized profit or losses.

#### b) Basis of Presentation

1. The consolidated financial statements relate to Alchemist Realty Ltd ("the Company") and its subsidiaries.
2. Notes to these consolidated financial statement are intended to serve as a means of information disclosure and guide to better understanding of the consolidated position of the companies. Recognizing, this purpose, the company has disclosed only such notes from the individual financial statement, which fairly present the needed disclosures.

### 2. Other Significant Accounting Policies

These are set out under "Significant Accounting Policies" as given in the standalone financial statements of Alchemist Realty Limited and its subsidiaries.

**NOTES ON CONSOLIDATED FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

**3. CONSOLIDATED PROPERTY, PLANT AND EQUIPMENT FOR THE YEAR ENDED 31ST MARCH, 2020**

S.No.	PARTICULARS	GROSS BLOCK				DEPRECIATION				NET BLOCK	
		AS ON 01.04.2019	ADDITION DURING THE YR.	DEDUCTION AS ON 31.03.2020	AS ON 01.04.2019	PROVIDED DURING THE YR.	TRANSFER TO GENERAL RESERVE	ON SALE / ADJUSTMENTS DURING THE YR.	TOTAL UP TO 31.03.2020	AS ON 31.03.2020	AS ON 31-03-2019
		(₹ in Lakh)	(₹ in Lakh)	(₹ in Lakh)	(₹ in Lakh)	(₹ in Lakh)	(₹ in Lakh)	(₹ in Lakh)	(₹ in Lakh)	(₹ in Lakh)	(₹ in Lakh)
<b>FIXED ASSETS</b>											
1.	Computers	27.53	-	-	26.18	-	-	-	26.18	1.35	1.35
2.	Building	44.07	-	29.78	13.50	0.79	-	14.29	0.00	0.00	30.57
3.	Office Equipment	26.59	-	-	25.26	-	-	-	25.26	1.33	1.33
4.	Vehicle	55.33	-	-	52.17	0.39	-	-	52.56	2.77	3.16
5.	Furniture & Fixture	30.00	-	-	28.02	0.37	-	-	28.39	1.61	1.98
	<b>TOTAL</b>	<b>183.52</b>	<b>-</b>	<b>29.78</b>	<b>145.12</b>	<b>1.56</b>	<b>-</b>	<b>14.29</b>	<b>132.39</b>	<b>7.05</b>	<b>38.39</b>
	<b>PREVIOUS YEAR</b>	<b>191.78</b>	<b>-</b>	<b>8.27</b>	<b>149.88</b>	<b>3.06</b>	<b>-</b>	<b>7.85</b>	<b>145.09</b>	<b>38.39</b>	<b>41.90</b>

**NOTES ON CONSOLIDATED FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

The Previous year figures have been regrouped/reclassified, where ever necessary to conform to the current year presentation

PARTICULARS	As at 31st March, 2020 (₹ in Lakh)	As at 31st March, 2019 (₹ in Lakh)
<b>4 NON-CURRENT INVESTMENTS</b>		
<b>Others Investments</b>		
<b>Unquoted</b>		
<b>a)Others</b>		
24,84,200 Equity Shares (Previous Year 24,84,200 Shares) of ₹10/- each of DGS Realtors Pvt. Ltd.	248.42	248.42
9000 shares @ Rs 10/-each of Black Cats Protections Pvt Ltd (previous year Nil)	0.90	0.90
<b>Total</b>	<b>249.32</b>	<b>249.32</b>
<b>4.1 CURRENT INVESTMENTS</b>		
Fixed Deposit- with HDFC Bank Limited	0.88	0.82
<b>TOTAL</b>	<b>0.88</b>	<b>0.82</b>
<b>5 LONG-TERM LOANS AND ADVANCES</b>		
(Unsecured and Considered Good)		
Advances	5,044.95	5,136.79
(Including Advances for Purchase of Land/Other Advances)		
<b>Total</b>	<b>5,044.95</b>	<b>5,136.79</b>
5.1 Advances includes amount given to various parties amounting to ₹1249.40 Lac (Previous year ₹1249.40 Lacs) in respect of property to be purchased/ acquired in due course of time. The matters relating to these advances for acquiring properties is sub judice.		
5.2 Advances include amount given to various parties amounting to ₹ 1842.97 Lacs (Previous year ₹1842.97 Lacs) process in respect of transfer of title of land is in progress and necessary sale deeds have not been executed so far in favour of the company.		
5.3 An Amount of ₹1887.92 Lacs(Previous year ₹1887.91 Lacs) was given to various parties on account of franchise fees and other expenses for acquiring rights of Realogy Corpn. Inc USA for their brand (Century 21 ) which is recoverable in due course of time from its subsidiary century 21 properties India Pvt . Ltd. as and when the rights are transferred to it.		
<b>6 OTHER NON-CURRENT FINANCIAL ASSETS</b>		
Deposit with Others-Security deposits	45.43	45.43
<b>Total</b>	<b>45.43</b>	<b>45.43</b>
<b>7 DEFERRED TAX ASSETS</b>		
<b>Deferred Tax Assets</b>		
Related to fixed assets	4.43	9.98
<b>Total</b>	<b>4.43</b>	<b>9.98</b>
<b>8 OTHER NON-CURRENT ASSETS</b>		
Advance Payment of Tax	33.85	32.73
Misc.Expenditure		
Preliminary Expenses & Pre-operative expenses	140.49	238.53
Deffred Revenue Expenditure	-	-
<b>Total</b>	<b>174.34</b>	<b>271.26</b>

**NOTES ON CONSOLIDATED FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

<b>9 INVENTORIES</b>		
<b>Properties Under Development*</b>	12,188.62	12,188.41
(Commercial Land and other Land, Flats and Plots )		
<b>TOTAL</b>	<b>12,188.62</b>	<b>12,188.41</b>
* Valued at Cost ( Including pending allocation of related expenses) and net realizable value		
<b>10 TRADE RECEIVABLES</b>		
<b>(Unsecured and Considered Good)</b>		
Over Six Months	13,487.78	13,715.04
Other	-	-
<b>TOTAL</b>	<b>13,487.78</b>	<b>13,715.04</b>
Export debtors of merchant trade transactions amounting to ₹ 13412.03 lacs are overdue for more than nine months in contra-vention to directions contained in Circular 115 A.P(Dir Series) dated 28th March, 2014 issued under section 10(4) and 11(1) of the FEMA Act, 1999.		
<b>11 CASH AND CASH EQUIVALENTS</b>		
Cash in hand	0.01	1.09
Balance with banks(Including Cheque in Hand)	1.95	1.38
<b>TOTAL</b>	<b>1.96</b>	<b>2.47</b>
<b>12 LOANS</b>		
<b>Unsecured:</b>		
Advance to Suppliers	14.50	7.15
Considered good	-	-
Considered doubtful	-	-
Less: Allowance for bad & doubtful advances	-	-
	<b>14.50</b>	<b>7.15</b>
<b>Unsecured &amp; Considered good:</b>		
Advance to Employees	-	(0.00)
Excess of Planned assets towards gratuity obligations	-	-
Excess of Planned assets towards leave encashment obligations	-	-
Other receivables	-	-
<b>Total</b>	<b>14.50</b>	<b>7.15</b>
<b>13 OTHERS</b>		
Other Receivables	622.29	482.21
Prepaid expenses	-	0.14
<b>TOTAL</b>	<b>622.29</b>	<b>482.35</b>
<b>14 SHARE CAPITAL</b>		
<b>AUTHORISED</b>		
800,00,000 Equity Shares of ₹ 2/- each		
(Previous Year 800,00,000 equity share of ₹ 2/- each)	160,000,000	160,000,000
	<b>160,000,000</b>	<b>160,000,000</b>
<b>ISSUED, SUBSCRIBED AND PAID UP CAPITAL</b>		
7,41,01,000 Equity Shares ₹ 2/- Each fully paid	1,482.02	1,482.02
(Previous Year 7,41,01,000 Equity Shares of ₹ 2/- Each Fully Paid)		
<b>TOTAL</b>	<b>1,482.02</b>	<b>1,482.02</b>
The detail of Shareholders holding more than 5% shares:		

**NOTES ON CONSOLIDATED FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

	Name of the Shareholders	As at 31st March,2020		As at 31st March,2019	
		No of Shares	% held	No of Shares	% held
1	KDS Corporation Private Limited	3,36,77,535	45.45	3,36,77,535	45.45
2	Endogram Leasing and Trading Company Private Limited	86,05,580	11.61	86,05,580	11.61
3	DAVOS International Fund	70,13,283	9.46	70,12,892	9.46
4	Basic Softsolutions Private Limited	62,35,590	8.41	62,35,590	8.41

The reconciliation of number of shares outstanding is set out below.

Particulars	31st March, 2020 No of Shares	31st March, 2019 No of Shares
Equity Shares at the beginning of the year	74101000	74101000
Add : Shares issued during the year	-	-
Equity Shares at the end of the year	74101000	74101000

**Statement of Change in Equity**

For the year ended 31st March,2020

**15 A.Equity Share Capital**

Balance as at 31st March,2019	Change in Equity Share Capital during the year	Balance as at 31st March,2020
74,101,000	0	74,101,000
Balance as at April 1,2018	Change in Equity Share Capital during the year	Balance as at 31st March,2019
74,101,000	0	74,101,000

**15 B.Other Equity**

(Amount in Rupees)

Particulars	Reserves and Surplus						Total
	Capital Reserve	Securities Premium Reserve	Revaluation Reserve	General Reserve	Retained Earning	Debt Instruments through other comprehensive income	
Balance as at March-31,2019	-	-	8.57	(1,796.32)	-	-	(1,787.75)
Change in accounting policy/ prior period errors	-	-	-	-	-	-	-
Restated balance at the begning of the reporting period	-	-	8.57	(1,796.32)	-	-	(1,787.75)
Profit (loss)for the year	-	-	-	(130.16)	-	-	(130.16)
Other comprehensive income for the year	-	-	-	7.92	-	-	7.92
Total comeprehensive income for the year	-	-	-	(122.24)	-	-	(122.24)
<b>Transactions with owners in capacity as owners</b>							
Dividends	-	-	-	-	-	-	-
Transferred to retained earnings	-	-	-	-	-	-	-
Bonus Shares	-	-	-	-	-	-	-
Movement during the year	-	-	-	-	-	-	-
<b>Balance as at March 31,2020</b>	-	-	8.57	(1,918.56)	-	-	(1,909.99)

**NOTES ON CONSOLIDATED FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

Particulars	Reserves and Surplus						Total
	Capital Reserve	Securities Premium Reserve	Revaluation Reserve	General Reserve	Retained Earning	Debt Instruments through other comprehensive income	
Balance as at April 1,2018	-	-	8.57	(66.62)	-	-	(58.05)
Change in accounting policy/ prior period errors	-	-	-	-	-	-	-
Restated balance at the begning of the reporting period	-	-	8.57	(66.62)	-	-	(58.05)
Profit (loss)for the year	-	-	-	(1,732.16)	-	-	(1,732.16)
Other comprehensive income for the year	-	-	-	2.46	-	-	2.46
Total comprehensive income for the year	-	-	-	(1,729.70)	-	-	(1,729.69)
<b>Transactions with owners in capacity as owners</b>							
Dividends	-	-	-	-	-	-	-
Transferred to retained earnings	-	-	-	-	-	-	-
Bonus Shares	-	-	-	-	-	-	-
Movement during the year	-	-	-	-	-	-	-
<b>Balance as at March 31,2019</b>	-	-	8.57	(1,796.32)	-	-	(1,787.74)

**16 LONG TERM BORROWINGS**
**Unsecured**

Inter Corporate Loans

29,997.39

30,689.02

**Total**
**29,997.39**
**30,689.02**

Interest Free Inter Corporate loans includes an amount of ₹20345.48 Lacs(previous year ₹ 21038.09 Lacs) received from KDS Corporation Private Limited (promoter group company) and from associate company Techonology Parks Ltd. amounting to ₹ 9651.79 Lacs (Prev. Year ₹ 9649.82 Lacs)

**17 Long Term Provisions**
**Provision for Employees Benefits**

Gratuity

8.92

18.84

Earned Leave

-

**Total**
**8.92**
**18.84**
**18 SHORT TERM BORROWINGS**
**Unsecured**

Inter Corporate Loans

996.26

525.00

**Total**
**996.26**
**525.00**
**19 TRADE PAYABLES**

Creditors for Purchases

368.69

368.69

Creditors for Expenditure

60.43

62.87

**Total**
**429.12**
**431.56**
**20 OTHER CURRENT LIABILITIES**

Statutory Dues Payable

19.20

16.23

Other Payable

817.63

771.48

**Total**
**836.84**
**787.71**

Note: Search and seizure operation was conducted U/s 132/133A of Income Tax Act,1961 by Investigation Wing of the Department on 20.06.2014 and during the quarter ending 31st March 2019 the same were concluded on 07/02/2019 and relevant order were received by the company on 25/02/2019 in which demand was assessed amounting to Rs.521.99 Lakhs under orders passed U/s 153A/143(3) for the A/Y 2009-10 to 2015-16.However the company has filed the appeal against order passed ,on 25/03/2019 and no provision has been made in the books for the said demand.

**NOTES ON CONSOLIDATED FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

<b>21 Revenue from Operations</b>		
Sales	-	-
<b>TOTAL</b>	-	-
<b>22 OTHER INCOME</b>		
Other Non Operating Income	13.22	0.44
Interest Income	374.78	236.15
s.balances w/off	-	-
Foreign Exchange Rate Difference	-	-
<b>TOTAL</b>	<b>388.00</b>	<b>236.59</b>
<b>23 DIRECT COST</b>		
<b>a)Opening Stock #</b>	12,188.41	11,983.58
<b>b)Addition During the year</b>	-	-
1)Land #	0.22	204.82
2)Flats/Plots/Construction Equipments #	-	-
<b>Total Purchase during the year(1+2)</b>	<b>0.22</b>	<b>204.82</b>
<b>c)Pending Allocation During the year(WIP)</b>	-	-
<b>Total Addition during the year(b+c)</b>	<b>0.22</b>	<b>204.82</b>
d)Closing Stock #	12,188.62	12,188.41
<b>Cost of Sales(a+b+c-d)</b>	<b>0.00</b>	<b>(0.00)</b>
# Valued at cost(Including pending allocation).		
<b>24 EMPLOYEE BENEFITS EXPENSE</b>		
Salary	115.29	184.03
Reimbursement of Expenses	0.30	1.20
Other Amenities	10.62	17.81
Stipend	1.71	0.86
Gratuity	1.73	3.58
<b>TOTAL</b>	<b>129.65</b>	<b>207.49</b>

As per INDAS19 "Employee benefits", the disclosures as defined in the

**24.1 Accounting Standard are given below.**
**Defined Contribution Plans**

Contribution to Defined Contributions Plans, recognised as expense for the year is as under.

<b>Particulars</b>	<b>2019-20</b>	<b>2018-19</b>
Employer's Contribution to Provident Fund	4.17	6.81
Employer's Contribution to Pension Scheme	1.50	2.04
Employer's Contribution to ESI	0.53	0.83

**Defined Benefit Plans:**
**(a) Gratuity**
**(b) Earned Leave.**

These are unfunded schemes, the present value of obligation is determined based on actuarial valuation, the disclosure of which is given as under:

<b>Particulars</b>	<b>2019-20 Gratuity</b>	<b>2018-19 Gratuity</b>
<b>Change in the present value of obligation .</b>		
<b>Present value of Obligation as at the Beginning of the Period</b>	18.84	18.96
Acquisition adjustment	-	-
Interest Cost	1.06	1.23
Past Service Cost	-	-
Current Service Cost	0.67	2.35
Curtailment Cost/(credit)	-	-

**NOTES ON CONSOLIDATED FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

Settlement Cost/(credit)	-	-
Benefits Paid	(0.94)	(0.38)
Actuarial Gain/(Loss) on the obligation	(10.71)	(3.33)
<b>Present value of Obligation as at the end of the Period</b>	<b>8.93</b>	<b>18.84</b>
<b>Change in the fair value of plan assets</b>		
Fail value of Plan Assets as at the Beginning of the Period	-	-
Acquisition adjustment	-	-
Expected return on plan assets	-	-
Contributions	-	-
Benefits Paid	-	-
Actuarial Gain/(Loss) on the assets	-	-
Fair value of Plan Assets as at the end of the Period	-	-
<b>Fair value of Plan assets</b>		
Fail value of Plan Assets at the Beginning of Period	-	-
Acquisition adjustment	-	-
Actual return on plan assets	-	-
Contributions	-	-
Benefits Paid	-	-
<b>Fair value of Plan Assets as at the end of the Period</b>	<b>-</b>	<b>-</b>
Funded status	-	-
Excess of Actual over estimated return on plan assets	-	-
<b>Expense recognised in the statement of profit and loss</b>		
Current Service Cost	0.67	2.35
Past Service Cost	-	-
Interest Cost	1.06	1.23
Expected return on plan assets	-	-
Curtailment Cost/(credit)	-	-
Settlement Cost/(credit)	-	-
Net Actuarial Gain/(Loss) recognised in the period	(10.71)	(3.33)
<b>Expenses recognised in the statement of profit and loss</b>	<b>(8.97)</b>	<b>0.26</b>
<b>Major categories of plan assets (as percentage of total plan assets)</b>		
Government of India Securities	-	-
State Government securities	-	-
High quality corporate bonds	-	-
Equity shares of listed companies	-	-
Property	-	-
Special Deposit Scheme	-	-
Funds managed by insurer	-	-
Bank balance	-	-
TOTAL	-	-
<b>Assumptions</b>		
Discount Rate	6.9%	7.75%
Salary Growth Rate	5%	8.00%
Expected rate of return on Plan assets	0%	0.00%
Retirement Age	60 years	60 years
Mortality rates(as % of IALM 94-96):	100%	100.00%
Withdrawal rates, based on age:	5%	5.00%
<b>25 FINANCE COSTS</b>		
LC & Other Charges	0.78	0.16
Interest on Vehicles Loan	-	-
<b>TOTAL</b>	<b>0.78</b>	<b>0.16</b>
<b>26 DEPRECIATION AND AMORTIZATION EXPENSE</b>		
Depreciation on Tangible Assets	1.56	3.06
<b>TOTAL</b>	<b>1.56</b>	<b>3.06</b>



**NOTES ON CONSOLIDATED FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**
**27 OTHER EXPENSES**
**Administrative Overheads**

Audit Fees	3.07	3.07
Bad Debts Written Off	0.00	1,490.23
Postage, Telegram & Telephone	0.06	1.02
Loss on sale of Assets	0.00	0.00
Bad Debts Written Off	227.26	0.00
Conveyance	4.12	7.83
Electricity and Water	3.88	7.18
Insurance Charges	0.14	0.20
Legal/ Professional Charges	12.88	68.82
Director Sitting Fees	1.00	0.80
Miscellaneous Expenses write off	98.25	98.25
Indadmissible Expenses	0.76	0.66
Miscellaneous Expenses	6.66	12.53
Office Expenses	0.53	2.28
Other Expenses	3.20	2.50
Written off	0.00	0.00
Printing and Stationary	0.31	0.78
Repair & Maintenance Charges	0.34	2.27
Rent	13.04	30.34
Reverse Charges IGST/CGST/SGST	0.35	4.38
Travelling Expenses	0.75	1.91
<b>TOTAL</b>	<b>376.58</b>	<b>1,735.04</b>

**Marketing Overheads**

Business Promotion	6.83	19.44
<b>TOTAL</b>	<b>6.83</b>	<b>19.44</b>
<b>GRAND TOTAL</b>	<b>383.41</b>	<b>1,754.47</b>

**28 EXCEPTIONAL ITEMS**

	0.00	0.00
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>

**29 DEFERRED TAX**

	2.76	3.57
<b>TOTAL</b>	<b>2.76</b>	<b>3.57</b>

**30 OTHER COMPREHENSIVE INCOME**

Remeasurements (Actuarial gain/loss)	7.92	2.46
	0.00	0.00
<b>TOTAL</b>	<b>7.92</b>	<b>2.46</b>

**31 Contingent Liabilities not provided for Particulars**

	Current Year	Previous Year
Bills Discounted with bank since not realized	Nil	Nil
Bank Guarantees/Counter Guarantee issued	Nil	Nil
Estimated amount of contract remaining to be executed	Nil	Nil
Letter of Credit un-expired	Nil	Nil

**NOTES ON CONSOLIDATED FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

**32 Related Party Disclosures**

As per INDAS 24, the disclosure of transactions with the related parties are given below.

**(i) List of related parties with whom transactions have taken place.**

S.No.	Name of the Related Party	Relationship
1	Alchemist Hill Resorts Limited	Subsidiary
2	Century 21 Properties India Private Limited	Subsidiary
3	Alchemist Hospitals Limited-PKL/(Joint Venture)	Associates/Enterprises controlled by same management
4	Alchemist Limited	Associates/Enterprises controlled by same management
5	Alchemist Touchnology Limited	Associates/Enterprises controlled by same management
6	KDS Corporation Private Limited	Promoters
7	Alchemist Hospitals Limited-PHC	Associates/Enterprises controlled by same management
8	Technology Parks Limited	Associates/Enterprises controlled by same management
9	Mr. Vinay Kumar Mittal	Key Managerial Personnel
10	Mr. Anup Nargas	Key Managerial Personnel
11	Mr. Suresh Kumar Bhardwaj	Key Managerial Personnel
12	Ms. Priyanka	Key Managerial Personnel
13	Ms. Sarita Chaurasia	Key Managerial Personnel

**(ii) Disclosure in Respect of Material Related Party Transactions during the year:**

- 1 Managerial Remuneration Paid Rs.81.27 Lac (Previous Year ₹123.88 Lacs)
- 2 Inter Corporates Loan Received from KDS Corporation Private Limited ₹ 20345.48 Lacs(Previous Year ₹ 21038.09 Lacs) and Technology Parks Limited ₹ 9651.79 Lacs(Previous Year ₹ 9649.82) & Alchemist Hospitals Limited-Pkula(Joint Venture) ₹ 996.26 Lacs(Previous Year ₹ 525.00 Lacs)

**(iii) Transactions with the related parties during the Financial Year (Persuant to INDAS 24)**

Particulars	Subsidiary	Joint Venture	Key Management Personnel (KMP)	Directors	Others	Total	Outstanding as on March 31,2020
(A) Profit & Loss A/c *							
1 Purchase of Goods/Services	-	-	-	-	-	-	-
2 Sales of Goods	-	-	-	-	-	-	-
3 Royalty Expenses	-	-	-	-	-	-	-
4 General Expenses	-	-	-	-	-	-	-
5 Remuneration/Pension	-	-	81.27 (122.68)	-	-	81.27 (122.68)	157.45 (115.85)
6 Post Separation Benefit	-	-	-	-	-	-	-
7 Reimbursement of Expenses	-	-	0.30 (1.20)	-	-	0.30 (1.20)	0.30 (0.50)
8 Share based payment	-	-	-	-	-	-	-
9 Interest Received on Sec. Deposit	-	-	374.72 (236.15)	-	-	374.72 (236.15)	-
10 Sitting Fee	-	-	-	1.00 (0.80)	-	1.00 (0.80)	0.45
11 Post Employment Benefit Plan	-	-	-	-	-	-	-

**NOTES ON CONSOLIDATED FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

(B)	<b>Balance Sheet</b>							
12	Equity Contribution	-	-	-	-	-	-	-
		-	-	-	-	-	-	-
13	Security Deposit	-	-	-	-	-	-	-
		-	-	-	-	-	-	-
14	Loans & Advances	14.43	471.26	-	-	-	485.69	-
		(24.96)	(525.00)	-	-	-	(549.96)	-
(C)	<b>Off Balance Sheet Items</b>							
15	Guarantees & Collaterals	-	-	-	-	-	-	-
		-	-	-	-	-	-	-

\*Figures in bracket relates to previous year

Notes: There is no provision against the outstanding balance and no expenses booked during the year in respect of bad and doubtful debts due from related parties.

**33 Disclosure as required under INDAS 108 -Operating Segments**

The company has only one reportable primary segment i.e. sale/purchase of Construction equipments and materials and development/consultancy of real estate and hence no separate segment disclosures made.

Particulars	Note	Total	
		Current Period	Previous Period
<b>Revenue</b>			
External Sales	21	-	-
Inter-segment sales		-	-
<b>Total Revenue</b>		-	-
<b>Result</b>			
Segment result		(507.49)	(1,962.72)
Exceptional Items		-	-
<b>Operating Profit</b>		(507.49)	(1,962.72)
Interest expenses		-	-
Interest income	22	374.78	236.15
Other income		-	-
Foreign exchange gain/(loss)	22	-	-
Income tax (Current+Deferred)	29	(2.76)	(3.57)
<b>Net Profit</b> (inclusive other comprehensive income)		<b>(135.46)</b>	<b>(1,730.14)</b>
<b>Other Informaton</b>		<b>As on 31.03.2020</b>	<b>As on 31.03.2019</b>
Segment assets	3-13	31,841.57	32,147.41
Unallocated corporate assets		-	-
<b>Total assets</b>		<b>31,841.57</b>	<b>32,147.41</b>
Segment liabilities	16-19	32,269.54	32,453.13
Unallocated corporate liabilities		-	-
<b>Total liabilities</b>		<b>32,269.54</b>	<b>32,453.13</b>
<b>Capital Expenditure</b>		32,229.88	32,410.92
Depriciation	26	1.56	3.06

**34 Financial Instruments-Accounting classifications and fair value measurements**

The fair value of the assets and liabilities are included at the amount at which the instrument could be exchanged in current transaction between willing parties, other than in force or liquidation sale.

**The following methods and assumptions were used to estimate the fair values:**

1. Fair Value of cash and short-term deposits, trade and other short term receivables, trade payables, other current liabilities, short term loan from banks and other financial instruments approximate their carrying amounts largely due to the short term maturities of these instruments.
2. Financial Instruments with fixed and variable interest rates are evaluated by the company based on parameters such as interest rates and individual credit worthiness of the counterparty. Based on this evaluation, allowances are taken to the account for the expected losses of these receivables.

**NOTES ON CONSOLIDATED FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

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

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

34.1	Particulars	Note	Carrying amount As at 31-March-2019	Fair Value		
				Level 1	Level 2	Level 3
	<b>Financial Assets at fair value through profit or loss</b>					
	Investments in debt instruments		-	-	-	-
	<b>Total</b>		-	-	-	-
	<b>Financial assets at fair value through other comprehensive income</b>					
	Investments in debt instruments		-	-	-	-
	Investments in equity instruments		-	-	-	-
	<b>Total</b>		-	-	-	-
	Financial assets at amortised cost			-	-	-
	Investments in debt instruments		-	-	-	-
	Investments in subsidiaries and joint venture	4	249.32	-	-	249.32
	Bank deposits	4(i)	0.82	-	-	-
	Trade receivables	10	13,715.04	-	-	-
	Cash and Bank balances	11	2.47	-	-	-
	<b>Total</b>		<b>13,967.65</b>	-	-	<b>249.32</b>
	Financial liabilities at amortised cost					
	Term loans		-	-	-	-
	Finance lease obligations		-	-	-	-
	Short term borrowings		-	-	-	-
	Trade Payables	19	431.56	-	-	-
	Other financial liabilities (non-current)	16,17	30,708.85	-	-	-
	Other financial liabilities (current)	20	787.71	-	-	-
	<b>Total</b>		<b>31,928.13</b>	-	-	-
34.2	Particulars	Note	Carrying amount As at 31-March-2020	Fair Value		
				Level 1	Level 2	Level 3
	<b>Financial Assets at fair value through profit or loss</b>					
	Investments in debt instruments		-	-	-	-
	<b>Total</b>		-	-	-	-
	<b>Financial assets at fair value through other comprehensive income</b>					
	Investments in debt instruments		-	-	-	-
	Investments in equity instruments		-	-	-	-
	<b>Total</b>		-	-	-	-
	Financial assets at amortised cost			-	-	-
	Investments in debt instruments		-	-	-	-
	Investments in subsidiaries and joint venture	4	249.32	-	-	249.32
	Bank deposits	4(i)	0.88	-	-	-
	Trade receivables	10	13,487.78	-	-	-
	Cash and Bank balances	11	1.96	-	-	-
	<b>Total</b>		<b>13,739.95</b>	-	-	<b>249.32</b>

**NOTES ON CONSOLIDATED FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

Financial liabilities at amortised cost					
Term loans		-	-	-	-
Finance lease obligations		-	-	-	-
Short term borrowings		-	-	-	-
Trade Payables	19	429.12	-	-	-
Other financial liabilities (non-current)	16,17	30,007.31	-	-	-
Other financial liabilities (current)	20	836.84	-	-	-
<b>Total</b>		<b>31,273.27</b>	-	-	-

**35 Financial Risk Management Objectives and Policies**

The Company's financial risk management is an integral part of how to plan and execute its business strategies.

**Market risk**

Market risk is the risk of loss of future earnings, fair value or future cash flows arising out of change in the price of a financial instrument. These include change as a result of changes in the interest rates, foreign currency exchange rates, equity prices and other market changes that affect market risk sensitive instruments. Market risk is attributable to all market risk sensitive financial instruments including investments and deposits, foreign currency receivables, payables and loans and borrowings. The company manages market risk through a risk management committee engaged in, inter alia, evaluation and identification of risk factors with the object of governing/mitigating them according to Company's objectives and declared policies in specific context of impact thereof on various segments of financial instruments. The Board provides oversight and reviews the Risk management policy on a quarterly basis.

**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, treasury performs a comprehensive interest rate risk management.

The company is not exposed to significant interest rate risk as at the respective reporting dates.

**Foreign currency risk**

The Company operates internationally with transactions entered into USD currency. Consequently the Company is exposed to foreign exchange risk towards honouring of export/ import commitments.

Management evaluates exchange rate exposure in this connection in terms of its established risk management policies which includes the use of derivatives like foreign exchange forward contracts to hedge risk of exposure in foreign currency.

<b>Foreign currency exposure as at March 31, 2018</b>	<b>USD</b>
Export receivables	-
Overseas creditors	-
Advance to suppliers	-
Advance from customers	-
Bank Balances in EEFC accounts	-
Packing Credit Loan (Hedged through future contract)	-
<b>Foreign currency exposure as at March 31, 2019</b>	<b>USD</b>
Export receivables	-
Overseas creditors	-
Advance to suppliers	-
Advance from customers	-
Bank Balances in EEFC accounts	-
Packing Credit Loan (Hedged through future contract)	-
<b>Foreign currency sensitivity</b>	
1% increase or decrease in foreign exchange rates will have the following impact on profit before tax.	

<b>Particulars</b>	<b>2019-20</b>		<b>2018-19</b>	
	1% increase	1% decrease	1% increase	1% decrease
USD	134.12	(134.12)	134.12	(134.12)
Others	-	-	-	-
<b>Increase/(decrease) in Profit or Loss</b>	<b>134.12</b>	<b>(134.12)</b>	<b>134.12</b>	<b>(134.12)</b>

**NOTES ON CONSOLIDATED FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**
**Credit risk**

Credit risk arises from the possibility that counter party may not be able to settle their obligations as agreed. To manage this, the company periodically assesses the financial reliability of customers, taking into account the financial condition, current economic trends, and analysis of historical bad debts and ageing of account receivables. Individual risk limits are set accordingly.

The Company considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period. To assess whether there is a significant increase in credit risk the company compares the risk of default occurring on the asset as at the reporting date with the risk of default as at the date of initial recognition. The company considers reasonable and supportive forward-looking information.

Financial assets are written off when there is no reasonable expectation of recovery, such as debtor failing to engage in a repayment plan with the company. The company provides for overdue outstanding for more than 90 days other than institutional customers which are evaluated on a case to case basis.

**Liquidity Risk**

Liquidity risk is defined as the risk that the company will not be able to settle or meet its obligations on time or at a reasonable price. The Company's treasury department is responsible for maintenance of liquidity (including quasi liquidity), continuity of funding as well as timely settlement of debts. In addition, policies related to mitigation of risks are overseen by senior management. Management monitors the Company's net liquidity position on the basis of expected cash flows vis a vis debt service fulfillment obligation.

**Maturity profile of financial liabilities**

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

As at March 31, 2019	Note	Less than 1 year/ On Demand	1 to 5 years	More than 5 years
Finance lease obligations		-	-	-
Deposits payable		-	-	-
Long term borrowings	16	-	4,592.20	26,096.82
Short term borrowings		-	-	-
Trade payables	19	27.79	35.08	368.69
Other financial liabilities	20	784.98	2.25	0.48
As at March 31, 2020		Less than 1 year/ On Demand	1 to 5 years	More than 5 years
Finance lease obligations		-	-	-
Deposits payable		-	-	-
Long term borrowings	16	-	1,340.88	28,656.51
Short term borrowings		-	-	-
Trade payables	19	11.39	49.05	368.69
Other financial liabilities	20	682.04	153.93	0.87
Particulars		Foreign Currency		Local Currency
<b>36 Exposure in Foreign Currency</b>				
(A) Outstanding overseas exposure not being hedged against adverse currency fluctuation				
i) Export Receivable		CY	USD	-

**37 Disclosure as required by INDAS 33- Earning Per Share.**

Particulars	Year ended 31st March.2020	Year ended 31st March.2019
Net Profit After tax	(130.16)	(1,732.16)
Weighted Average number of equity shares for Basic EPS(Nos.)	74,101,000	74,101,000
Face Value Per share	₹ 2/-	₹ 2/-
Basic EPS (₹)	(0.18)	(2.34)
Diluted EPS (₹)	(0.18)	(2.34)

**38** As per INDAS 36 impairment of Assets, the company has assessed the conditions of all assets used in its operation and is of the opinion that there is no impairment of assets, hence no provision was made.

**NOTES ON CONSOLIDATED FINANCIAL STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2020 Continued**

- 39** In the opinion of the management current assets, loan and advances are of the value stated, if realized in the ordinary course of business.
- 40 Assets Taken on Operating Lease**  
Some of the office premises has been taken on operating lease for a period less than 10 years and are generally renewable at the option of the lessee. The lease Agreements have an escalation clause for renewal of lease. There are no Sub-Leases and leases are generally cancellable in nature.
- 41** The Balances of debtors and creditors, loan and advances are subject to confirmation and their pending reconciliation. Such balances are reflected in the balance sheet as appearing in the books of accounts. Balance Confirmation sent to all parties but received only from few ones.

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As per our report of even date attached.

**For and on behalf of the Board**

**For SOIN ASSOCIATES**

**Chartered Accountants**

**Firm No. 010637N**

**Sd/-**

**Paramjit Soin**

**Proprietor**

**Membership No. 086047**

**Place : New Delhi**

**Dated : 28.07.2020**

**Sd/-**

**Anup Nargas**

**Whole-time Director**

**DIN No: 03609482**

**Sd/-**

**Suresh Kumar Bhardwaj**

**CFO**

**Sd/-**

**Safal Gurung**

**Director**

**DIN No: 08705128**

**Sd/-**

**Sarita Chaurasia**

**Company Secretary**

